

Class 'A' Office Space
1650 N Grandview Lane Suite 202
Bismarck ND

- 2,910 sf
- Rent \$ 4,002 / mo
\$ 2,910 base / \$12 psf
\$ 1,092 NNN / \$4.50 psf
- 'Vanilla Shell'
- Landlord to Provide
TI Allowances
- 2nd Floor
- Elevator
- High Visibility
- Great Signage
Opportunity
- Easy access to I-94

Contact Information:

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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.



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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)

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Suite 202



DATE	02-29-06
PROJECT NO.	060201
CAD/PLANNER NO.	060201 P1
DESIGN BY	K.A.C.

REVISIONS	DATE

Prairie Design Studio
 ARCHITECTS AND INTERIORS
 601 Sheyenne St.
 Bismarck, ND 58047
 701.282.2850
 www.pdsstudio.com

ECKROTH PLAZA
 BISMARCK, NORTH DAKOTA



A-5

FOR SALE

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Subject Property



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FOR SALE

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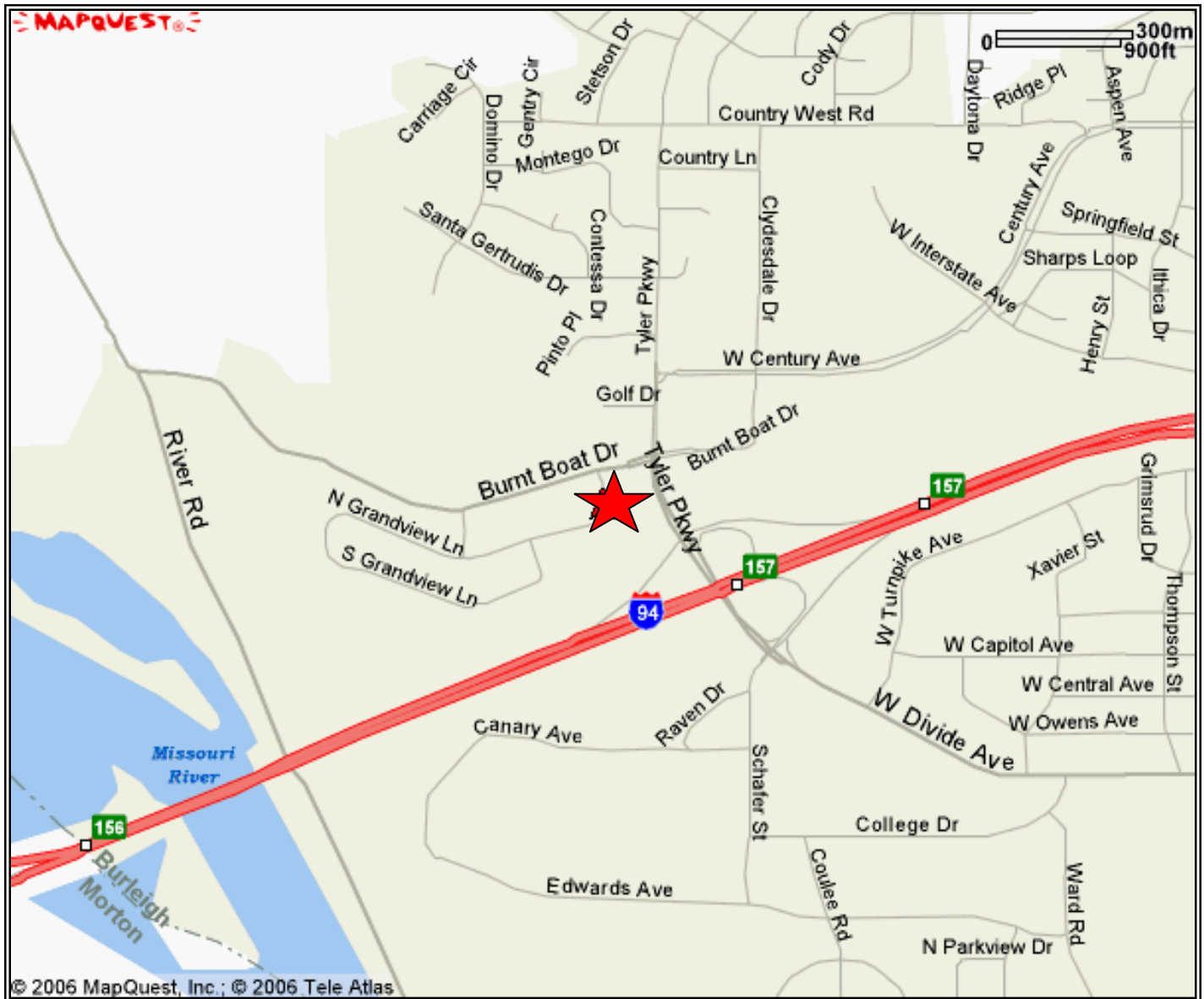




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ABOUT BISMARCK-MANDAN

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'

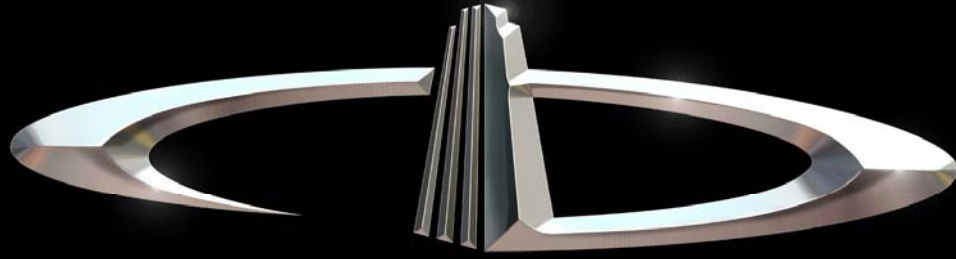
One of the 'Best Places to Live' according to Money Magazine

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



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