

# First Western Bank & Trust Building

## Downtown Professional Space

304 E Front Ave - Bismarck, ND

\$25 psf Full Service + \$50 psf Buildout Allowance



Taylor Daniel  
701.391.4262  
Bill Daniel  
701.220.2455

**FOR LEASE**  
3RD & 4TH FLOOR



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

## Executive Summary for Lease

<b>Address:</b>	304 E Front Ave - Bismarck, ND
<b>Property Name:</b>	First Western Bank & Trust
<b>Date Available:</b>	Immediately for Final Buildout
<b>Lease Term:</b>	Minimum 5 Years
<b>Lease Rate:</b>	\$25.00 psf Full Service
<b>Buildout Allowance:</b>	\$50.00 psf
<b>Approximate SF:</b>	3rd Floor: 6,095 sf 4th Floor: 5,345 sf
<b>Parking:</b>	Onsite Parking, ample front door parking for clients, parking available across the street, and 3rd Street Parking Ramp.
<b>Tenant Responsibilities:</b>	Janitorial within space
<b>Landlord Responsibilities:</b>	Utilities, Maintenance, Lawn Care, and Snow Removal
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.	

### FIRST WESTERN BANK & TRUST BUILDING

Corner of Third and Front

An extraordinary opportunity awaits your firm or business to occupy this high profile, top quality office environment with bright flexible space you can customize to your needs. Enjoy the rooftop plaza sporting panoramic views of the Capital City, firepits, outdoor kitchen, shaded pergola and big screen TV. Other amenities include onsite parking and walkability to all the surrounding restaurants, pubs, shops, breweries, boutiques, salons, gyms, spas, the Bismarck Event Center and Kirkwood Mall.

### \$25.00 psf - Full Service

- Unique Laminated Beam Construction
- Exceptional Views of Downtown, ND Capitol and the Missouri River Valley
- Walkable to Downtown, Kirkwood Mall, and Event Center
- Dedicated IT room on each floor. Each room contains:
  - Dedicated HVAC unit
  - Clean agent fire suppression
  - Static dissipative flooring

### Potential Uses

- Professional Services
- Medical Offices
- Law Firm
- Accounting Firm
- Engineering Firm
- Association Headquarters
- Energy Industry



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

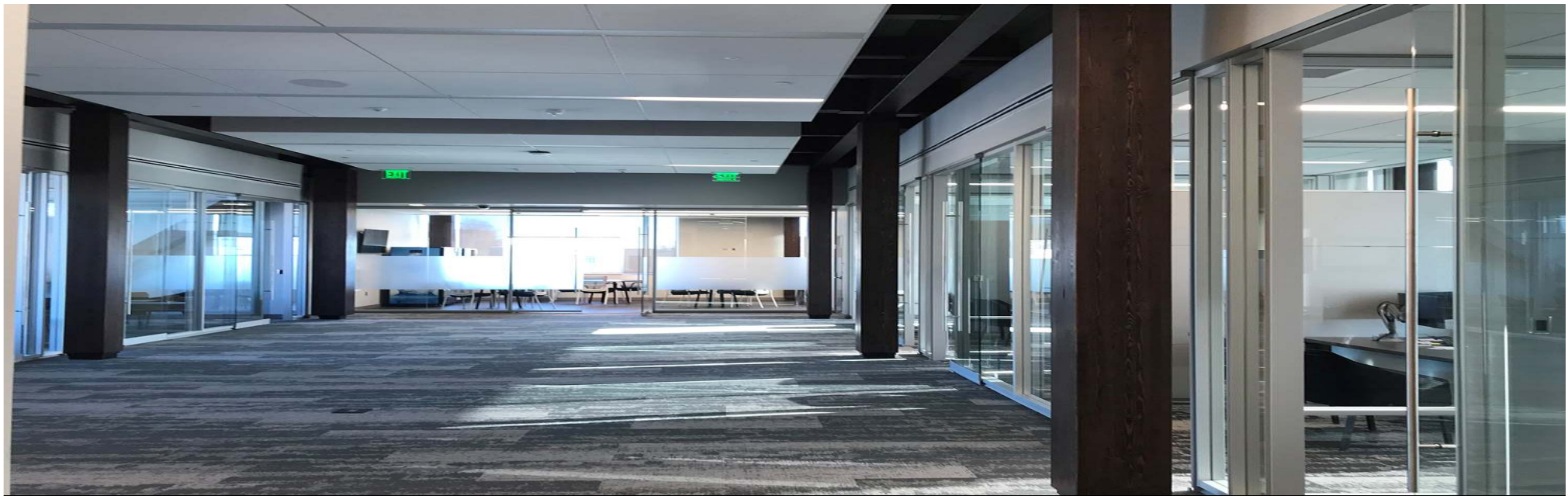
**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



© 2017 JLG ARCHITECTURE

Tenants will have access to rooftop amenities to enjoy with employees and clients.



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

# Awesome Rooftop Views in the Heart of Bismarck



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

# Floor Plan Possibilities—Third Floor

\*\*Tenants May Customize



## COLOR LEGEND

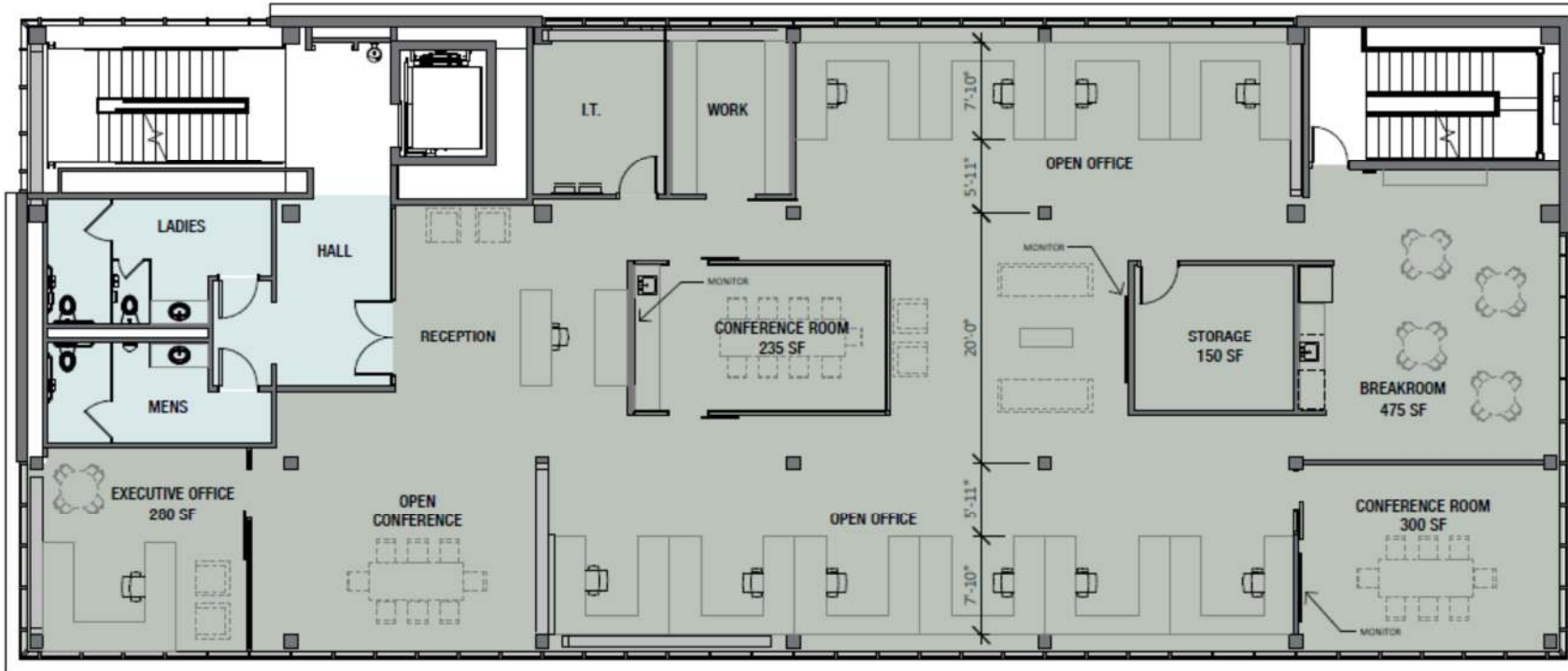
- SHARED SPACE : 2,275 SF
- TENANT 1 : 1,535 SF
- TENANT 2 : 2,285 SF

Total if one  
tenant: 6,095 sf



# Floor Plan Possibilities—Fourth Floor

\*\*Tenants May Customize



## COLOR LEGEND

- SHARED SPACE : 575 SF
- TENANT 3 : 4,770 SF

Total 5,345 sf



**Bill Daniel, CCIM, Broker**  
701.220.2455  
[Bill@DanielCompanies.com](mailto:Bill@DanielCompanies.com)

**Taylor Daniel, Commercial REALTOR®**  
701.391.4262  
[Taylor@DanielCompanies.com](mailto:Taylor@DanielCompanies.com)

[DanielCompanies.com](http://DanielCompanies.com)

# Downtown

Main Ave.

Front Ave.

Sweet Ave.

S. Washington St.

3rd St.

5,605 VPD

15,495 VPD

13,010 VPD



Very Walkable - Most errands can be accomplished on foot.

Walk Score  
**82**

-Walk to Downtown, Event Center, Kirkwood Mall, and many exciting food and pub options



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

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

DanielCompanies.com

# Join Exciting Downtown Bismarck!



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

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

DanielCompanies.com



# DANIEL COMPANIES

The Leader in Commercial Real Estate



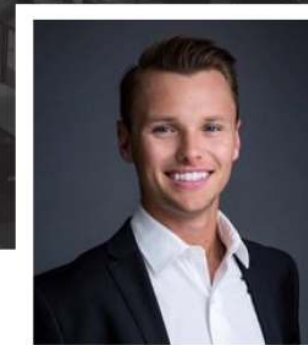
**Bill Daniel**  
CCIM, Broker

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.