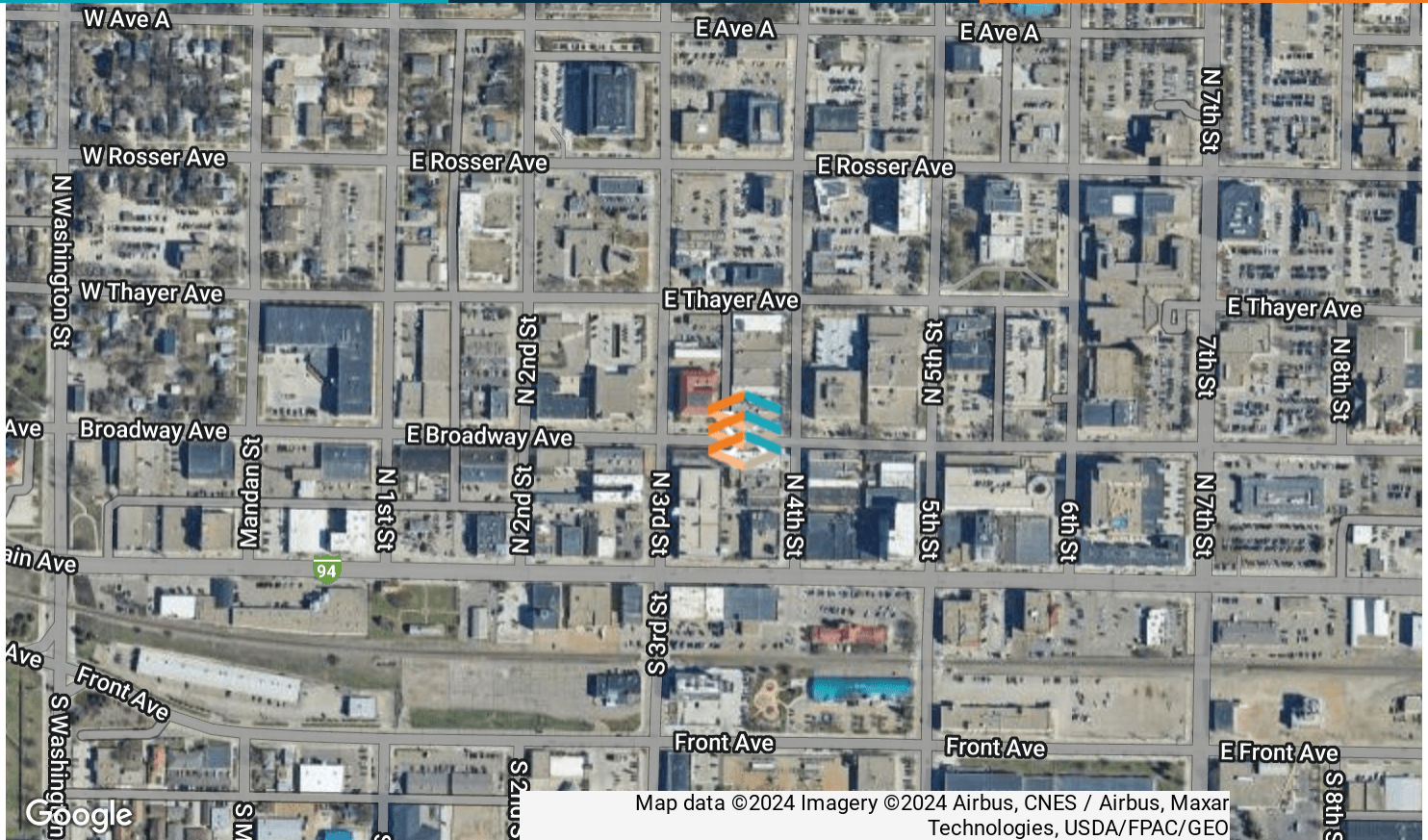


# OFFICE FOR LEASE

116 N 4TH ST | BISMARCK, ND





## PROPERTY OVERVIEW

Great downtown property with large private offices and ample storage. Conveniently located next to parking ramp.

\*Lease application may be required.

## PROPERTY HIGHLIGHTS

- Lower Level:
- Conference room, Offices , Ample Storage, IT closet
- Main Level:
- 10 offices, 3 open work stations, Small storage closet
- Conference room, Common break room, Common restrooms
- Rear entrance security

## OFFERING SUMMARY

Lease Rate SF/Yr:	\$14.00 (Full Service Less Janitorial)
Lease Rate Monthly:	\$5,016.67 - \$7,256.67 (Full Service Less Janitorial)
Building Size:	12,380 SF
Available SF:	4,300 - 10,520 SF
Lot Size:	7,000 SF
Year Built:	1920
Zoning:	DC
Tenant Responsibility:	Janitorial, Data
Landlord Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, Utilities, Structural Walls and Structural Roof, Foundation



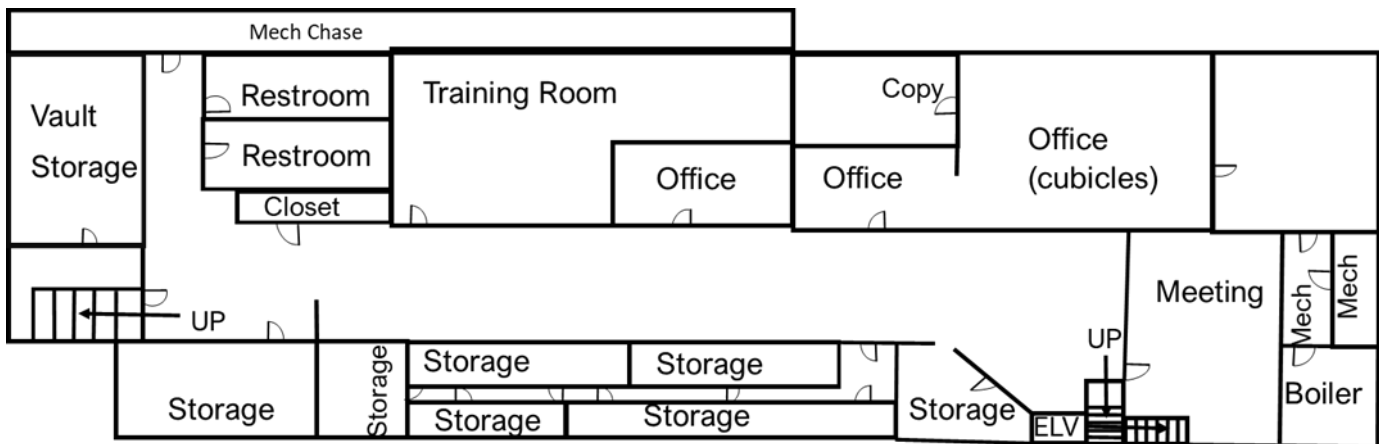


## LEASE INFORMATION

Lease Type:	Full Service Less Janitorial	Lease Term:	Negotiable
Total Space:	4,300 - 10,520 SF	Lease Rate:	\$14.00 SF/yr

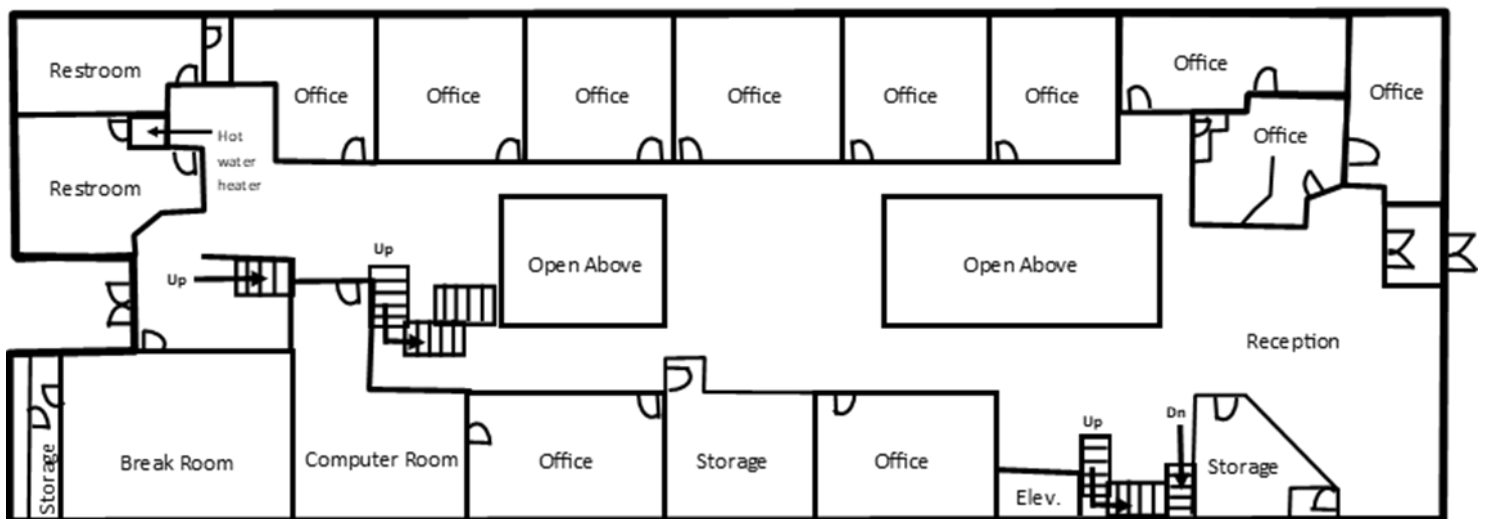
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Upper Level- [Multiple Spaces] Centennial Plaza	-	5,500 SF	Full Service Less Janitorial	\$14.00 SF/yr	-
Main Level- Centennial Plaza	Available	6,220 - 10,520 SF	Full Service Less Janitorial	\$14.00 SF/yr	-
Lower Level- [Multiple Spaces] Centennial Plaza	Available	4,300 - 10,520 SF	Full Service Less Janitorial	\$14.00 SF/yr	-



Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.

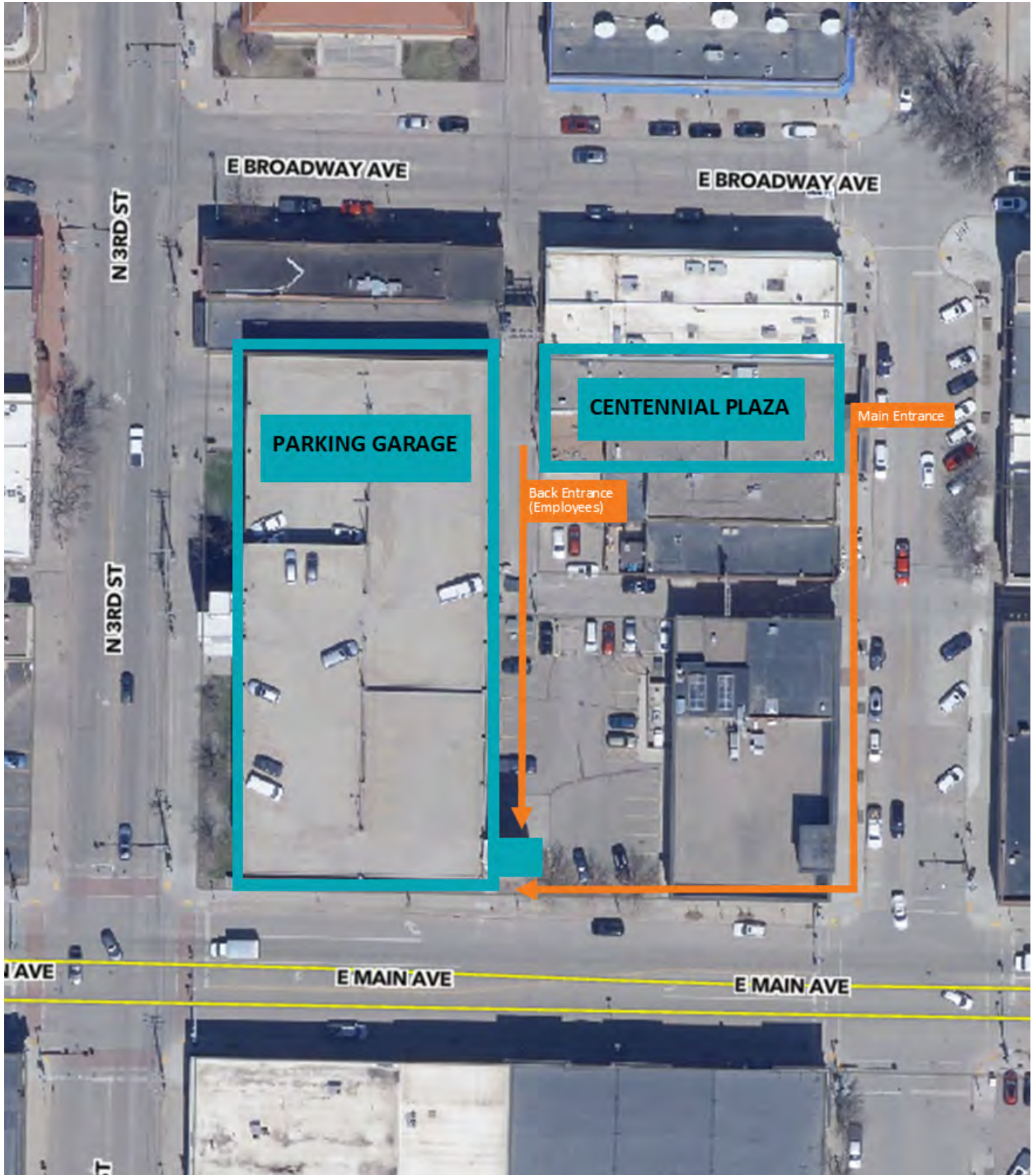




Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.









# DOWNTOWN BISMARCK PARKING

## MONTHLY AND HOURLY RATES

701-222-8954 FOR MORE INFO

### THIRD & MAIN RAMP

- Monthly Rent Rates:
- Level 2 - Reserved \$75.00
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



### PARKADE: 6TH & BROADWAY

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Nights: 4 PM to 4 AM \$26.00
- Hourly: \$1.50/hr or \$8/day



### GALLERIA: 7TH & BROADWAY

- Monthly rent rate is \$64.00
- Hourly: \$1.50/hr or \$8/day

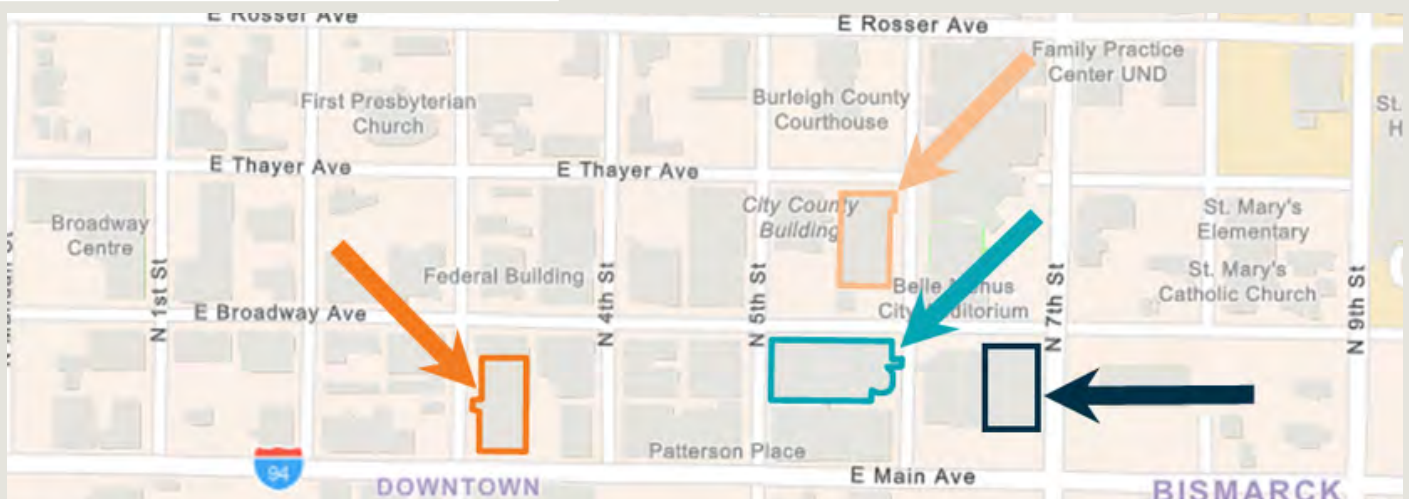


### SIXTH & THAYER RAMP

- Monthly Rent Rates:
- Covered Parking \$64.00
- Roof-top Parking \$40.00
- Hourly: \$1.50/hr or \$8/day



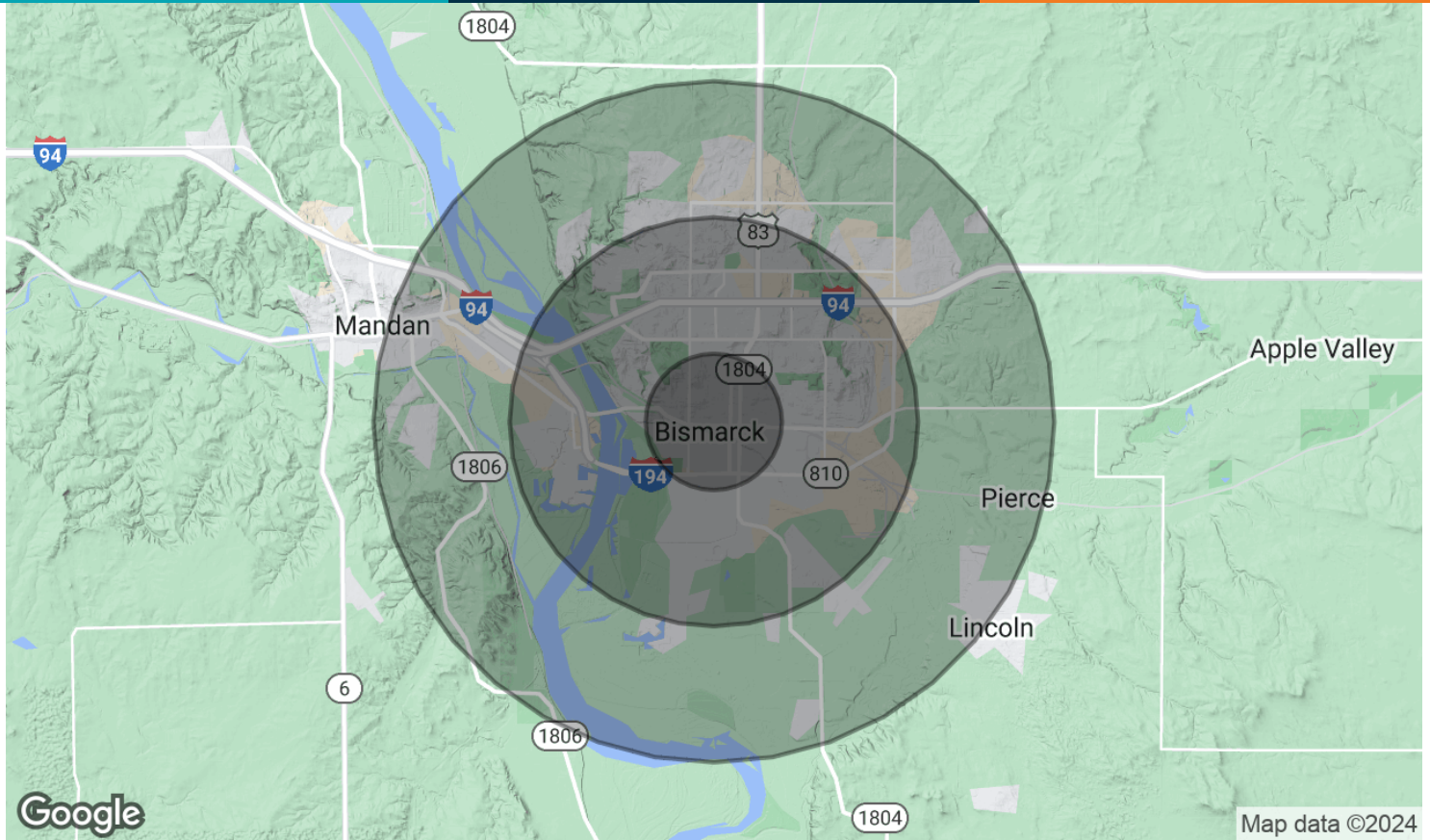
Please visit the Parkade office, 114 N. 6th Street, to sign up for monthly parking. [www.bismarckparkingauthority.com](http://www.bismarckparkingauthority.com)











POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,660	63,327	86,614
Average Age	38.2	38.3	38.1
Average Age (Male)	38.0	36.1	35.9
Average Age (Female)	38.6	41.0	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,713	28,828	38,104
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$46,938	\$57,387	\$62,885
Average House Value	\$139,740	\$140,934	\$147,632

\* Demographic data derived from 2020 ACS - US Census



# CRA

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