

# US Bank - Street Level Office Space

200 N 3rd Street - Bismarck, ND

5,233 sf @ \$16.50 psf



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## Executive Summary for Lease

Address:	200 N 3rd Street - Bismarck, ND
Date Available:	1/1/2021
Lease Rate:	\$16.50 psf / \$7,196.00 mo.
Estimated CAM/NNN:	None
Lease Term:	3 Year Minimum
Approximate SF:	5,233 sf
Parking:	Available at Additional Cost
Tenant Responsibilities:	Interior Janitorial
Landlord Responsibilities:	Full Service

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.



### DAYTIME POPULATION

.5 MILE	1 MILE	3 MILES
11,308	29,299	79,441



### AVERAGE HOUSEHOLD INCOME

.5 MILE	1 MILE	3 MILES
\$44,050	\$56,879	\$73,256



### 2019 POPULATION

.5 MILE	1 MILE	3 MILES
2,911	12,943	63,919



### EMPLOYEES

.5 MILE	1 MILE	3 MILES
10,913	23,835	58,218

## Property Highlights

- ◆ 10 private offices
- ◆ Reception Area
- ◆ Open Work Areas
- ◆ Conference Room
- ◆ Elevator Access
- ◆ Glass Walls and many Windows
- ◆ Access to connected Parking Ramp
- ◆ Parking at additional cost
- ◆ Walk Score of 90 - Walkers Paradise
- ◆ Window signage available



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## Potential Uses

- ◆ Association Headquarters
- ◆ Energy Industry
- ◆ Law Firm
- ◆ Accounting Firm
- ◆ Medical Offices
- ◆ Government Office
- ◆ Professional Services
- ◆ Engineering Firm
- ◆ Development Company
- ◆ Consulting Firm



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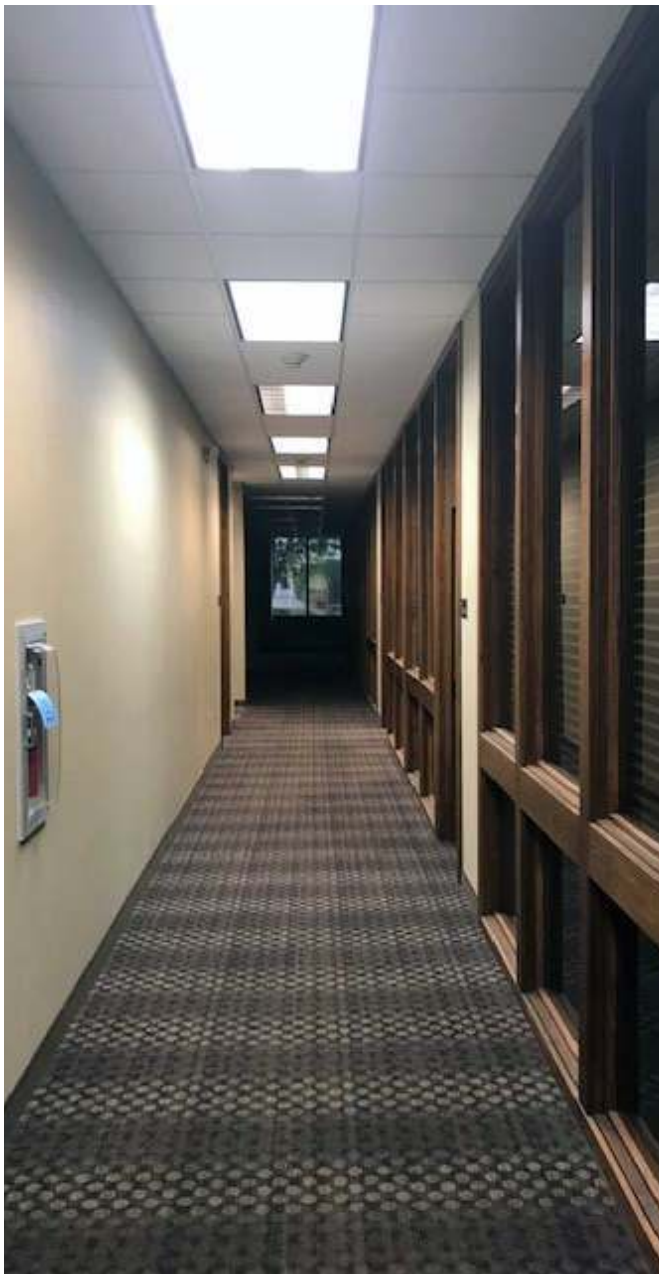


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Shared  
Break  
Room



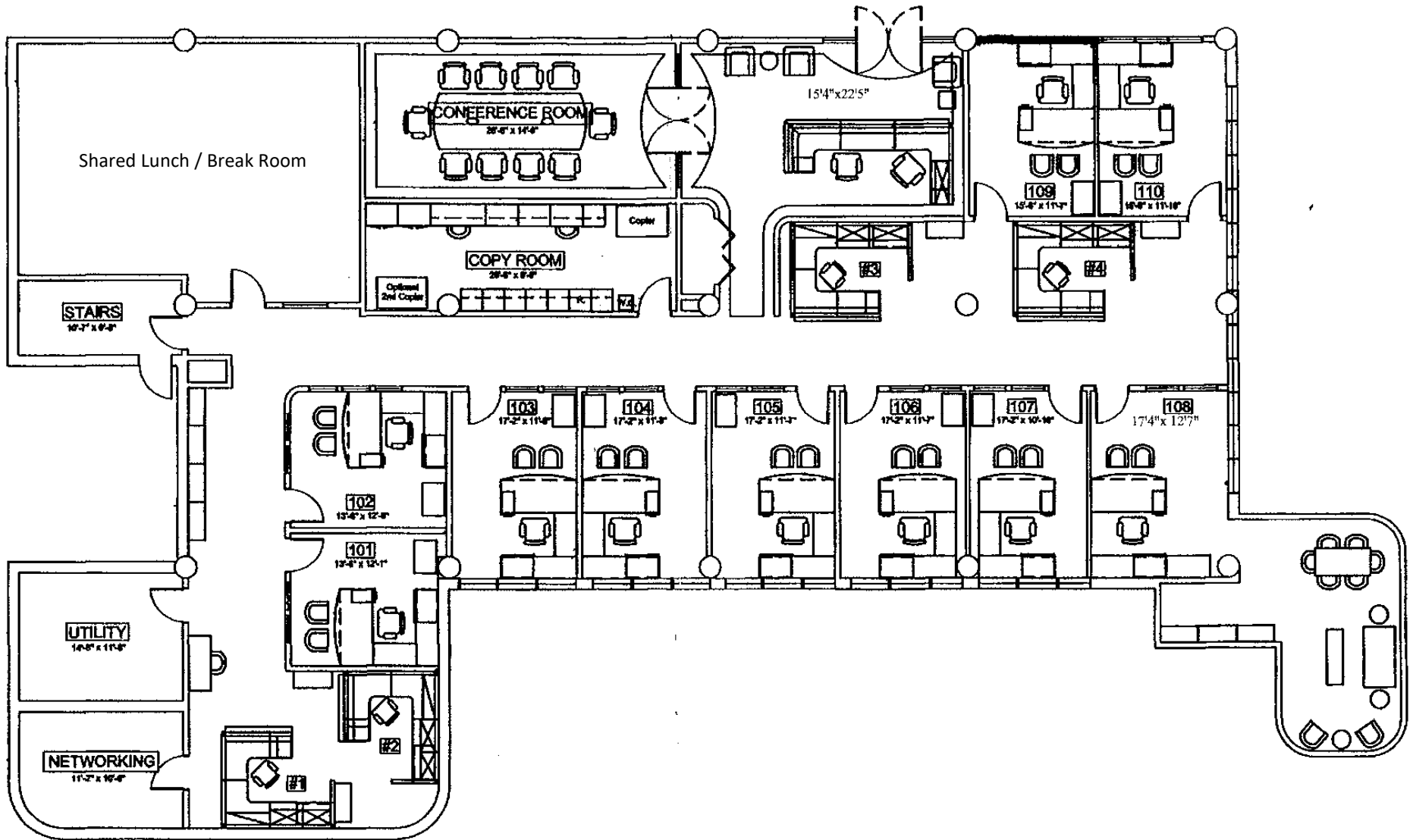
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# Floor Plan



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## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

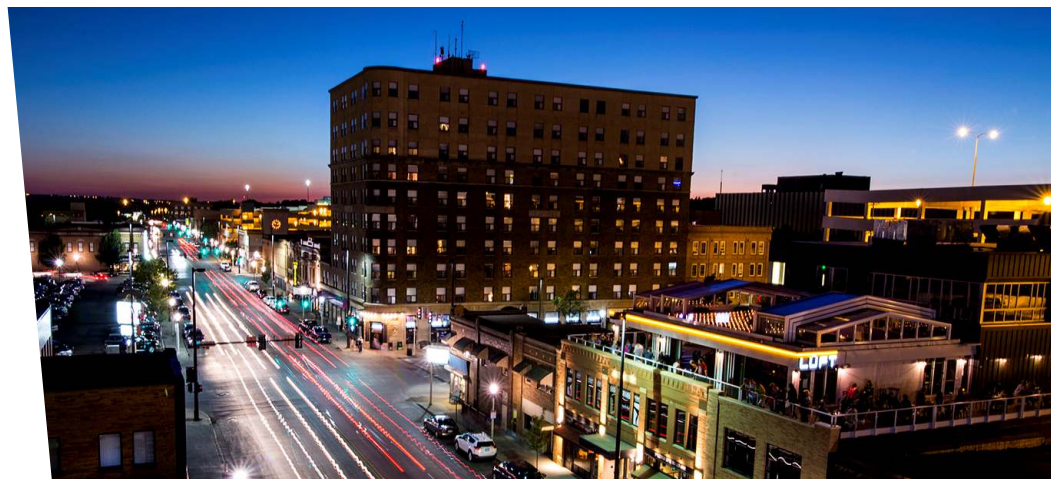
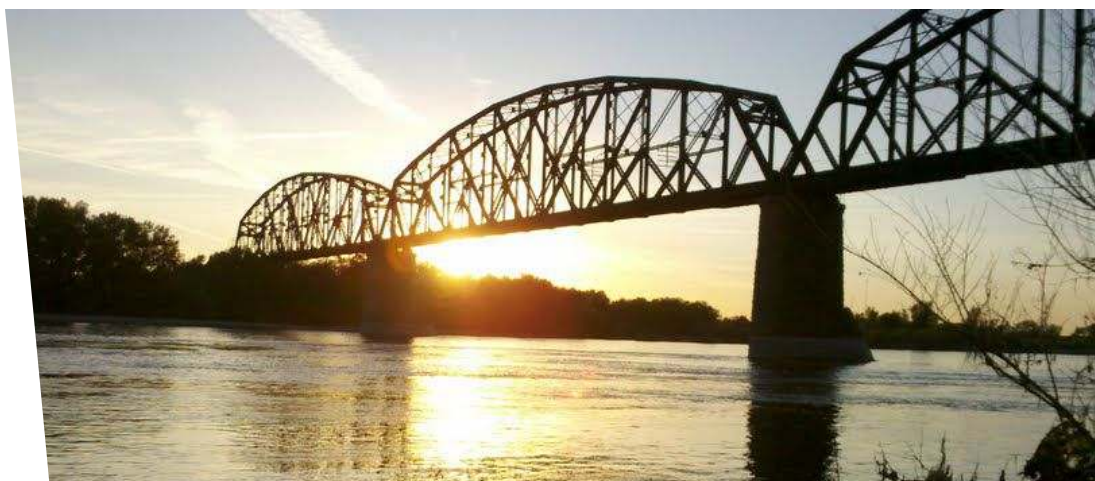
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WalletHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.





**William L Guy  
Federal Building**

Gate City Bank  
GLANCE  
MONTANA-DAKOTA UTILITIES CO.  
Starion BANK  
American  
CRAFTADE

CHI St. Alexius Health  
**SANFORD**  
HEALTH  
MID DAKOTA CLINIC

**BROADWAY CENTRE**

**SITE**

**usbank**

BNC National Bank  
PIROGUE GRILLE  
BRIDAL - it more  
THE CAPITAL  
Bakery

**N 1st St.**

**E Front Ave**

**N 2nd St.**

**N 3rd St.**

**E Broadway Ave**

**3,900 VPD**

Blarney  
ROUNDDHOUSE  
LUFT  
JLG  
T.N.  
THE STARBUCKS ROOSTER  
ANIMA CUCINA  
FIREFLY PIZZA  
ELBOW ROOM  
McDonald's

Stella's  
BLACKTIE OPTICAL  
usbank  
America's HOME LOANS  
Nutrition AMBITION  
WHITE LACE Bridal  
noodlezips  
BUTTERHORN

**8,585 VPD**

**E Main Ave**

**10,090 VPD**

**12,615 VPD**

Coffee Break  
Buck's  
Qdoba MEXICAN GRILL  
crabapple  
Panera BREAD  
FIRST WESTERN BANK & TRUST  
HUHOT MONGOLIAN GRILL  
noodles & company

**BISMARCK**  
EVENT CENTER  
Kirkwood Mall

# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THE BARBER'S WIFE EST. 2015



THREEFOLD



BOUTIQUE

BISMARCK

MAGAZINE

WHITE LACE Bridal



hiccup's KIDS + BABY



Small town. Growing city.







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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.

**Powerful Team. Powerful Process. Powerful Results.**