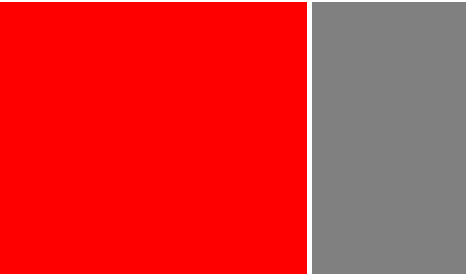


**DAKOTA BUILDING**  
**400 E Broadway Av – Bismarck ND**



- Lease Price  
\$10.50 - \$14 psf
- Size  
1,088 sf – 2,341 sf
- Full Service Lease
- Downtown Landmark Building
- Near Two Parking Ramps
- Two Elevators
- Great Location  
Corner of N 4<sup>th</sup> St and Broadway Av

**Contact Information:**

**Bill Daniel, CCIM**  
701.220.2455  
Bill@DanielCompanies.com

**Kyle Holwagner, CCIM**  
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Kyle@DanielCompanies.com

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701.220.0261  
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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
- Government offices
- Accounting firm
- Legal offices
- Medical offices
- Financial offices

## In The 'Heart of Downtown'

- Legal Firms
- Financial Institutions
- Professional Offices
- Medical District
- Bismarck City Administration Office
- Burleigh County Offices
- Bismarck Civic Center
- Kirkwood Shopping Center

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- Lease Terms
  - Three to five year lease
  - Lease fees include a \$7 psf operating cost estimate with year end adjustment
- Parking
  - Parking at city ramp available at \$45 per space
- Tenant Improvements are negotiable
- One of Bismarck's most prominent downtown landmarks
- Professional and spacious lobby area
- Open atrium to the lower level
- Conference room located on 3<sup>rd</sup> floor (sign-in sheet for tenant's to reserve)
- Large break room with microwave
- Health / work out room
- Two restrooms on each floor
- Two elevators
- Renaissance Zone (tenant benefits may be available)

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## LOWER LEVEL

### ▪ Suite 51

- 2,341 sf
- \$2,049 per mo
- 8 private offices
- Large open area
- Break room

## THIRD FLOOR

### ▪ Suite 300

- 1,514 sf
- \$1,767 per mo
- 5 private offices
- Conference room
- Large reception area

### ▪ Suite 302

- 1,218 sf
- \$1,421 per mo
- Large private office
- Copier/file room
- Open area (room for expansion for approx. 4-5 offices)

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## FIFTH FLOOR

- **Suite 517**
  - 1,088 sf
  - \$1,270 per mo
  - Reception area
  - Three private offices
  - File or office equipment room
  - Great views to the south and east

## SIXTH FLOOR

- **Suite 609**
  - 1,155 sf
  - \$1,348 per mo
  - Two private offices
  - Two conference size room
  - Reception area
  - Great views to the south and west

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**

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## *Exciting Downtown Bismarck*



**Pictures courtesy of BisManCafe.com**

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Subject Property

Downtown District



State Capital Campus

Medcenter One

St. Alexius Medical Center  
PrimeCare

Bismarck Civic Center

Kirkwood Mall

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**FOR SALE**



**DANIEL COMPANIES**  
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701-223-8488



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**FOR SALE**



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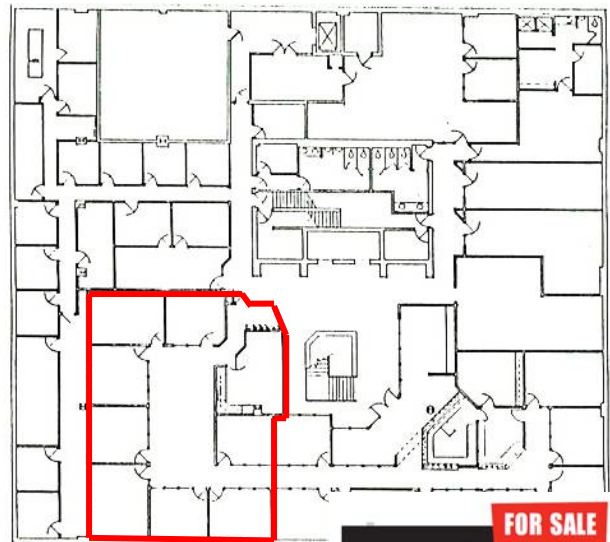
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**Suite 51**



**FOR SALE**



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701-223-8488

**Suite 300**



**Suite 302**



**Suite 517**



**Suite 609**



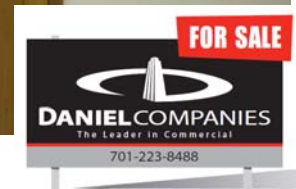
## Common Conference Room



## Lobby



## Health Club / Spa

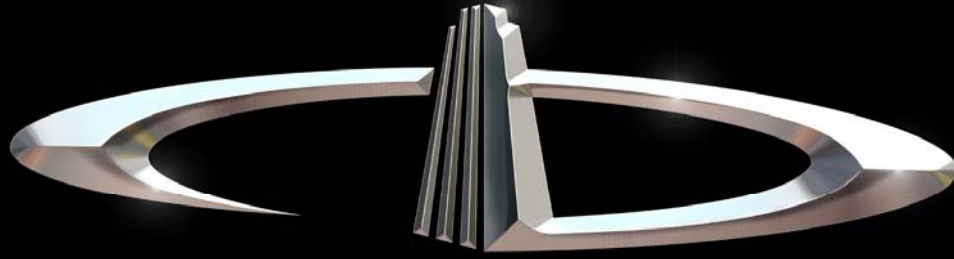




The Leader In Commercial

## Building Tenant's Breakroom





# 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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220-2455



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