# Arrowhead Plaza Outlot

220 E Boulevard Ave - Bismarck, ND

1,568 sf - \$16.00 psf + Utilities and CAM





Taylor Daniel | Vice PresidentCommercial Realtor®Taylor@DanielCompanies.com

Executive Summary for Lease	
Address:	220 E Boulevard Ave - Bismarck, ND
Property Name:	Arrowhead Plaza Outlot
Lease Term:	5 Year Minimum
Approximate SF:	1,568 sf
Lease Rate:	\$16.00 psf + Utilities and CAM
Parking:	Ample surface parking
Tenant Responsibilities	Base rent, utilities, CAM, annual property taxes, and buildout
Landlord Responsibilities	Building structure, roof, and building insurance
Estimated CAM:	.70¢ psf

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.

220 E Boulevard Ave. has a walk score of 72 out of 100. Very walkable. Most errands can be accomplished on foot.

WALK SCORE



# \$16.00 psf / \$2,182 Mo. + Utilities

- Landlord will financially assist with improvements to shop floor and rooftop HVAC unit!
- Across street from St. Mary's Middle School
- 1 block away from State Capitol Grounds
- Blocks away from Downtown
- 12,930 VPD at 3rd & Boulevard intersection

### Possible Uses Include:

- Coffee
- Food
- Retail
- Other

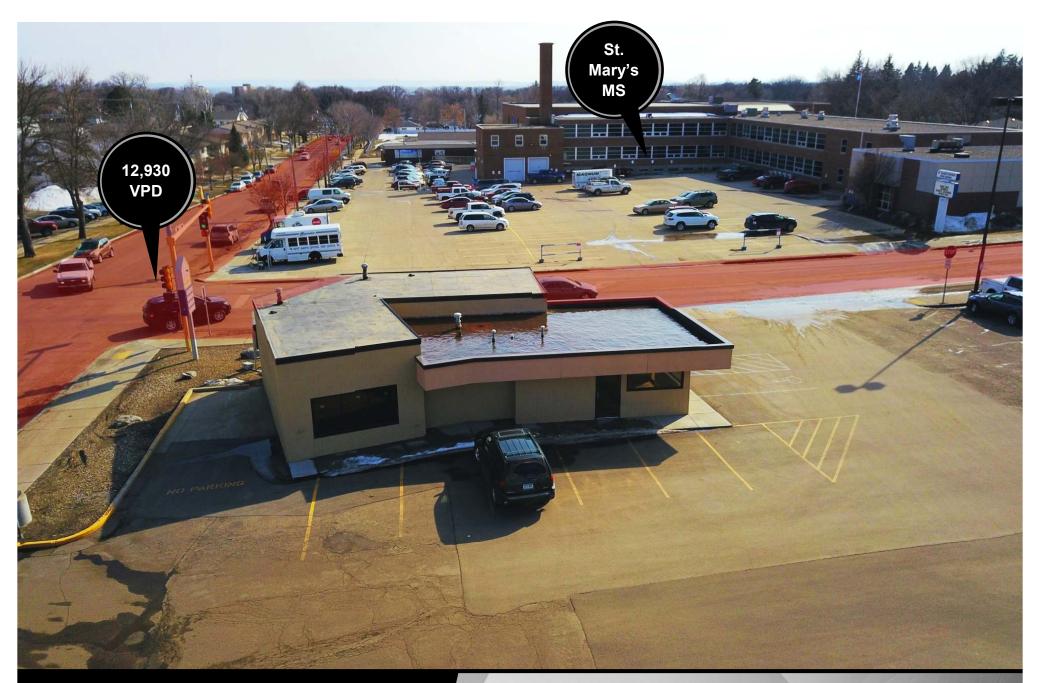
\*Maximum 20 restaurant seats

#### Join NEW Tenant:





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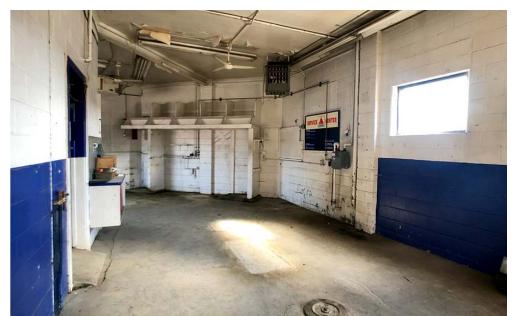


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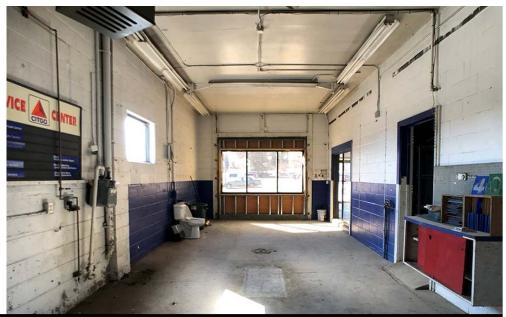






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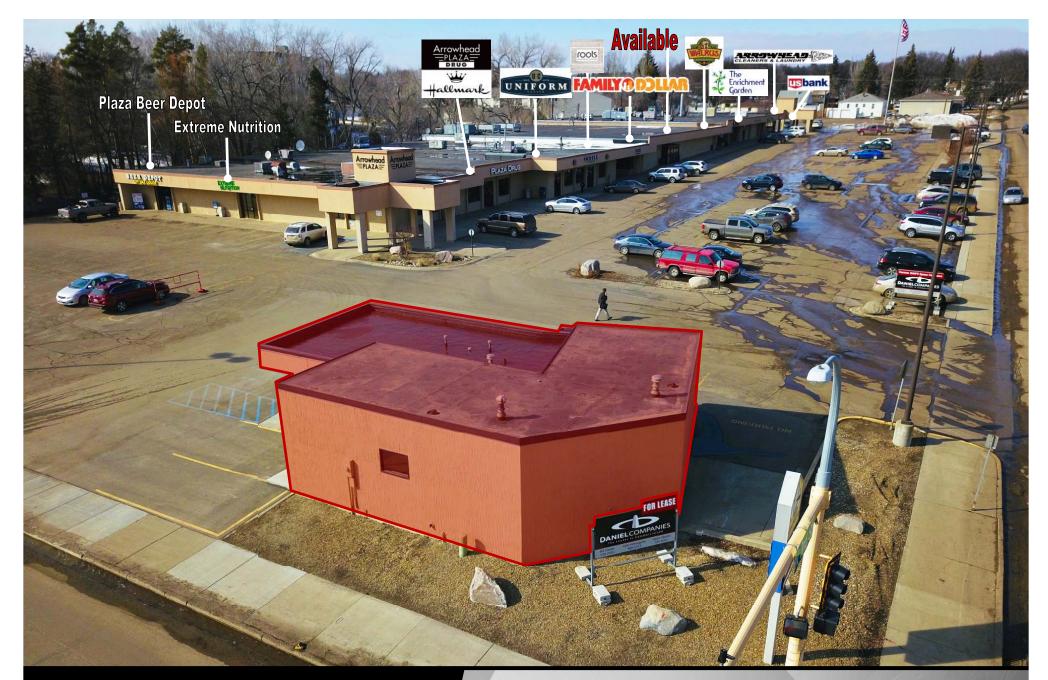
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

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