

FOR LEASE - FINISHED OFFICE SPACE



931 S 9TH ST, SUITE 201, BISMARCK

PROPERTY DESCRIPTION

This 5,517 SF lease offers a prime location, abundant parking, and high-end finishes. With large private offices boasting scenic views, a spacious conference room with a kitchen, and a built-in mahogany reception station, this second-floor unit with elevator access is designed for productivity and professionalism. Tenants will appreciate the opportunity to showcase their brand with exterior signage. Positioned in a high-traffic area, this property provides easy access for both employees and clients. Elevate your business in this vibrant, sought-after location.

PROPERTY HIGHLIGHTS

- 2nd Floor w/Elevator
- 10 Private Offices
- Great Views
- Large Conference Room w/Kitchen
- High-End Finishes
- Built-In Mahogany Reception Station



All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

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OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	5,517 SF
Tenant Responsible For:	Utilities, Janitorial, Liability Insurance, & Pro-Rata Share of Taxes and Snow Removal

NEIGHBORING TENANTS

NEARBY BUSINESSES

HH Gun Shop	Cash Wise
Los Campeones Gym	Dollar Tree
One Way Salon	Little Caesars
Salon Centric	Office Depot
Smokey's	Wendy's

- Large Roof Top Exterior Signage Available
- Strong daytime population with employees in surrounding area

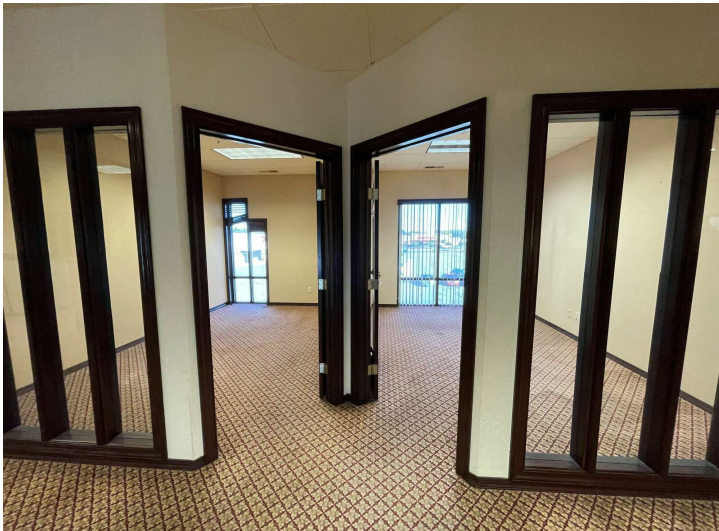
RISE PROPERTY BROKERS

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Bismarck, ND 58501

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SUITE 201 PHOTOS



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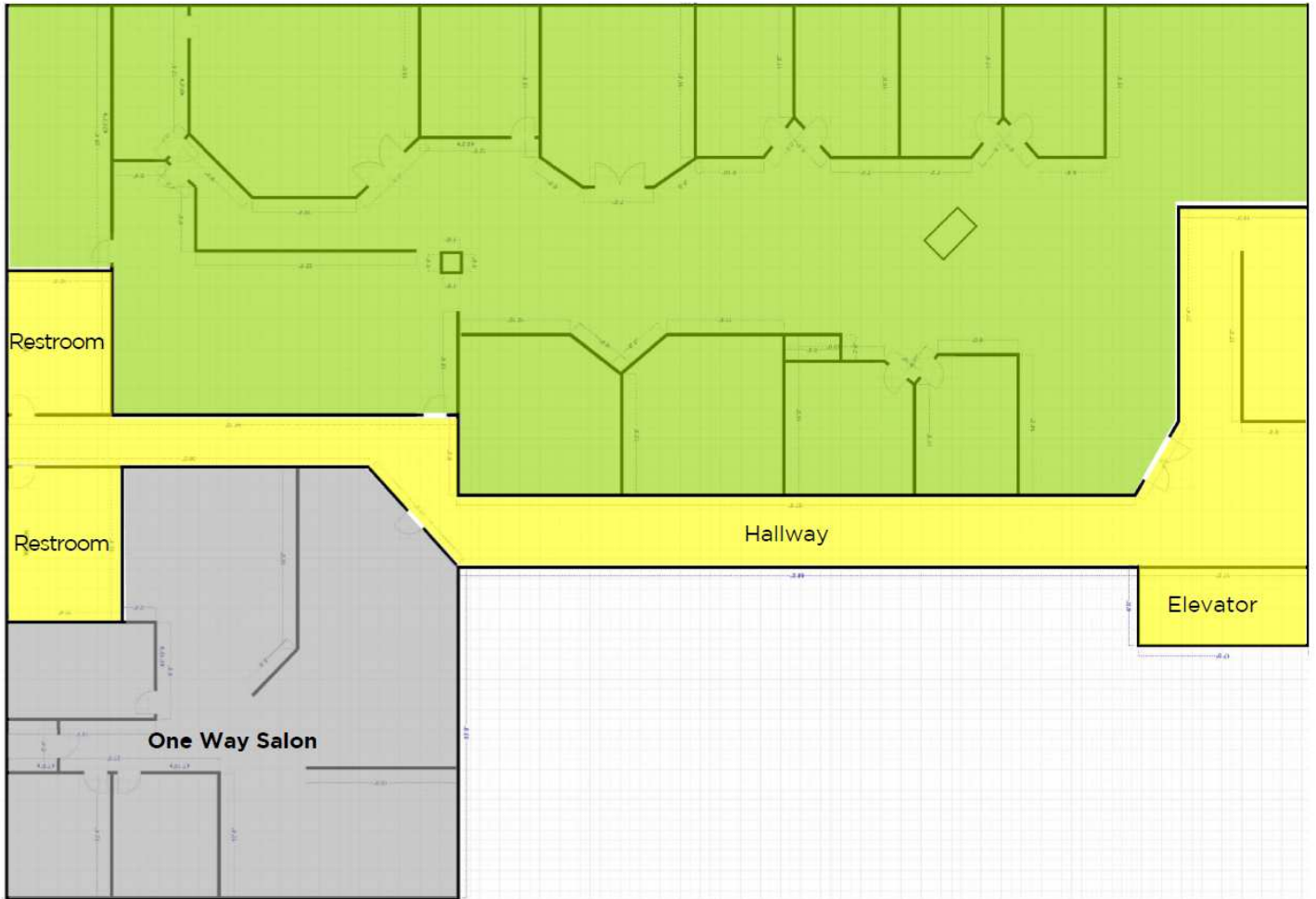
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FLOOR PLAN

Suite 201

Shared Space



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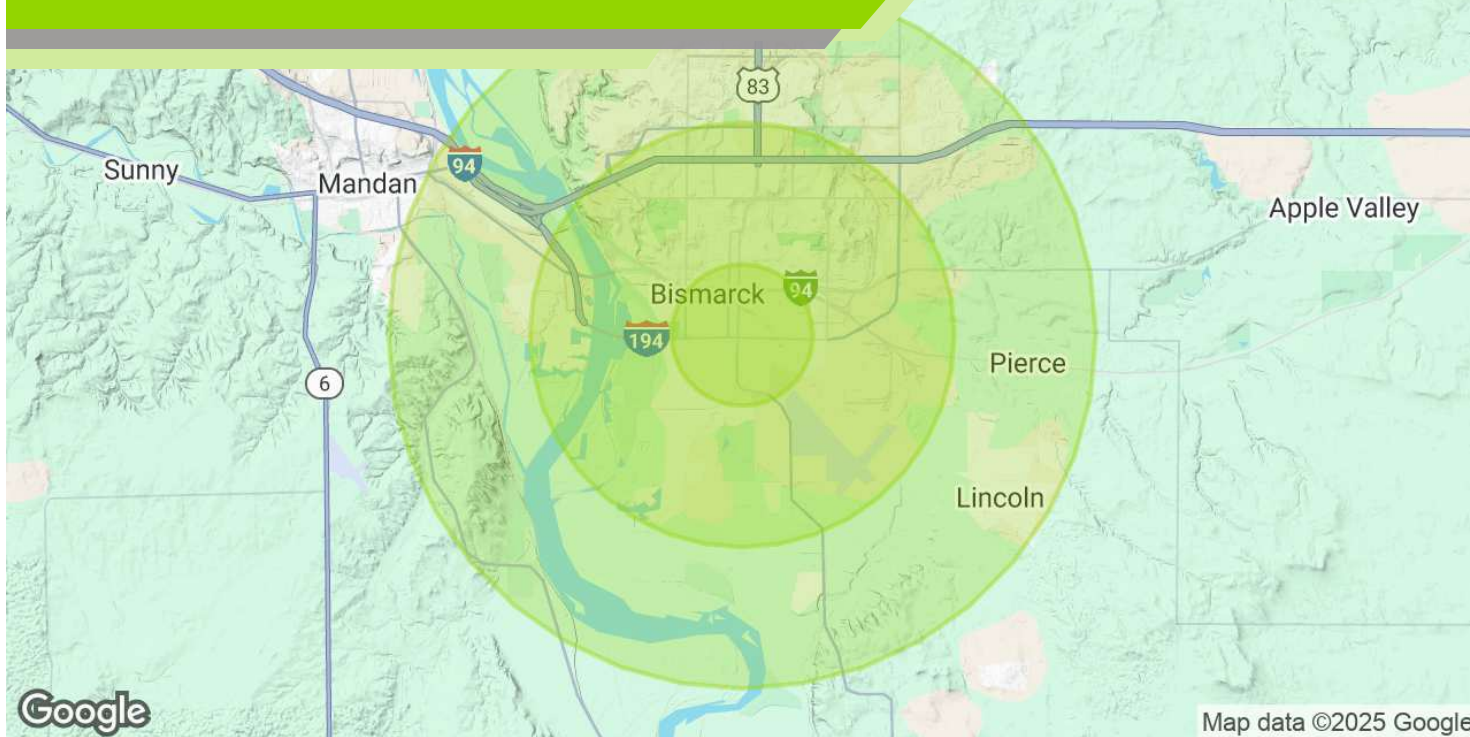
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,057	53,431	91,135
Average Age	40	40	40
Average Age (Male)	40	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,368	24,011	38,439
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$72,225	\$86,342	\$95,822

TRAFFIC COUNTS

East Bismarck Expressway	26,555/day
South 9th Street	7,070/day

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

Located in a high-traffic location in South Bismarck with easy access and abundant on-site parking.

One block from Kirkwood Mall.

In the heart of Bismarck's activity, located on the corner of 9th St and Bismarck Expressway.

One of Bismarck's busiest intersections.



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