

Office / Professional Space

1147 W Capitol Ave - Bismarck, ND

\$19.00 psf + Operating Expenses - 5,162 sf



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

Executive Summary for Lease

Address:	1147 W Capitol Ave - Bismarck, ND
Date Available:	Immediately
Lease Term:	Minimum 3 Year
Lease Rate:	\$19.00 psf + Operating Expenses
Approximate SF:	5,162 (<i>can be subdivided</i>)
Parking:	Ample On-Site
Tenant Responsibilities:	Utilities, janitorial, tenant insurance, Pro rata of building insurance, taxes, & common area maintenance
Landlord Responsibilities:	Building insurance, structure & roof

Property Highlights

Estimated operating expenses \$4.50 – \$5.00 psf
Great Location - North Grade Level Space
Warm Vanilla Shell Condition
1 Tenant, can be subdivided to 2 (Subject to Landlord Approval)
Large open space - Great Windows
Building signage TBD
Tenant allowance TBD
Parking for employees and customers

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.



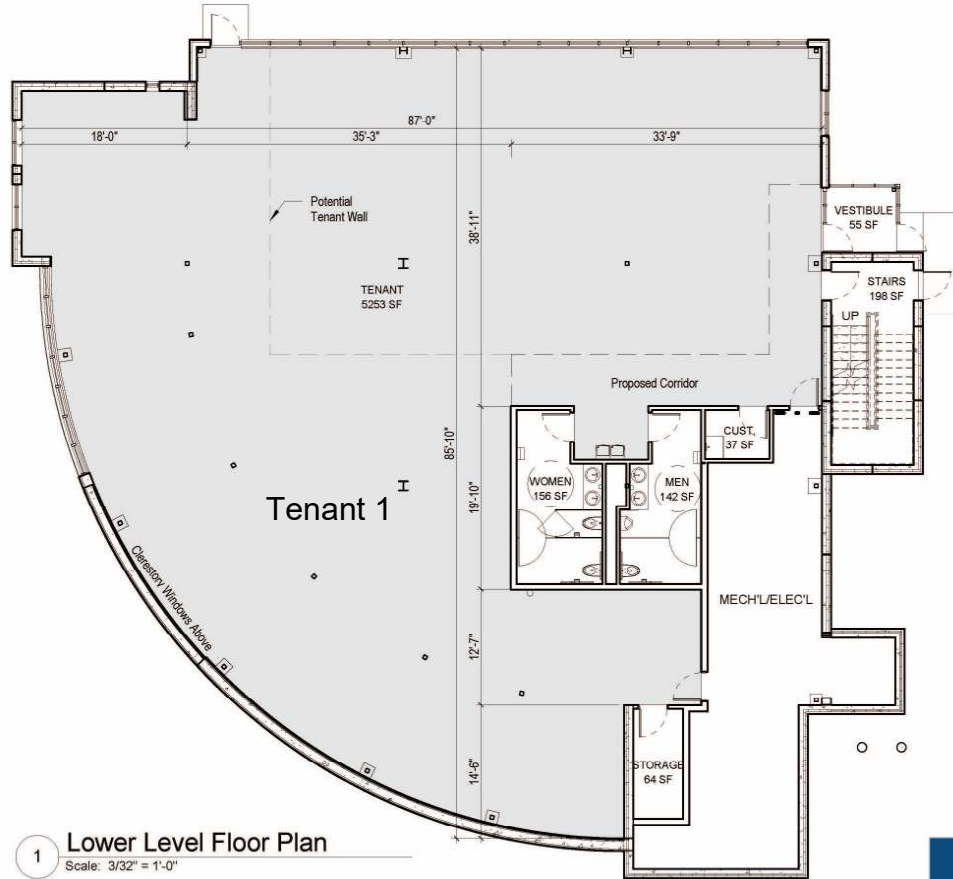
Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

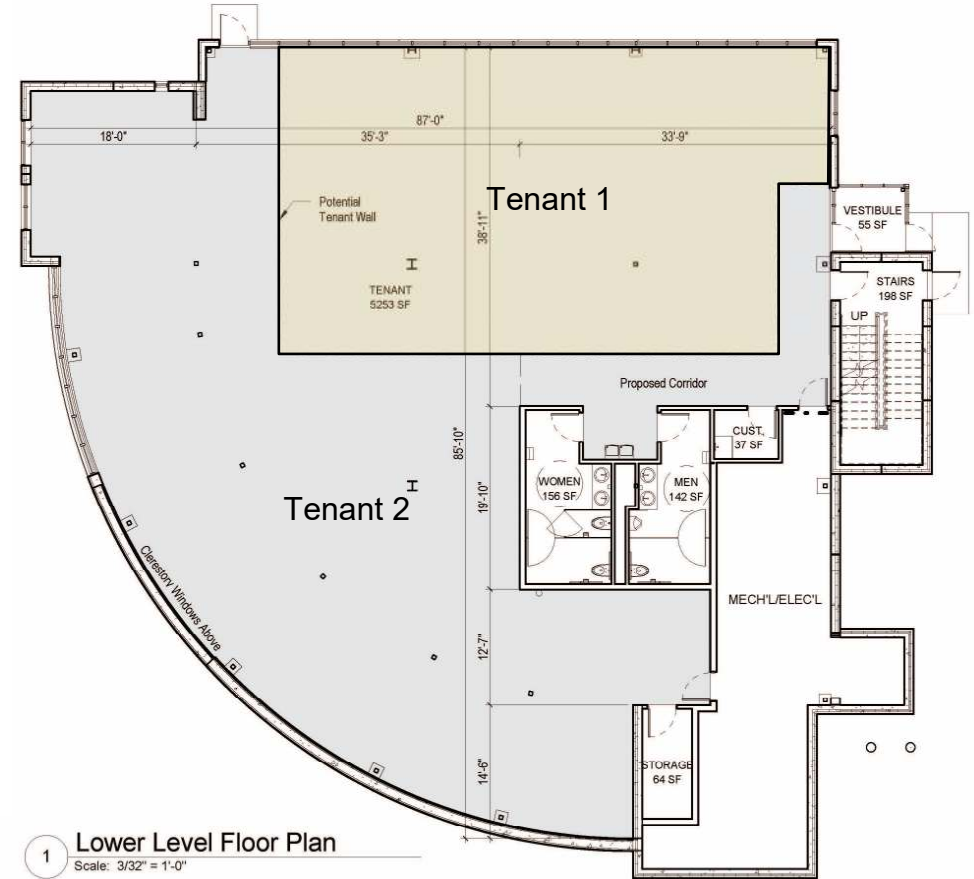
DanielCompanies.com

Floor Plan

Single Tenant



Optional Subdivision







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.