
OFFICE FOR LEASE

2718 GATEWAY AVE | BISMARCK, ND





PROPERTY OVERVIEW

Suite 101 in the Gateway Office Building. This building has a great location near Gateway Mall with convenient access to State Street, Century Avenue, and Interstate 94. This space includes a reception area, three private offices with windows, in-unit restroom, and a conference room/breakroom.

*Lease application may be required

PROPERTY HIGHLIGHTS

- Available February 1, 2024
- 3 Private Offices with Windows
- On-site Parking
- Private Restroom
- Small Elevator

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (Full Service)
Building Size:	9,922 SF
Available SF:	1,200 SF
Lot Size:	27,489 SF
Year Built:	1986
Zoning:	RT
PID#:	1060-001-200
Market:	Bismarck
Submarket:	Northwest
Tenant Responsibility:	In-unit janitorial, data & telephone
Landlord Responsibility:	All operating expenses including utilities.



Reception Area



Office 1



Office 2



Conference Room



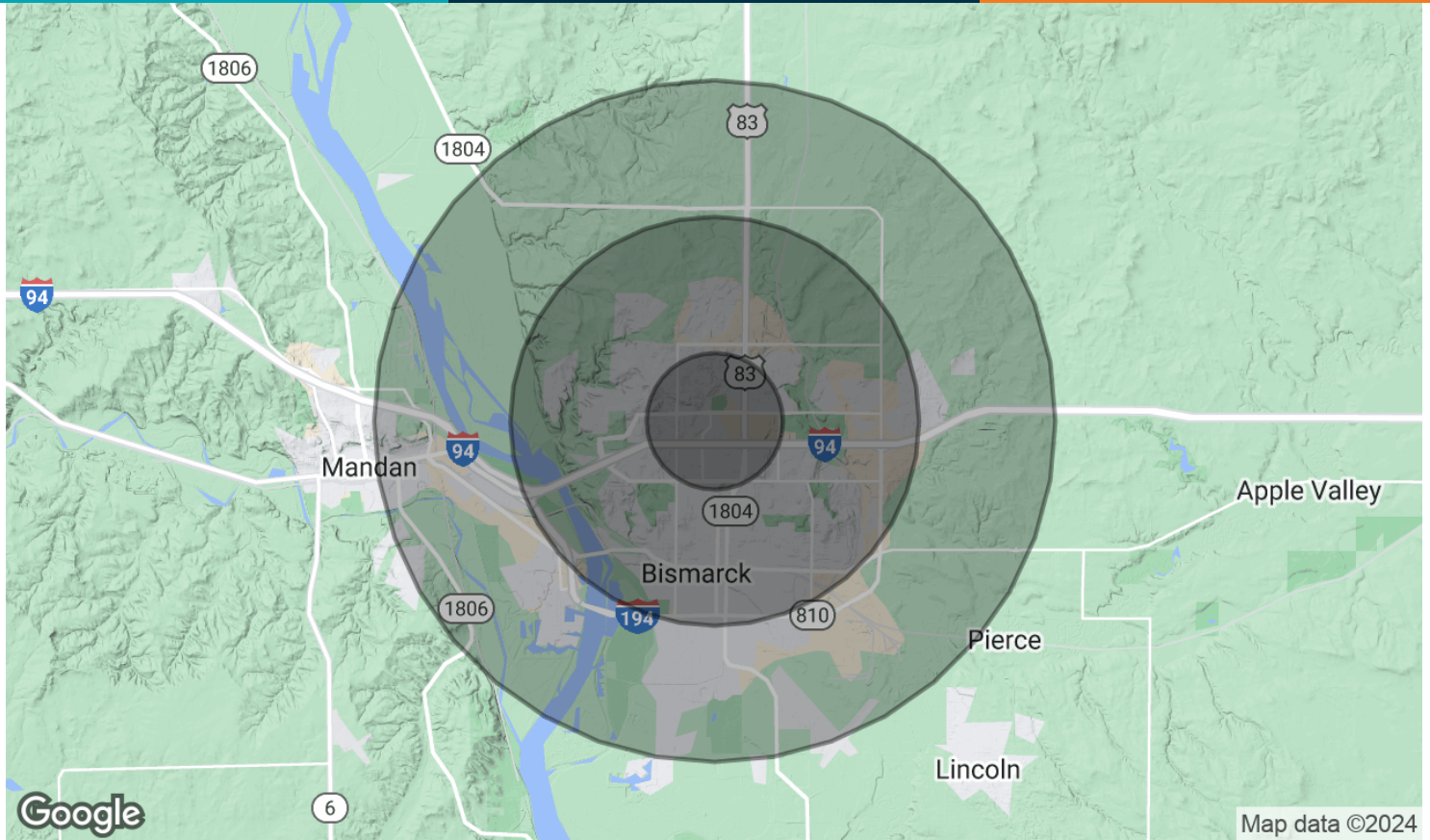
LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,200 SF	Full Service	\$13.00 SF/yr	*Sizes are approximate and Tenant's representative to verify all square footages.





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,818	57,491	84,469
Average Age	45.3	38.7	38.0
Average Age (Male)	38.5	35.9	35.8
Average Age (Female)	51.3	42.2	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,907	26,320	37,279
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$60,728	\$58,888	\$62,689
Average House Value	\$170,757	\$148,013	\$147,939

* Demographic data derived from 2020 ACS - US Census



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