

## CLASS 'A' OFFICE SPACE 924 E Calgary Av – Bismarck ND

- Lease Space (1st Floor)  
2,400 sf
- Lease Rate  
\$3,500 / mo + utilities &  
janitorial
- Great Signage Opportunity
- Professional Office Space
- High Visibility
- Easy Access to Highway  
83 & State St Corridor
- Abundant Parking

### Contact Information:

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**DanielCompanies.com**

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.

SITE



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**FOR SALE**

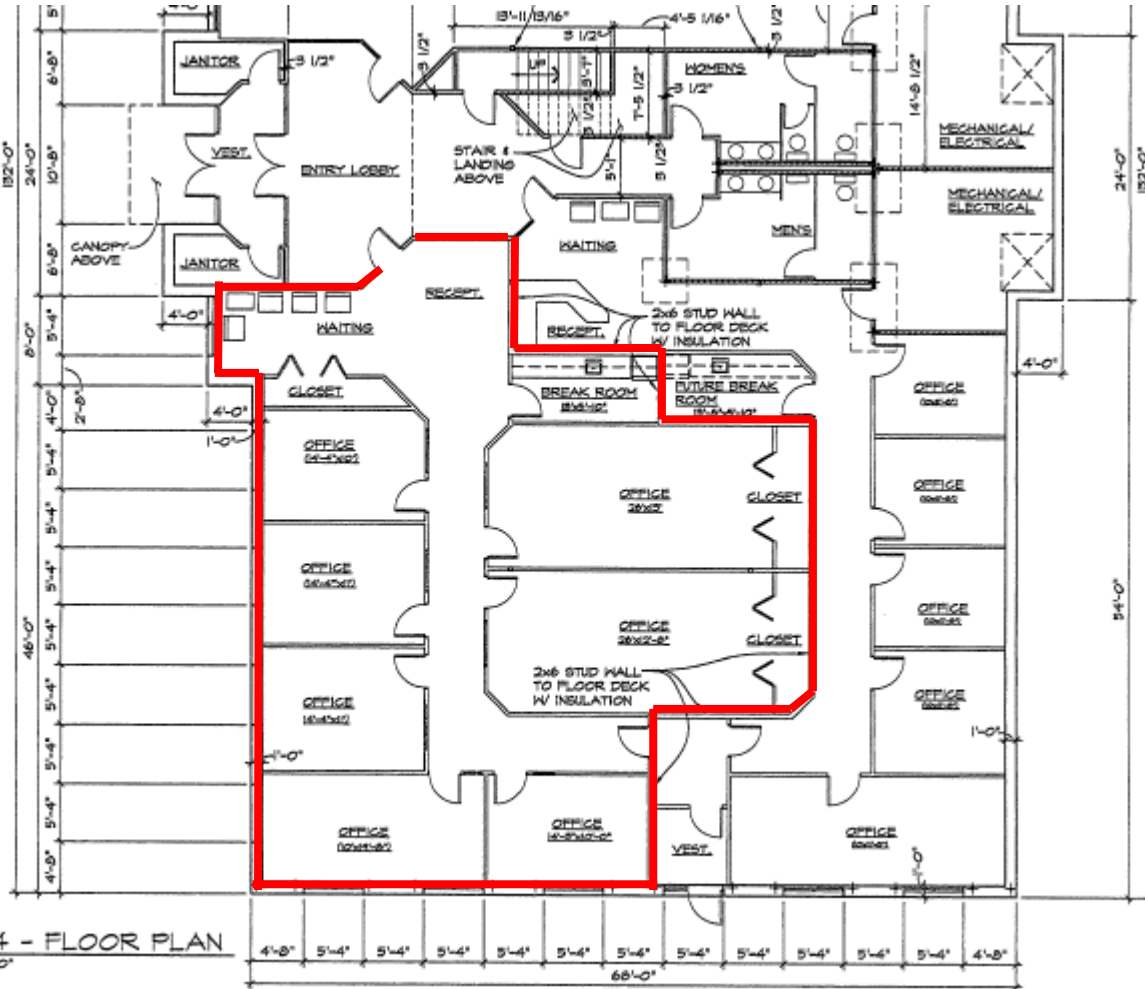
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# Main Floor – Suite 4



Parking Area

Calgary Av

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## Potential Uses

- **Class 'A' Office Space**
- **Professional Services**
- **Accounting**
- **Legal Services**
- **Medical**
- **Dental**
- **Financial Investment**

## Area Businesses Include

- **Building Tenant**
  - **CW Structural Engineering Co**
  - **URS Corporation**
- **BlackRidge Bank**
- **CVS Pharmacy**
- **Menard's**
- **Ruby Tuesday**
- **Prairie Rose Dental**
- **Olive Garden**
- **Houston Engineering**

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## Standard Office Finish

- **Lease**
  - 2,400 sf main floor Class 'A' office space
  - \$3,500 / mo
  - 5 year minimum lease
- **Signage**
  - Approved by Landlord
- **Professional office space**
  - 7 offices
  - Reception area
  - Break room
- **Ample parking with designation spaces**
- **Pavement or concrete area for dumpster**
- **2 common area ADA restrooms**
- **Tenant's Responsibilities**
  - Gas
  - Electricity
  - Phone
  - Internet services
  - Interior janitorial services
  - Tenant insurance
- **Landlord's Responsibilities**
  - Common area repairs and maintenance
  - Common area janitorial service
  - Building insurance
  - Snow removal
  - Lawn care
  - Landscape care
  - Parking lot maintenance and repair
  - Taxes
  - Special assessments

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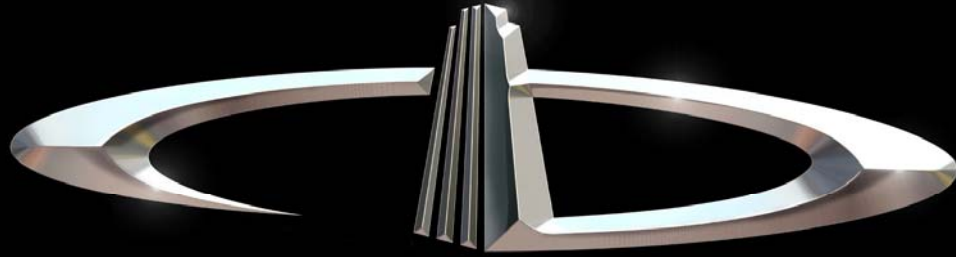


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# DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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