



**Retail / Medical / Professional Space**  
**1300 Skyline Blvd – Bismarck ND**

- Lease Price  
**\$2,941.78 / mo**  
\$2,279.79 base rent (\$15.50 psf)  
\$ 661.88 NNN fee (\$4.50 psf)
- Size  
**1,765 sf**
- Starion Plaza
- Quality Strip Center
- Next to Super WalMart on State St
- Great visibility from Highway 83/State St corridor

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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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## Area Businesses

- Starion Bank
- Northern Plains Capital Corp
- Bismarck Sewing & Quilting
- Super WalMart
- Menards
- Furniture Row
- Dan's Supermarket
- CVS Pharmacy
- Golden Corral
- Northland Financial
- TSC
- Applebees
- Wendy's
- Olive Garden
- Taco Bell
- Candlewood Suites
- Ruby Tuesday

## Starion Plaza

- Ideal location on a prime corner in Bismarck's rapidly expanding growth area
- Abundant front door parking
- High traffic count – on State St & Skyline Blvd to Super WalMart
- 'Vanilla box' finish
- 12,000 total square footage of center
- High quality exterior finishes on all sides of the building
- Great signage opportunity on Starion Plaza pylon and on the north and south sides of the center

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## Lease Rates

- **Retail / Medical**
  - **\$15.50 psf NNN (space between Starion Financial & Northern Plains Capital Corp)**
- **Lease Terms**
  - **Five year initial term**
  - **Tenant responsible for own utilities**
    - **Gas**
    - **Electricity**
    - **Water**
- **Usual WalMart 'use' restrictions apply**

Triple net charges include real estate taxes, special assessments, insurance & common area maintenance. Current triple net charges are estimated to be approximately \$4.50 psf per year (adjusted annually to reflect actual costs)

- **Common Area Maintenance (CAM)**
  - **Estimated to be approximately \$4.50 psf**
  - **Real estate taxes and special assessments**
  - **Building insurance**
  - **Parking lot maintenance & repair**
  - **Snow removal**
  - **Lawn care**
  - **Landscape care**
  - **Exterior repairs & maintenance**
  - **Management fee**
- **'Vanilla Box' Finish Includes**
  - **Bare concrete floor**
  - **Perimeter walls sheetrocked & taped with city code required outlets**
  - **100 amp electric panel**
  - **ADA bathrooms to code**
  - **Store front windows and glass entry door**
  - **2' X 4' white suspended ceiling and 2' X 4' drop in light fixtures**
  - **HVAC unit with thermostat and supply drops with registers to open floor plan**

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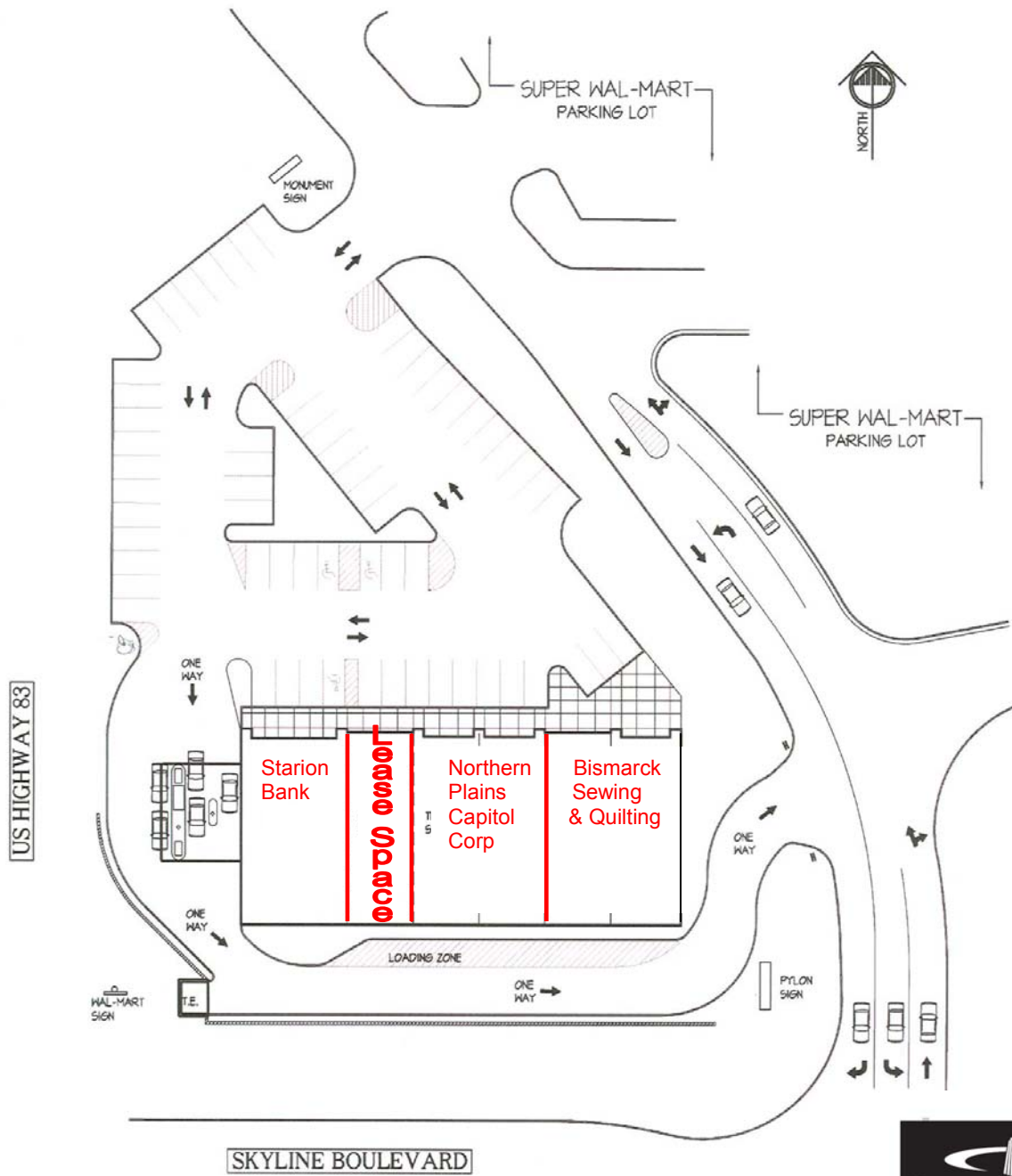




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Bismarck, North Dakota



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**RETAIL MALL**  
Bismarck, North Dakota



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## Starion Plaza





# Starion Plaza



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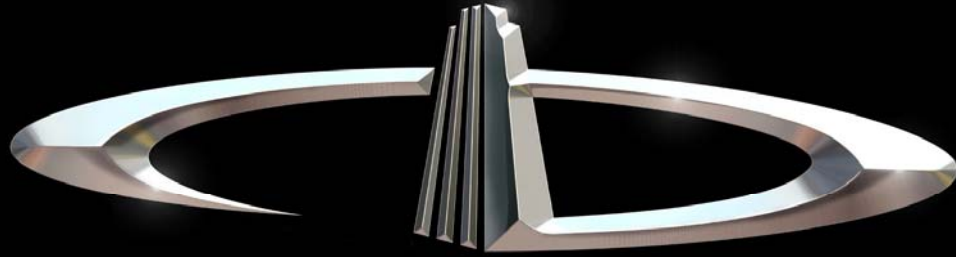
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# DANIEL COMPANIES

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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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