

The Bismarck Depot - Office

401 E Main Ave 2nd Floor - Bismarck, ND

2,759 sf - \$16.00 psf - Full Service



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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

DanielCompanies.com

Executive Summary for Lease

Address:	401 E Main Ave 2nd Floor - Bismarck, ND 58501
Property Name:	The Historic Bismarck Depot
Date Available:	Immediately
Lease Term:	Minimum 3 Year Lease
Lease Rate:	\$16.00 psf Full Service
Approximate SF:	2,759 sf
Parking:	On-Site
Tenant Responsibilities:	Janitorial, Phone and Internet
Landlord Responsibilities	Gas & Electricity, Water, Garbage Removal, Snow Removal, Taxes & Insurance

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.



401 East Main Avenue has a Walk Score of 81 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is in the Downtown neighborhood in Bismarck. Nearby parks include Custer park, Kiwanis Park and Riverside Park.

\$16.00 psf / \$3,679 mo.

- Abundant Parking!
- Private Offices
- Open Work Area
- Open Conference Area
- Private Bathrooms
- Break Area with Wet Bar
- Great Views of Downtown

Potential Uses:

- Professional Services
- Financial Firm
- Investment Firm
- Insurance Agency
- Accounting Firm
- Engineering Firm
- Other



Taylor Daniel, Commercial REALTOR®
 701.391.4262
Taylor@DanielCompanies.com

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

DanielCompanies.com

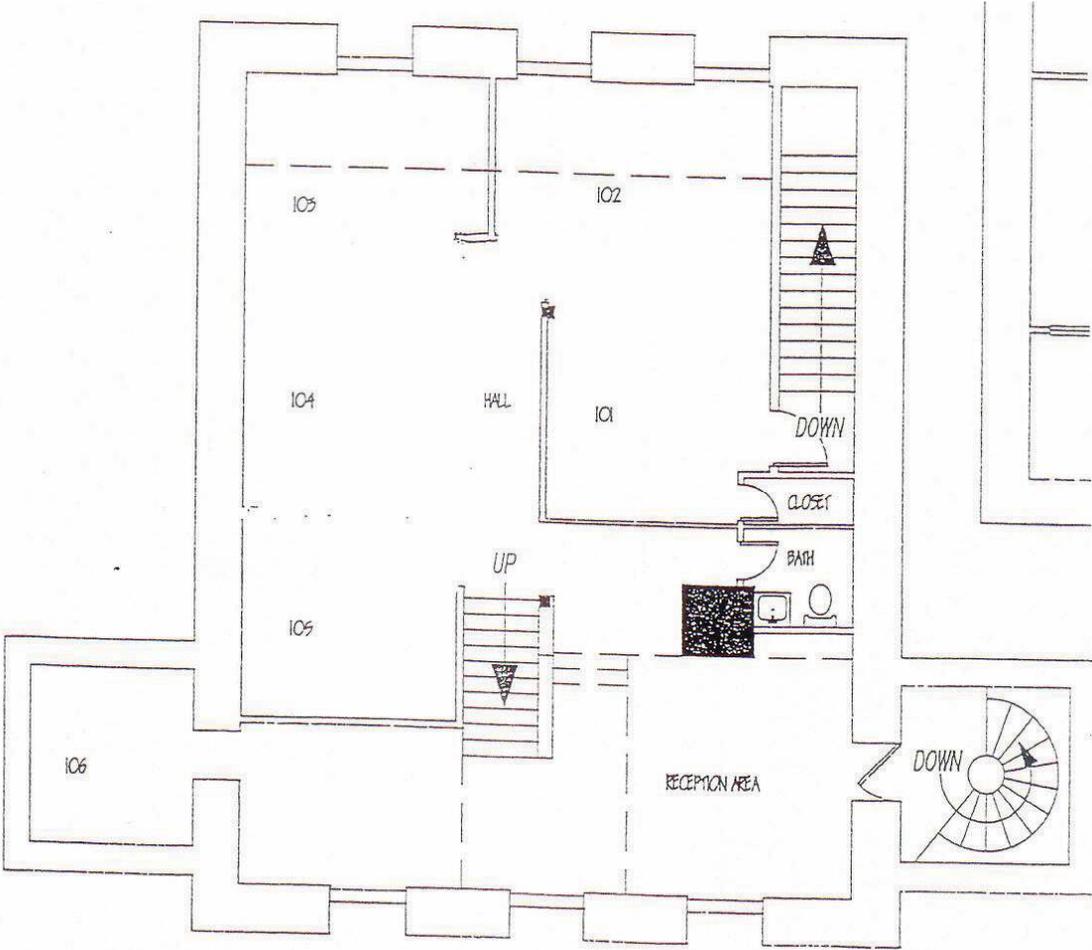


Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

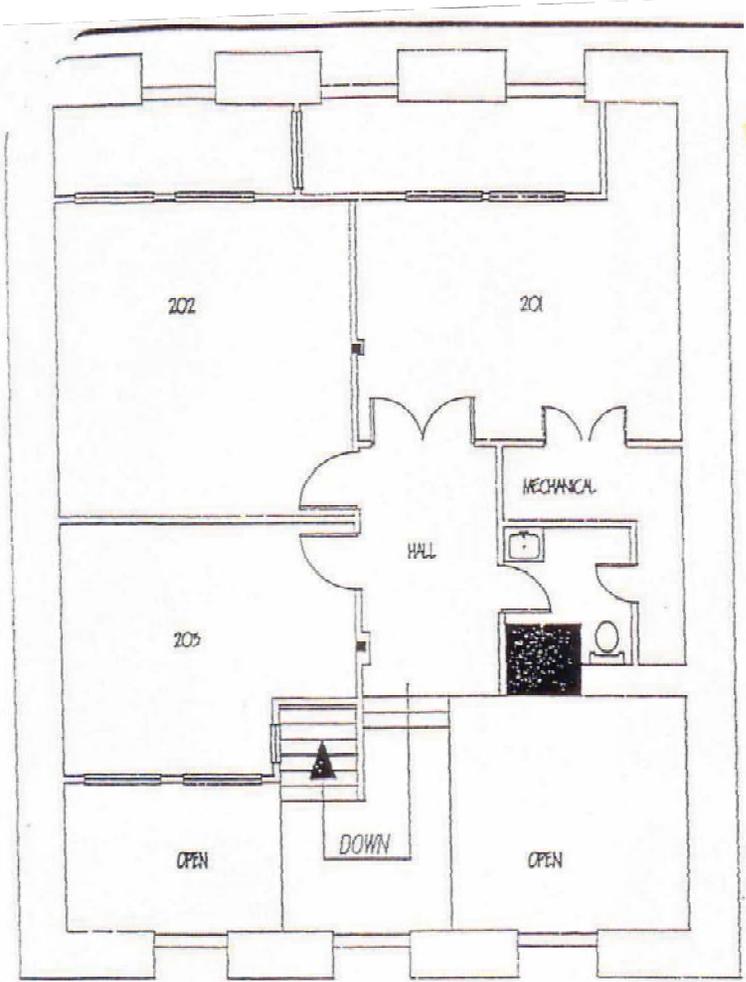
Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

DanielCompanies.com

Floor Plan -



Second Floor



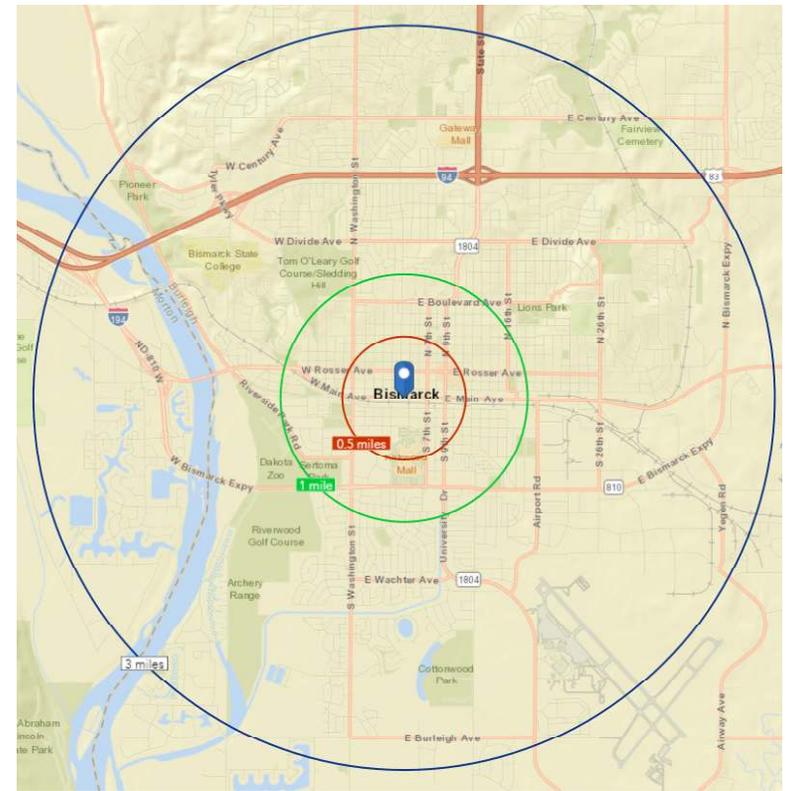
Third Floor



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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

Demographics



Walk Score
81

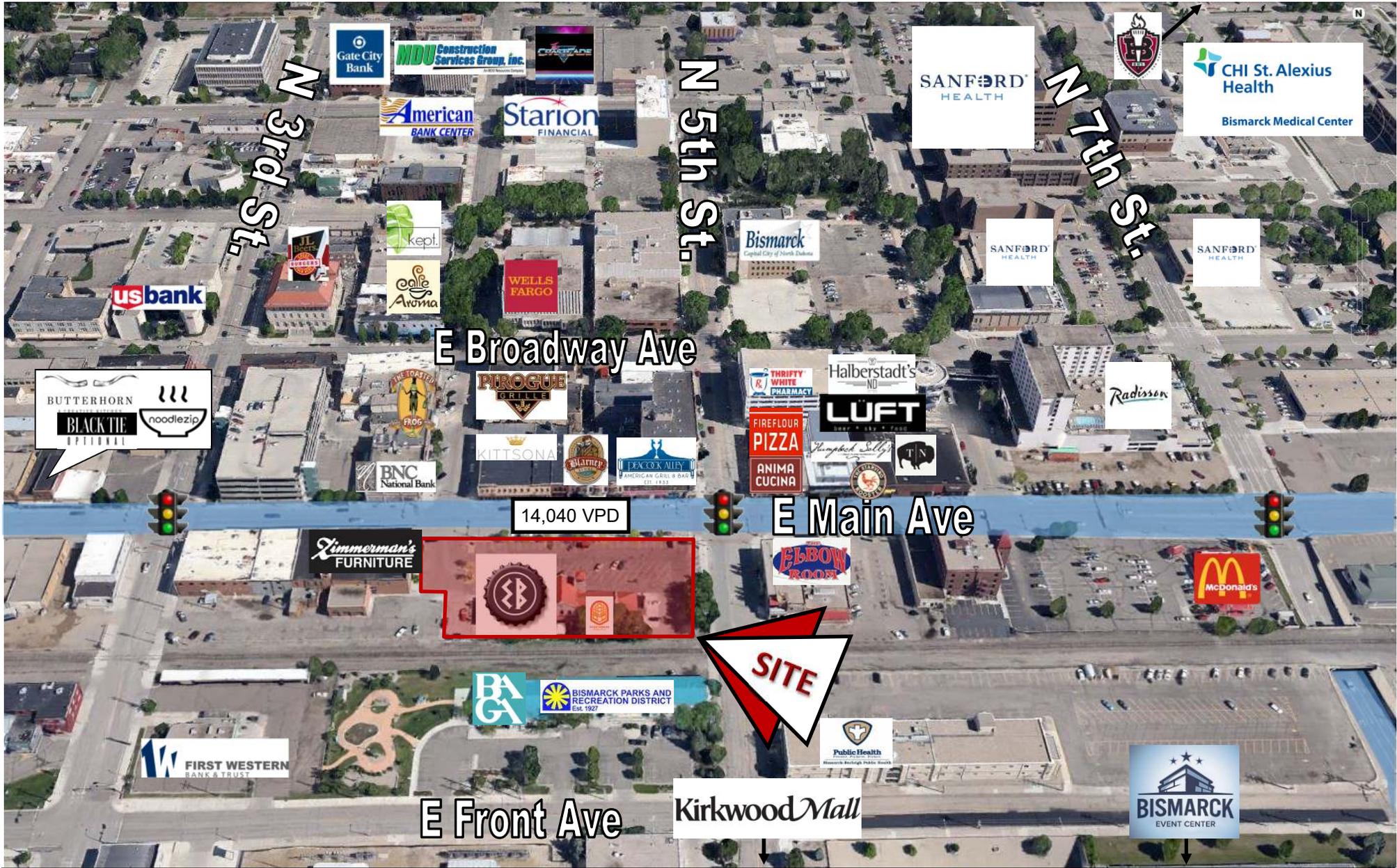
401 E Main Ave has a Walk Score of 81. Very Walkable. Most errands can be accomplished on foot.

	2018 Population	Daytime Population	Businesses	Employees
.5 Mile	2,618	15,787	895	13,511
1 Mile	13,900	29,563	1,511	25,160
3 Miles	65,125	79,185	3,933	58,349



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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



Join Exciting Downtown Bismarck!



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

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

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



Bill Daniel
CCIM, Broker

701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner
CCIM, SIOR

701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel
Commercial REALTOR®

701.391.4262
Taylor@DanielCompanies.com

Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.