

Class 'A' Office Space
1650 N Grandview Lane Suite 201
Bismarck ND

- 3,000 sf
- Rent \$ 5,375 / mo
\$ 4,250 base / \$17 psf
\$ 1,125 NNN / \$4.50 psf
- 2nd Floor
- Elevator
- High Visibility
- Great Signage Opportunity
- Easy access to I-94

Contact Information:

Kyle Holwagner, CCIM
701.400.5373
Kyle@DanielCompanies.com

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Ann Sharp, GRI
701.220.0261
Ann@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488
701.223.8860 fax

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.



The Leader In Commercial

Potential Uses

- Professional Services
- Medical
- Accounting
- Investment
- Legal

Area Businesses

- Eckroth Music
- AT&T
- Subway
- Lowe's
- Kohl's
- Best Buy
- PetsMart
- Texas Roadhouse
- Johnny Carino's
- Gate City Bank
- Capital Credit Union
- Cracker Barrel
- Wendy's
- McDonalds
- Taco John's
- Central Market Grocery

CAM Fees Include

- Electricity for common parking areas
- Real Estate taxes and special assessments
- Parking lot maintenance and repair
- Snow removal, lawn and landscape care
- Building insurance
- Exterior repairs and maintenance
- Common hallway & bathroom cleaning

Triple net charges include real estate taxes, special assessments, insurance & common area maintenance projected to be \$4.50 psf (adjusted annually to reflect actual cost)

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.

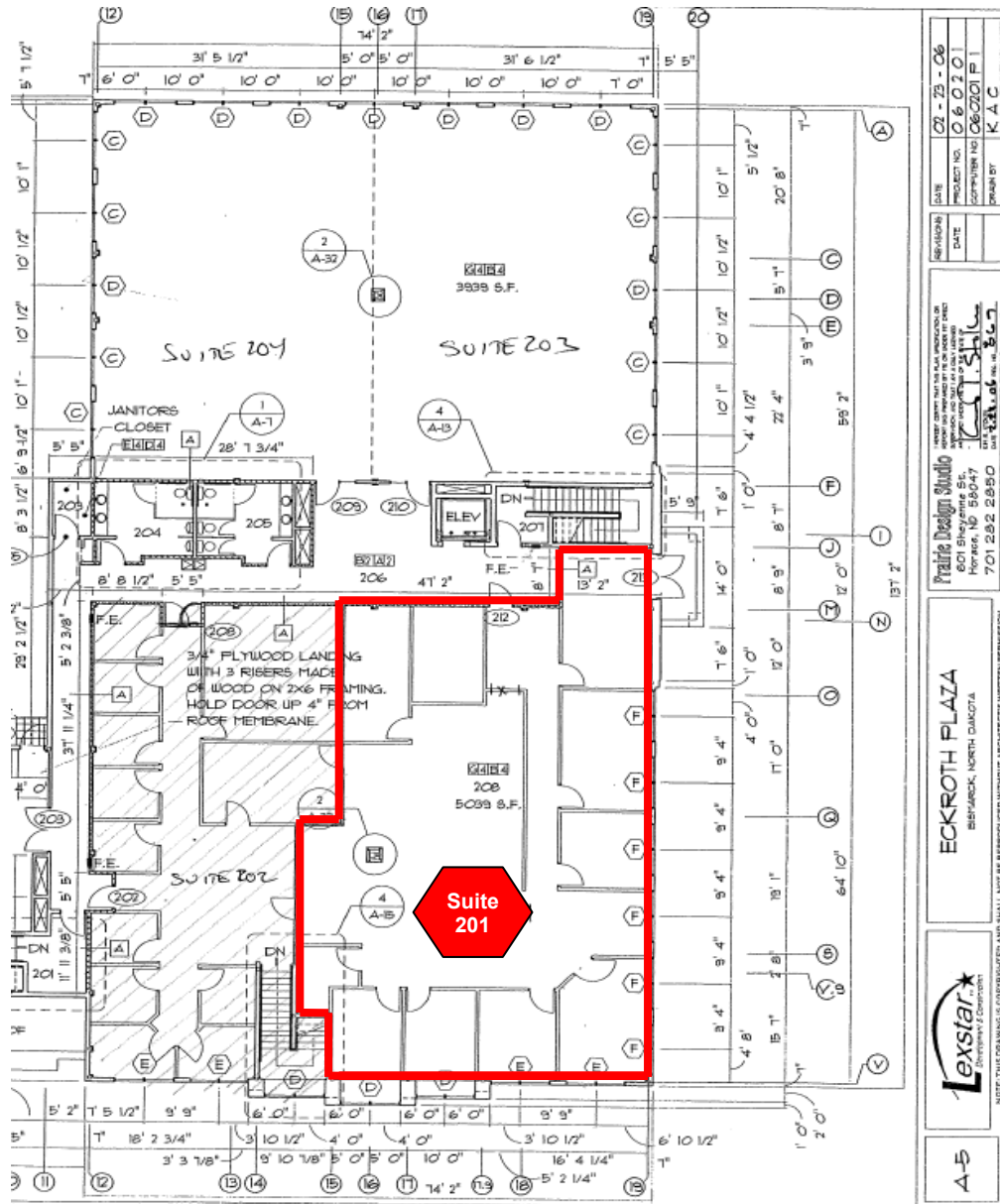




DANIEL COMPANIES

The Leader In Commercial

Suite 201



FOR SALE

DANIEL COMPANIES
The Leader In Commercial
701-223-8488

Subject Property



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE

FOR SALE

DANIEL COMPANIES
The Leader in Commercial
701-223-8488



The Leader In Commercial

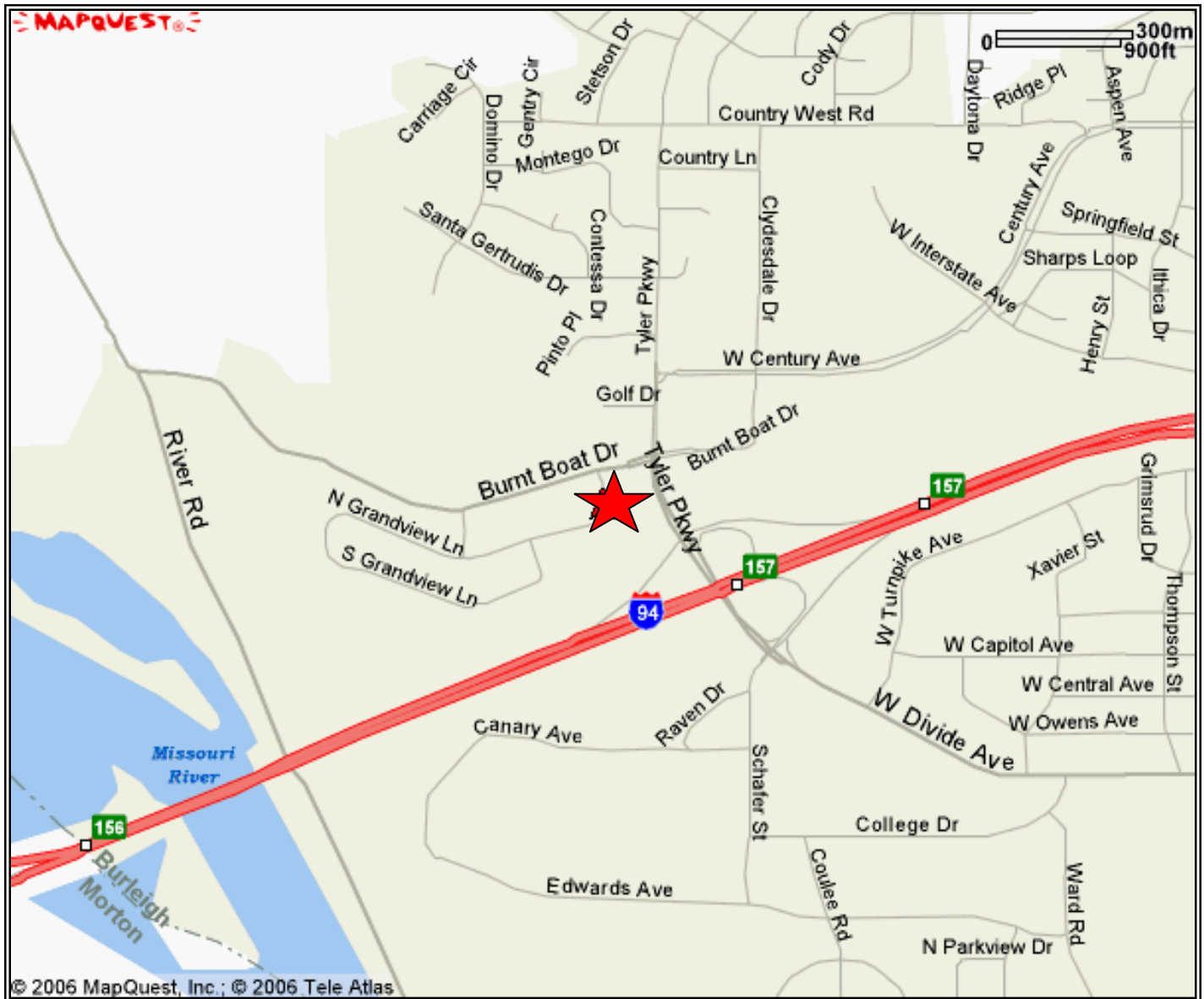




DANIEL COMPANIES

The Leader In Commercial

Subject Property



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE



The Leader In Commercial

ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2009 population is 106,286 up from 94,719 as recorded by the 2000 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

Bismarck jumps to #15 on 'Best Performing Cities Index'

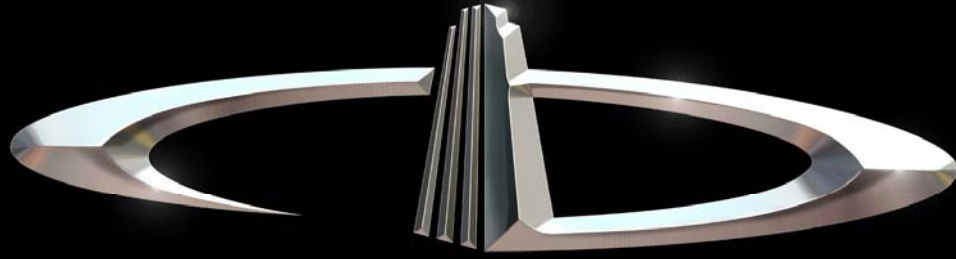
One of the 'Best Places to Live' according to Money Magazine

What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|---------------------|--------------------------|
| ✓ 2 CVS Stores | ✓ Coldwater Creek |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos |
| ✓ Sam's Club | ✓ Furniture Row |
| ✓ Kohl's | ✓ Tractor Supply Company |
| ✓ Lowe's | ✓ Dollar Tree |
| ✓ Target | ✓ Family Dollar |
| ✓ Best Buy | ✓ Scheel's Sports |
| ✓ TJ Maxx | ✓ Shoe Carnival |
| ✓ Petsmart | ✓ Lane Bryant |
| ✓ Old Navy | ✓ Nutrition Zone |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



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



Bill Daniel, CCIM
220-0261



Kyle Holwagner, CCIM
400-5373



Ann Sharp, GRI
220-0261

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488 DanielCompanies.com

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE