

**CLASS 'A' PROFESSIONAL OFFICE / RETAIL SPACE  
1650 N Grandview Lane Suite 107 - Bismarck ND**

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.

- 1,200 sf
- Rent \$1,750 / mo  
\$1,300 base / \$13.00 psf  
\$ 450 NNN / \$ 4.50 psf
- Main Floor
- Open Space / Retail or Office
- Direct Access to Parking
- Large West Facing Windows
- Great Signage Opportunity
- Easy access to I-94

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**DanielCompanies.com**



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## Potential Uses

### ➤ PRIME RETAIL / OFFICE SPACE

#### - Professional Office Space

Accounting  
Legal  
Investment Broker  
Insurance  
Medical

#### - Specialty Retail Space

## Area Businesses

- Eckroth Music
- JW Pepper
- The Vue Credit Union
- 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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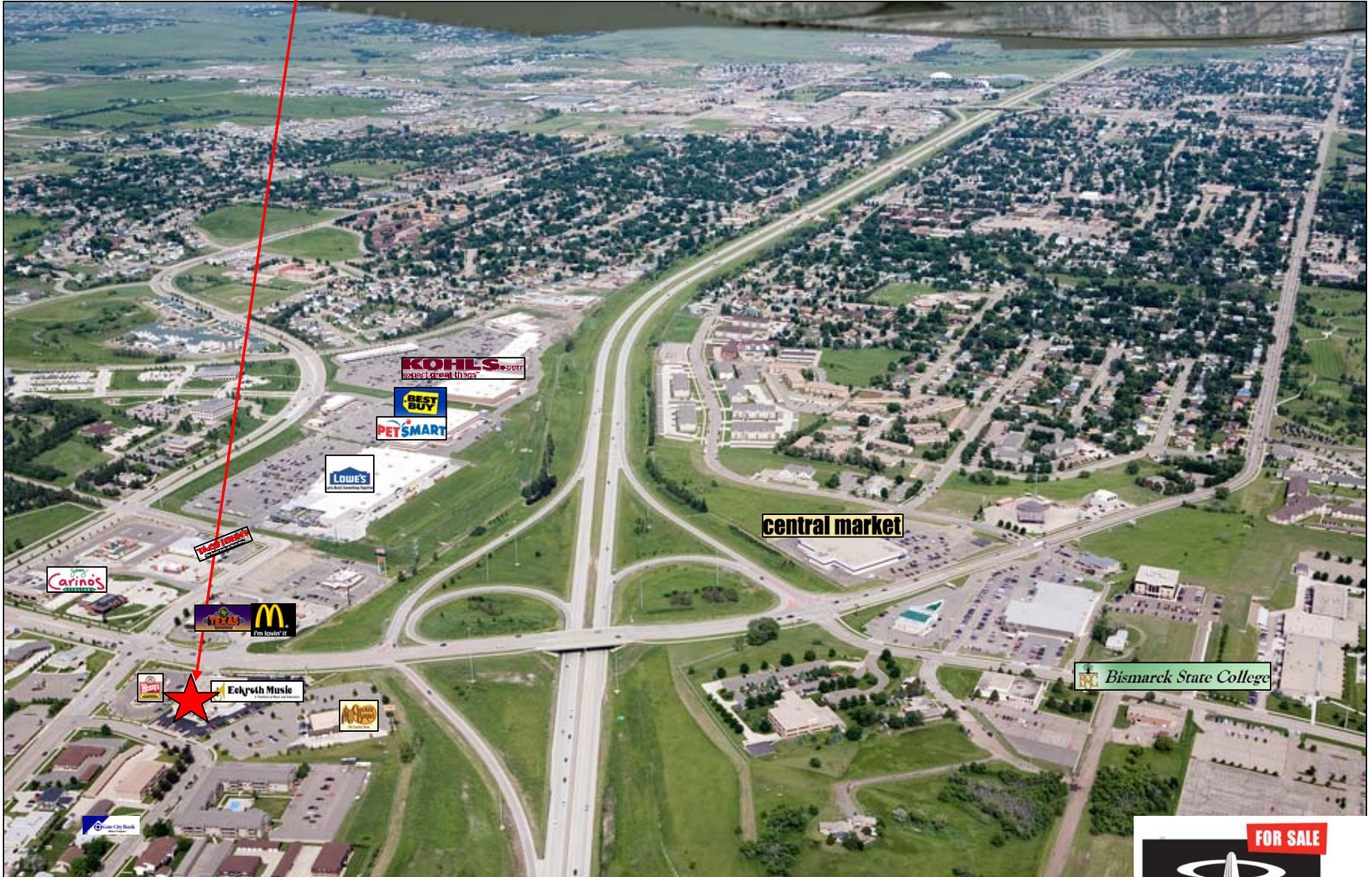
Subject Property



**FOR SALE**

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**FOR SALE**

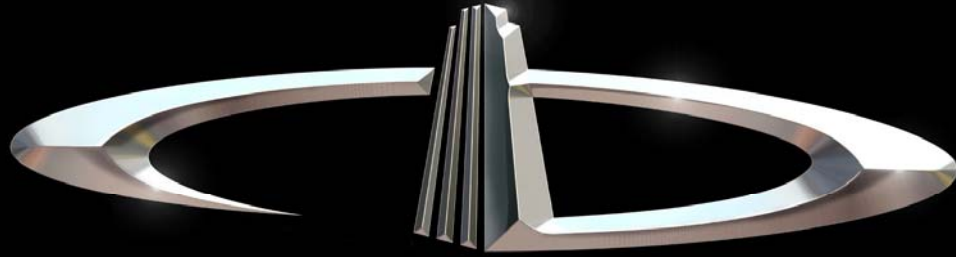
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# DANIEL COMPANIES

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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