Office / Professional Space

1147 W Capitol Ave - Bismarck, ND\$19.00 psf + Operating Expenses - 5,162 sf





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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 (can be subdivided)
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.





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Floor Plan

Single Tenant

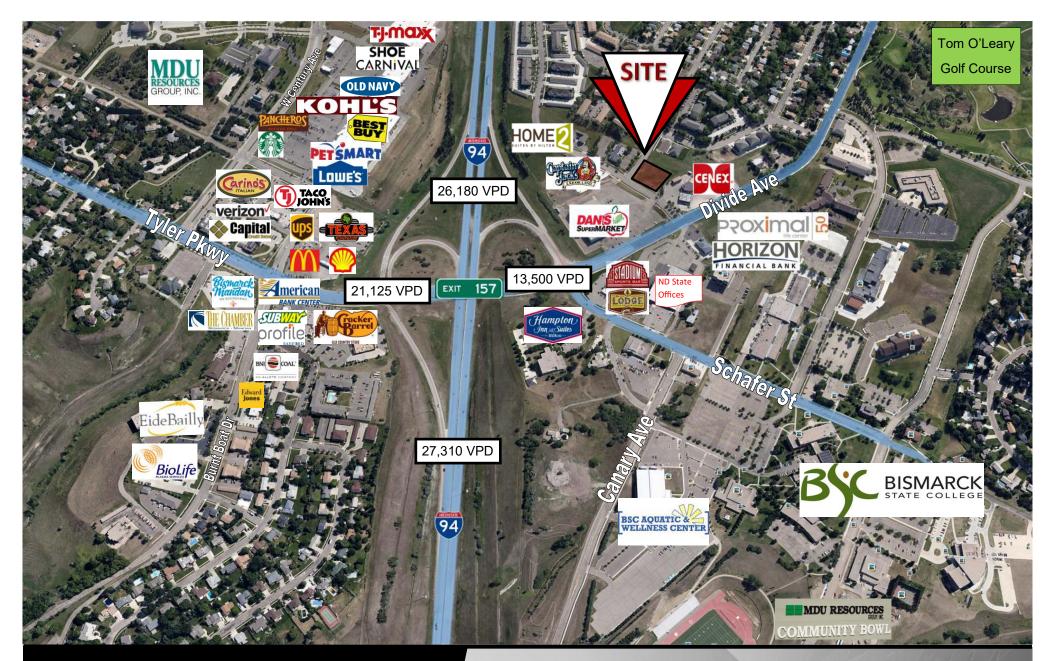
87'-0* 87'-0* 18'-0' 35'-3" 33'-9* 18'-0" 35'-3" 33'-9" Tenant 1 Potential Tenant Wall Potential VESTIBULE 55 SF VESTIBULE Tenant Wall --Ι I STAIRS STAIRS TENANT 5253 SF TENANT 5253 SF 198 SF 198 SF Proposed Corrido Proposed Corrido CUST, 37 SF CUST WOMEN MEN WOMEN MEN Ι I 19'-10" 19'-10" Tenant 1 142 S Tenant 2 142 SF MECH'L/ELEC'L MECH'L/ELEC'L 0 0 0 0 64 SF 64 SF Lower Level Floor Plan Lower Level Floor Plan 1 1 Scale: 3/32" = 1'-0" Scale: 3/32" = 1'-0" studio



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Optional Subdivision





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