

OFFICE FOR LEASE

1611 EAST CENTURY AVENUE | BISMARCK, ND





PROPERTY DESCRIPTION

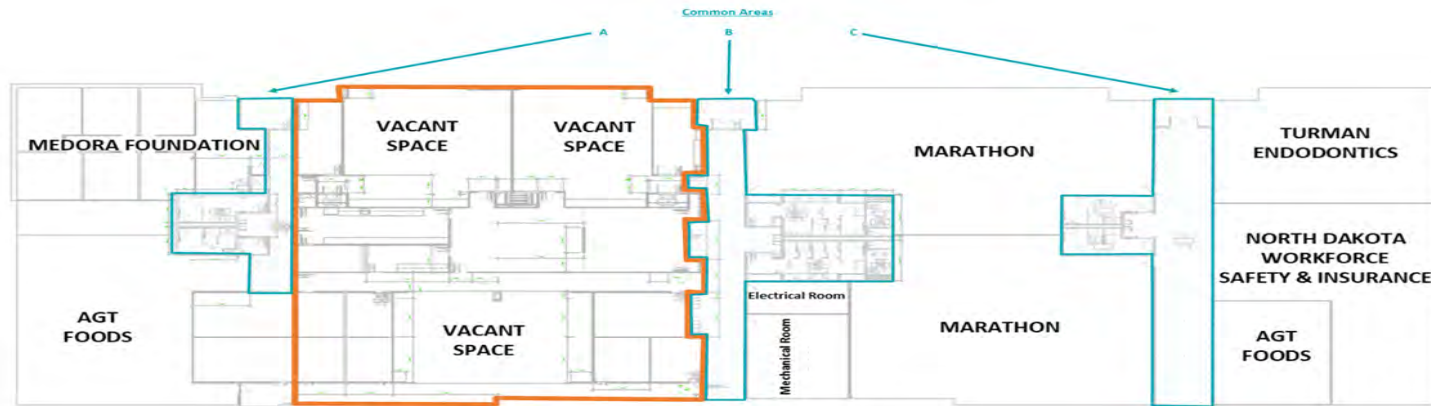
Welcome to this Class A building in North Bismarck. Enjoy the flexibility of open workspaces and hard offices, fuel creativity in the large in-suite break room with kitchenette, host impactful meetings in spacious conference rooms, and prioritize well-being with an onsite fitness room. NNN (including utilities) estimated at \$6.50psf.

PROPERTY HIGHLIGHTS

- Open reception with waiting room
- Break room with ample seating & kitchenette amenities
- Copy/mail room
- 6 hard offices & open work area
- Fitness room

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	8,385 USF
Lot Size:	153,082 SF
Building Size:	29,510 SF
Tenant Responsibilities:	NNN including utilities, Data & Premises Janitorial
Landlord Responsibilities:	Structural integrity of the walls, roof & foundation



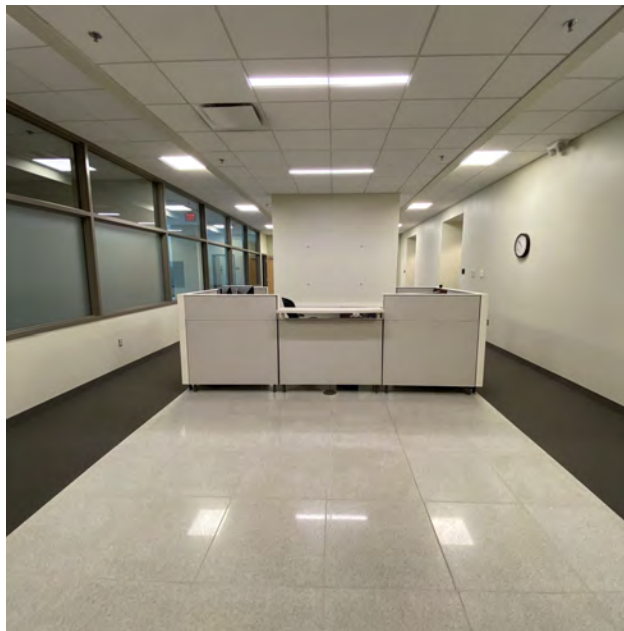
LEASE INFORMATION

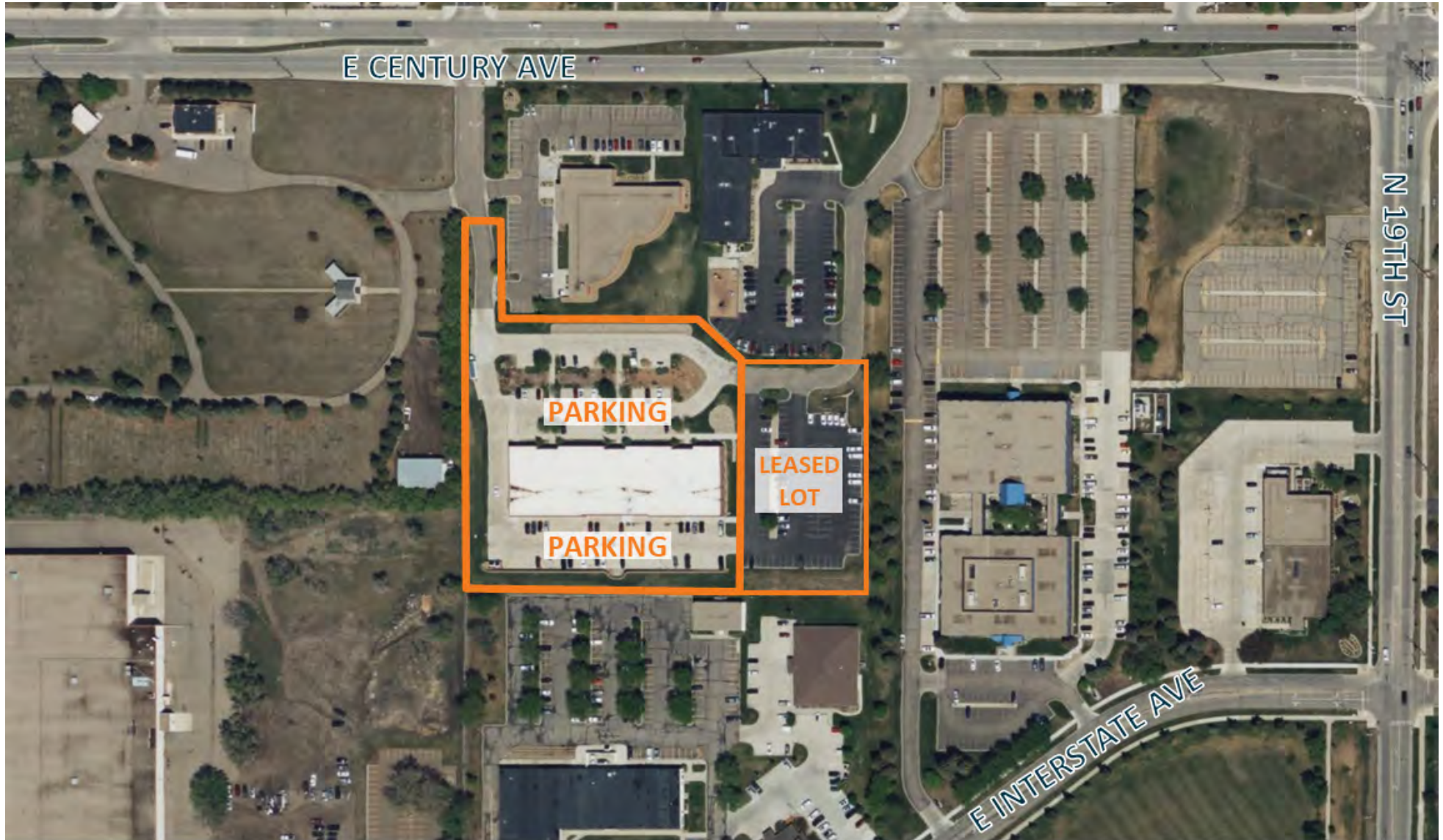
Lease Type:	NNN
Total Space:	8,385 SF

Lease Term:	Negotiable
Lease Rate:	\$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	8,385 SF	NNN	\$17.00 SF/yr	9,558 RSF 8,385 USF
Suite 100	Medora Foundation	1,922 SF	Leased	Negotiable	-
Suite 102	AGT Foods	2,963 SF	Leased	Negotiable	-
Suite 302	Marathon	6,229 SF	Leased	Negotiable	-
Suite 400	Turman Endodontics	2,409 SF	Leased	Negotiable	-
Suite 402	State of ND Workforce (WSI)	1,511 SF	Leased	Negotiable	-







KYLE HOLWAGNER, CCIM, SIOR

Partner | Broker Associate
701.400.5373
kyle@thecragroup.com



KRISTYN STECKLER, COMMERCIAL REALTOR®

Partner | Broker
701.527.0138
kristyn@thecragroup.com



@THECRAGROUP

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