

## “Build To Suit” OFFICE SPACE For Sale or Lease Shelburne St – Bismarck ND

- Lease Space  
2,000 – 10,000 sf
- Lease Rate  
\$15.75 psf (estimated)
- Office project also available  
to purchase
- Great Signage Opportunity
- Standard Office Finish
- Great Visibility
- Easy Access to Highway  
83 & State St Corridor
- Abundant Parking

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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**

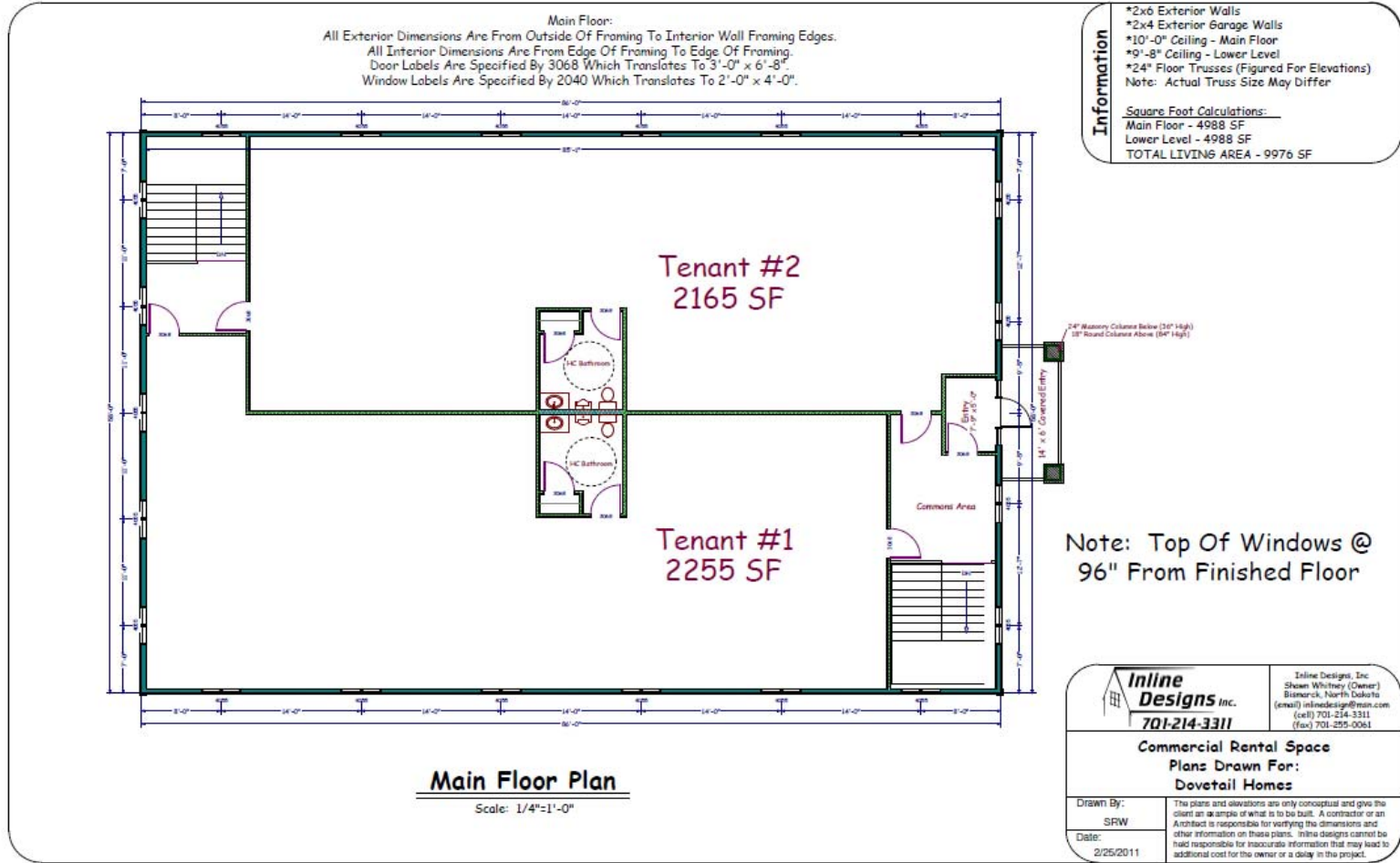
**DANIEL COMPANIES**  
The Leader in Commercial  
701-223-8488



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# Sample Floor Plan Floor plan can be customized



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## Potential Uses

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

## Area Businesses Include

- **Career Option**
- **TSC Company**
- **Furniture Row**
- **WalMart**
- **Capital Electric**
- **Candle Wood Suites**
- **Starion Bank**
- **Northland Financial**

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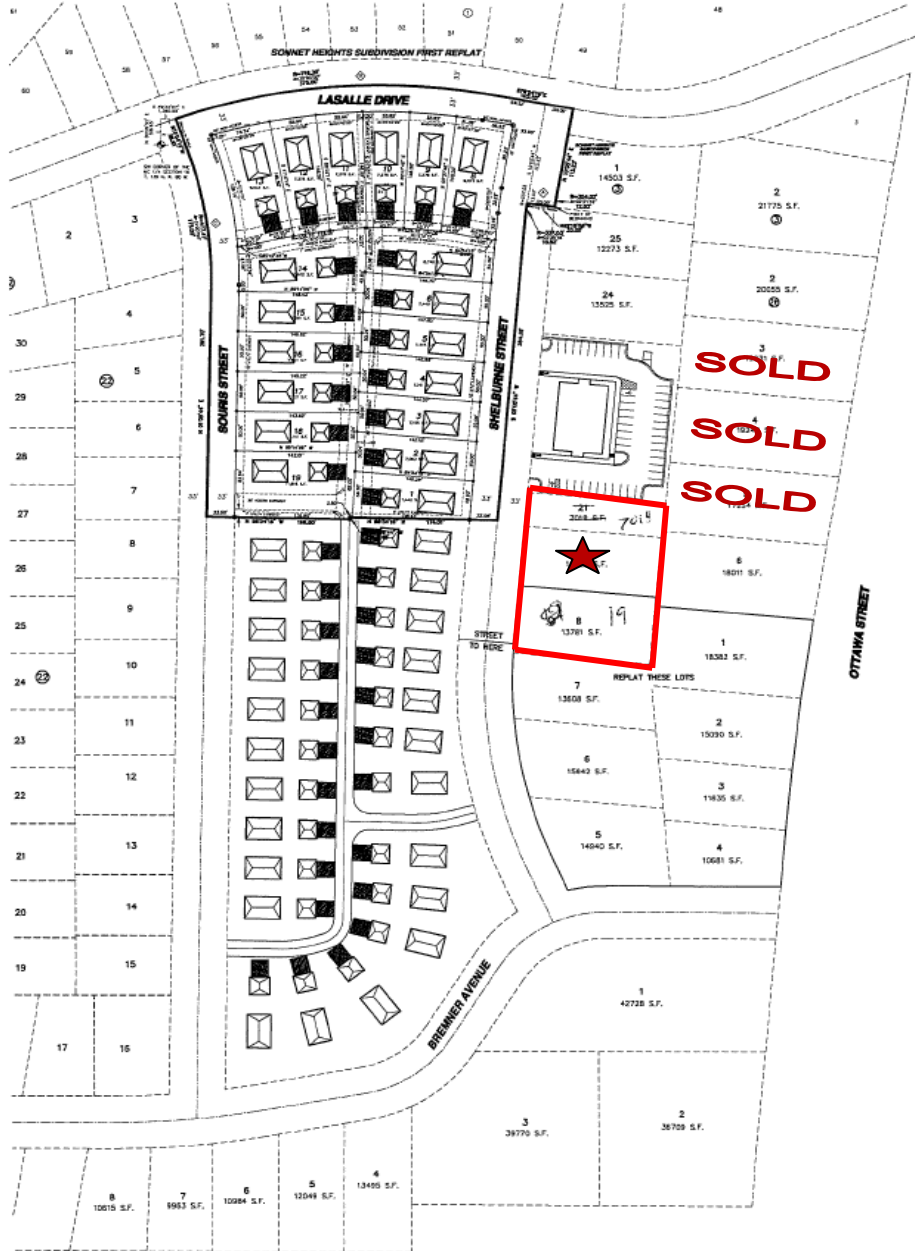
## Standard Office Finish

- **Lease**
  - **\$15.75 psf (estimated)**
  - **5 year minimum lease**
- **Signage**
  - **Approved by Landlord**
- **Ample parking with designation spaces**
- **Pavement or concrete area for dumpster**
- **Space plans and build-outs to be approved by Landlord**
- **Drop ceiling (2'X4') with drop in 2'X4' lighting**
- **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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**Subject Property** ★



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**Population**

	<u>2000 Census</u>	<u>2010</u>
Bismarck MSA	94,719	108,779
Bismarck city	55,532	61,272
Mandan city	16,718	18,331
Burleigh County	69,416	81,308
Morton County	25,303	27,471

**Commute Times**

	<u>Number</u>	<u>Percentage</u>
Less than 15 minutes	26,137	54.7%
15 – 29 minutes	16,641	34.9%
45 – 59 minutes	934	2.0%
60 minutes or longer	1,564	3.3%

**Workforce Turnover Rate**

Firms reporting less than 5% turnover	50%
Employers reporting less than 10% turnover	78%

**Bismarck Municipal Airport**

**Delta Airlines**

- Minneapolis / Daily
- Salt Lake / Daily

**United Airlines**

- Denver / Daily
- Chicago / Daily

**Allegiant Air**

- Phoenix / bi-weekly
- Las Vegas / bi-weekly

2010 boarding passes .. 194,043

**Tax Information**

**Corporate Income Tax**

- 2.1% to 6.4%

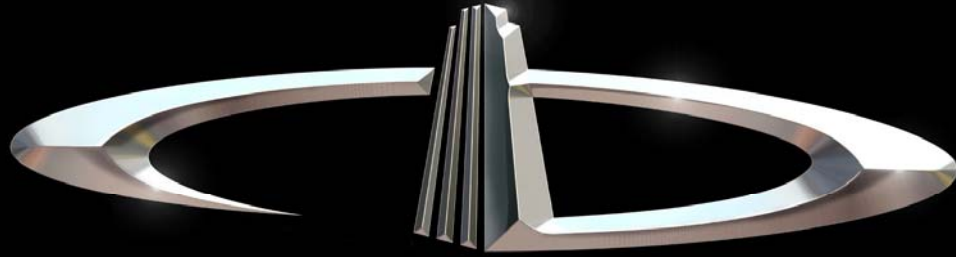
**Taxable Sales & Purchases**

- \$1,56,662,868

- Bismarck \$1,380,553,811
- Mandan \$ 186,069,057



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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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