

# OFFICE FOR LEASE

1401 SKYLINE BLVD # G | BISMARCK, ND



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## PROPERTY OVERVIEW

Spacious second floor office space in North Bismarck mixed-use building. Secure building strategically positioned just off Hwy 83 for easy access with ample off-street parking. NNN estimated at \$6.80psf / Utilities estimated at \$80/month

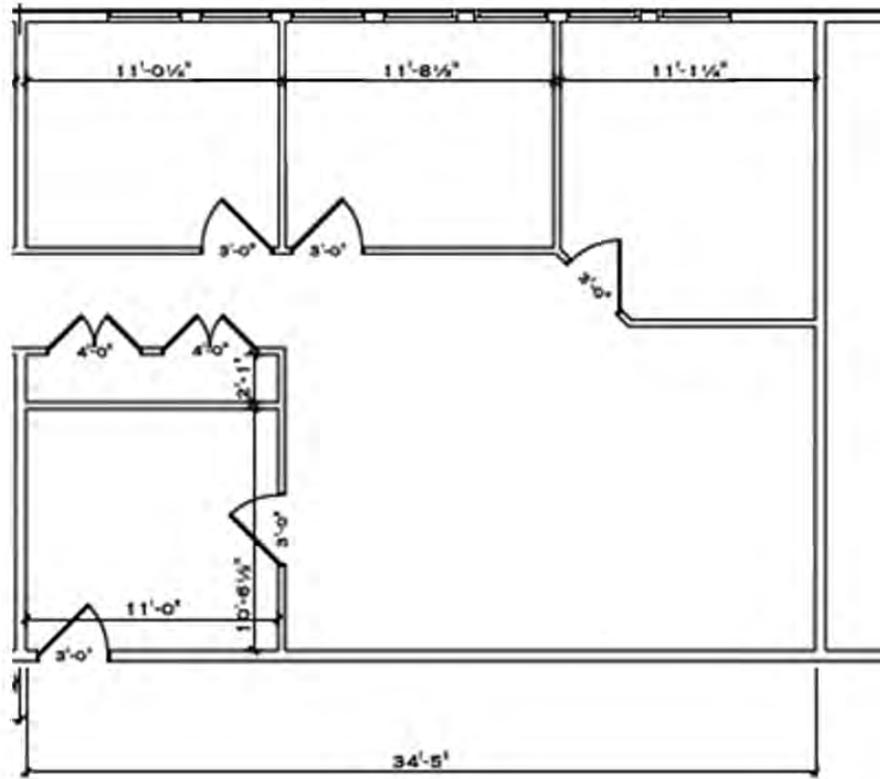
## PROPERTY HIGHLIGHTS

- 981 RSF / 966 USF
- Reception area
- 3 offices
- Large conference room
- Could add 4th office within conference/reception area
- Elevator access
- Common ADA Restrooms

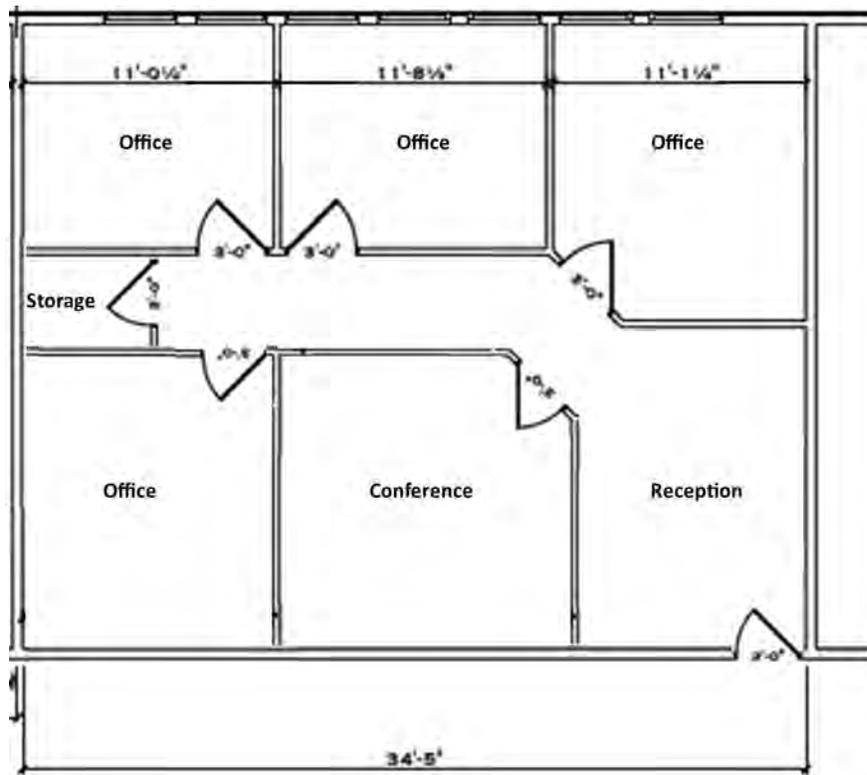
## OFFERING SUMMARY

Lease Rate:	\$1,750.00 per month (NNN)
Available SF:	981 RSF / 966 USF
Year Built:	2013
Tenant Responsibility:	NNN (Property taxes, building insurance, common area expenses including condo fees), Utilities, Data, Interior premises janitorial.
Landlord Responsibility:	Structural integrity of the exterior walls, roof & foundation.



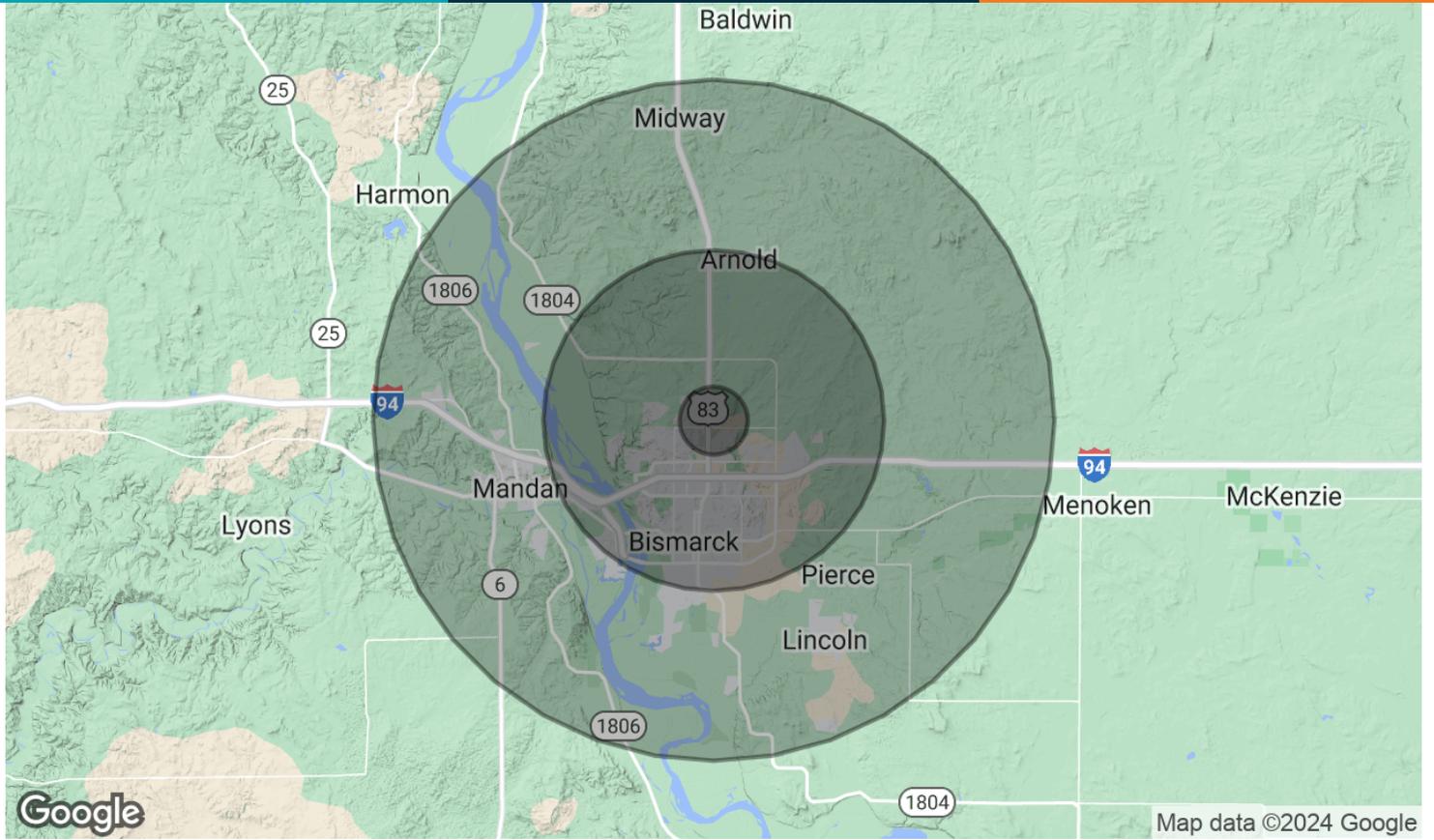


Current Floor Plan



Concept Floor Plan





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,453	73,328	111,415
Average Age	42.0	39.3	38.6
Average Age (Male)	39.0	37.7	37.1
Average Age (Female)	43.9	41.2	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,245	34,948	51,231
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$77,018	\$80,343	\$85,181
Average House Value	\$273,567	\$243,017	\$254,005

\* Demographic data derived from 2020 ACS - US Census



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