

OFFICE FOR LEASE

221 S 11TH ST SUITE #5 | BISMARCK, ND





PROPERTY OVERVIEW

Flex professional space located in The Machining District of Bismarck. This space includes a train caboose combined with a building that offers an open floor plan and includes a loft. Both on and off street parking is available. This space has a lot of character.

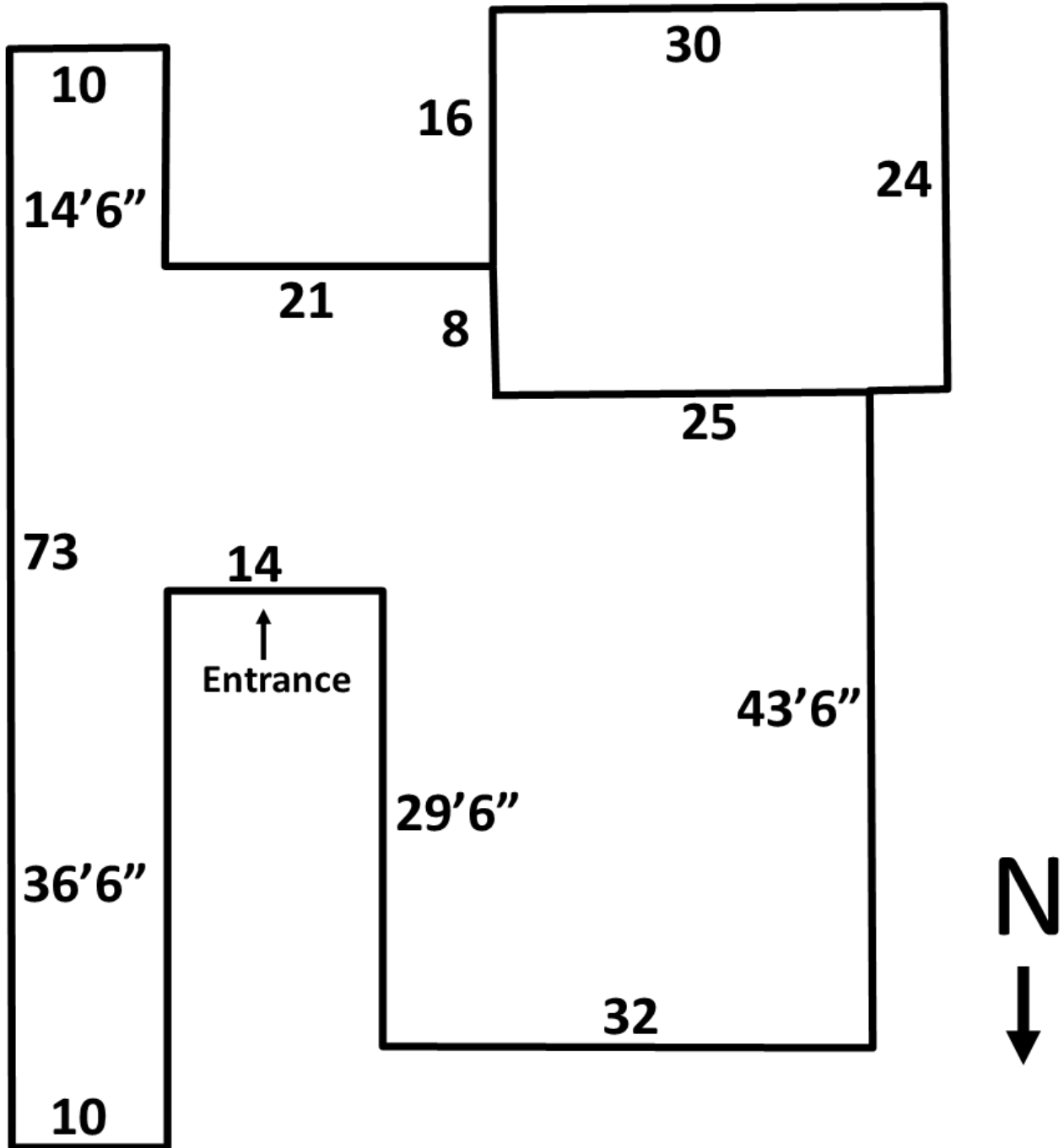
*Lease application may be required.

PROPERTY HIGHLIGHTS

- Easy access to Main Street and Downtown Bismarck
- Unique historical space
- High ceiling and ample windows
- Signage available- great visibility

OFFERING SUMMARY

Lease Rate Monthly:	\$2,500.00 (MG)
Lease Rate SF/Yr:	\$10.00 (MG)
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	81,000 SF
Year Built:	1920
Zoning:	MA
Tenant Responsibility:	all utilities, janitorial, HVAC quarterly servicing, and changing light bulbs
Landlord Responsibility:	snow removal and lawn care

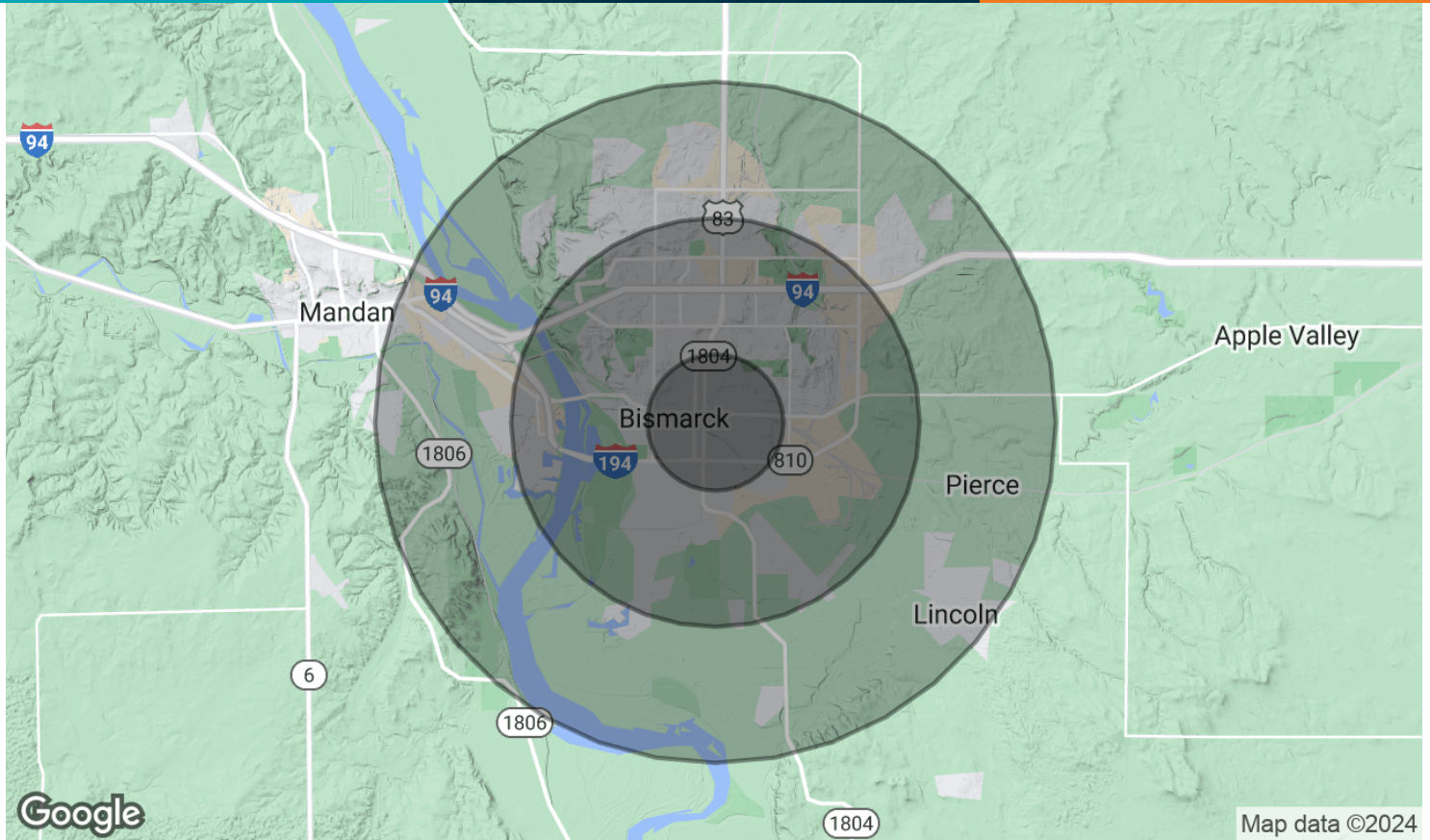


Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,879	61,725	86,129
Average Age	36.4	38.1	38.0
Average Age (Male)	35.6	35.8	35.8
Average Age (Female)	38.8	41.3	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,549	27,887	37,896
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$42,513	\$55,646	\$62,558
Average House Value	\$110,076	\$137,217	\$148,851

* Demographic data derived from 2020 ACS - US Census



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