

# City Center Plaza

418 E Broadway Ave Ste. 12 - Bismarck, ND

2,408 sf + Storage - \$16.00 psf Full Service



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## Executive Summary for Lease

<b>Address:</b>	418 E Broadway Ave Main Floor Ste. 12 - Bismarck, ND
<b>Property Name:</b>	City Center Plaza
<b>Date Available:</b>	Now
<b>Lease Term:</b>	3 or 5 Year
<b>Lease Rate:</b>	\$16.00 psf / \$3,211 mo.
<b>Approximate SF:</b>	2,408 sf
<b>Parking:</b>	Street and Ramp parking maybe available
<b>Tenant Responsibilities:</b>	Base Rent, Internet, and Phone

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

### Potential Uses:

- Professional Services
- Medical Office
- Financial Office
- Legal Office
- Accounting Firm
- Government Offices



418 E Broadway Avenue has a walk score of 86 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Downtown neighborhood in Bismarck. Nearby parks include Custer Park, Kiwanis Park and Riverside Park.

**\$3,211 mo. - 2,408 sf**

- Rare street front, Downtown Space
- Private Offices
- Common Restroom
- Common Conference Room
- Reception Area
- Break room with wet bar
- Elevator
- Great Corner Location: Corner of N 5th St and E Broadway Ave.
- In the heart of Downtown Bismarck
- Across the street from City Parking Ramp
- Walking distance to many downtown restaurants / bars / boutiques
- Easy access to Bismarck Event Center, Kirkwood Mall, and City & County Offices
- Common conference room available on 2nd for tenant use



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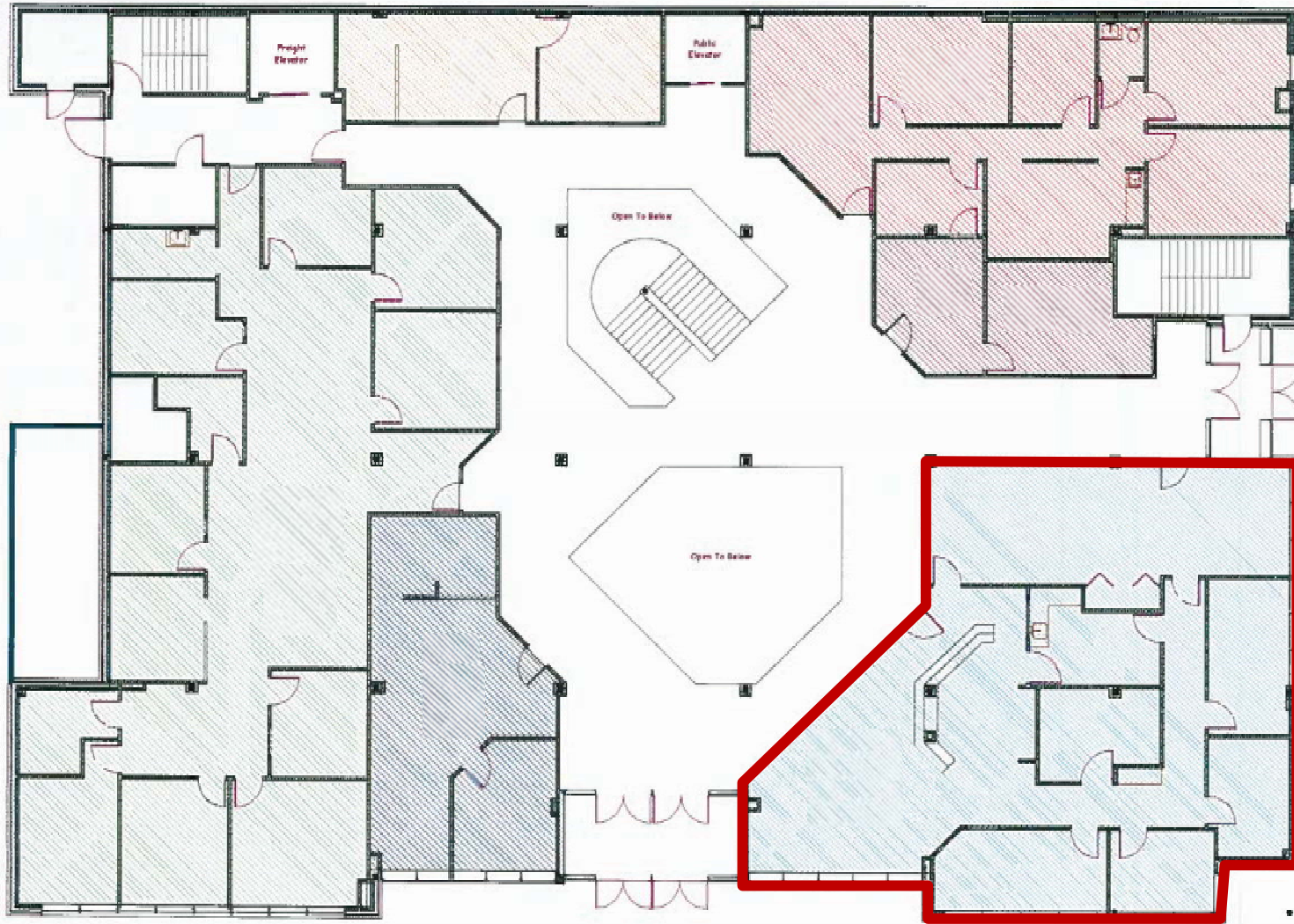
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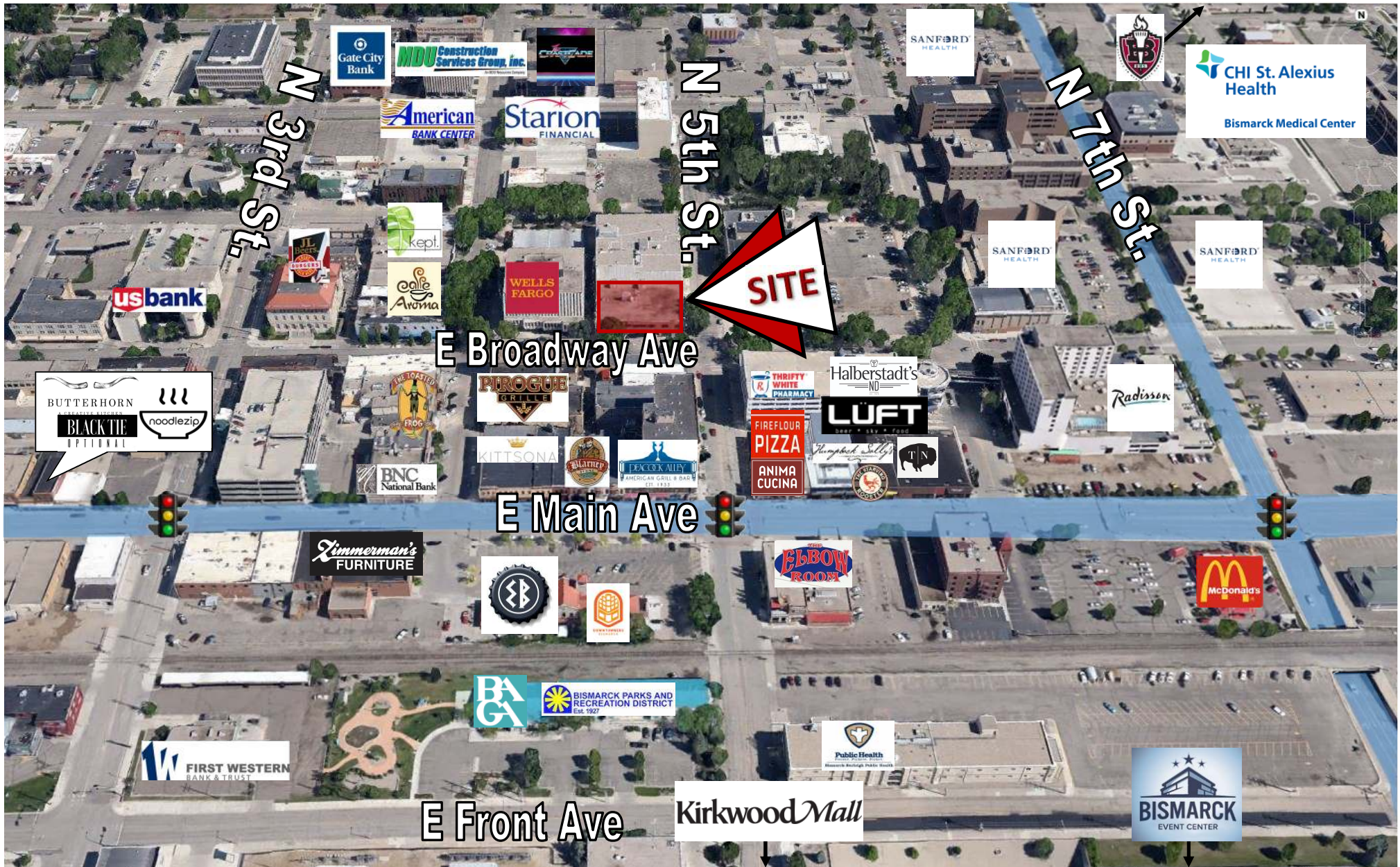
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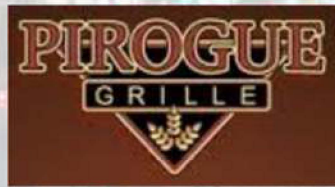
City Center Plaza - 418 East Broadway Avenue - Bismarck, North Dakota



**Main Floor Layout**



# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



The Barber's Wife EST. 2015



THREEFOLD



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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

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