

FOR LEASE - PROFESSIONAL OFFICE SPACE



812 BURLINGTON DR, BISMARCK

PROPERTY DESCRIPTION

This exceptional Class A office building offers flexible leasing options from 1,500 to 7,000 square feet. Step into a world of contemporary elegance with a striking glass front and roof atrium, complemented by essential amenities such as a backup generator, secured card access, and a 24-hour building radius security system. Additionally, experience the convenience of a sheltered drop-off and pick-up zone, monument signage, and ample off-street parking. Elevate your business presence in this premier office space!

PROPERTY HIGHLIGHTS

- Main Floor Office Space in the Levinson Technology & Business Center
- Suite 100 = 3,600 SF / \$17 PSF + \$5 PSF Fixed CAM (Utilities Included in CAM)
- Suite 200 = 1,500 SF - 3,400 SF / Lease Terms Negotiable (Unfinished Space)
- Glass Front & Roof Atrium
- Back-Up Generator
- Secured Card Access

OFFERING SUMMARY

Suite 1 Lease Rate:	\$17 PSF + \$5 PSF Fixed CAM
Suite 2 Lease Rate:	Lease Terms Negotiable
Available Space:	1,500 - 7,000 SF

NEARBY BUSINESSES:

Arby's	Taco Bell
Dairy Queen	Valley Sport & Marine
Sam's Club	Walmart

- 24-Hour Building Radius Security System
- Sheltered Drop-Off & Pick-Up Zone
- Monument Signage
- Ample Off-Street Parking
- TI Allowance Negotiable
- Additional Space Potentially Available on 2nd Floor



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

RISE PROPERTY BROKERS

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PROPERTY PHOTOS



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SUITE 100

SUITE 100 DETAILS:

Lease Price: \$17 PSF + \$5 PSF Fixed CAM

Lease Space: 3,600 SF

Utilities Included in CAM

Main Level Space

Large Lobby / Reception Area w/Built-In Reception Desk

Large File Room w/Cabinets

Break Room w/Sink

5 Large Private Offices (3 w/Windows)

All Offices Separately Zoned for Heat & A/C

Storage / IT Room

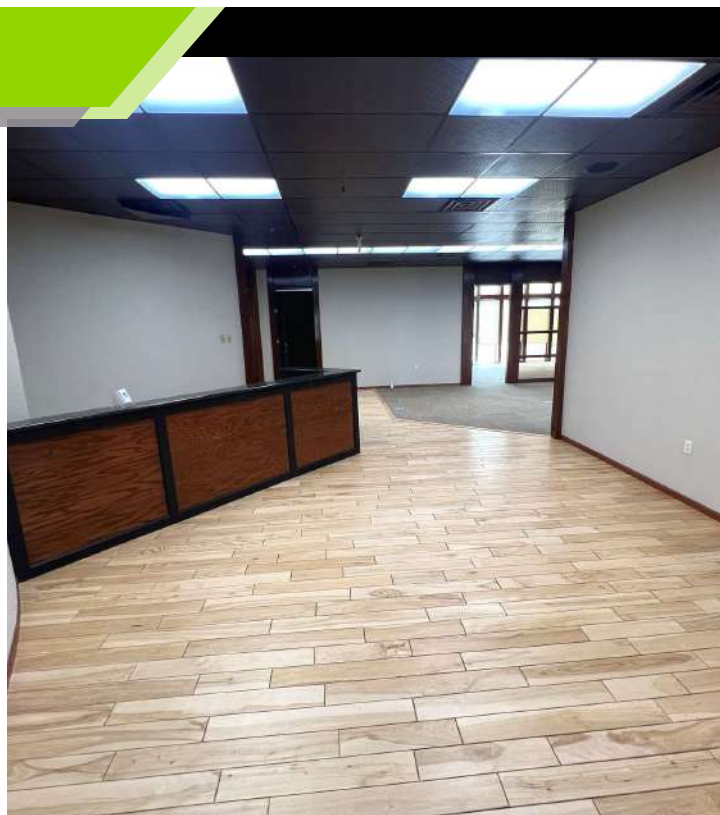
Large Conference Room

Large Open Collaborative Space

Private Men's & Women's Restrooms

Key Fob Access & Motion Sensing Lights

High Ceilings



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SUITE 100 PHOTOS



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SUITE 200

SUITE 200 DETAILS:

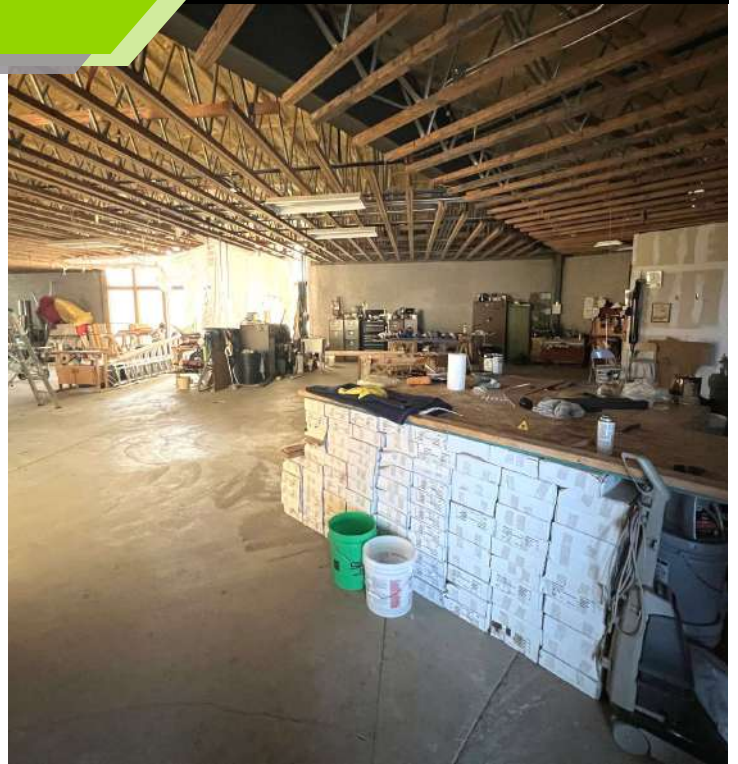
Lease Rate: Lease Terms Negotiable

Lease Space: 1,500 SF - 3,400 SF

Unfinished Space

Tenant Improvement Allowance Provided

Key Fob Access



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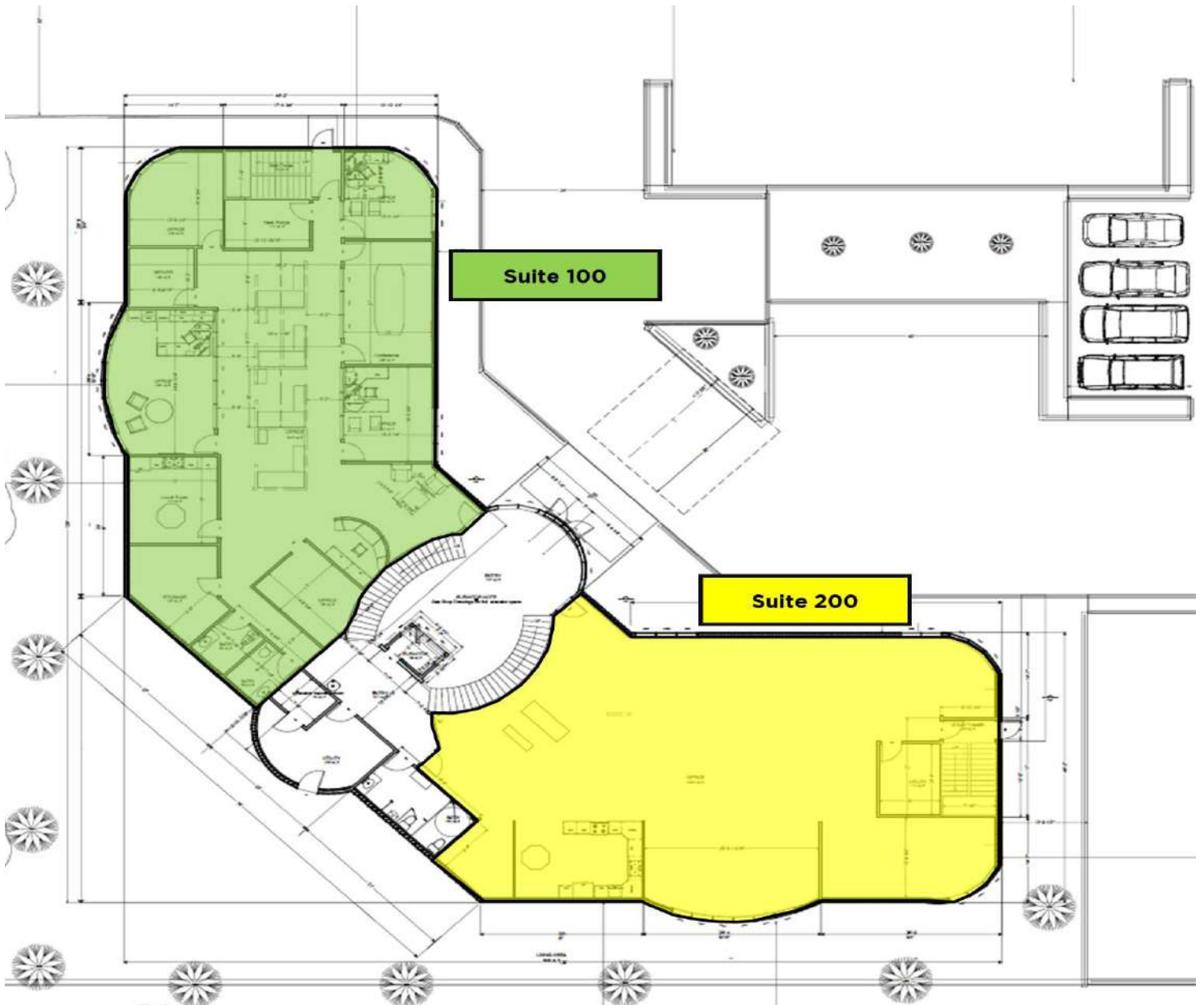
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MAIN LEVEL FLOOR PLAN



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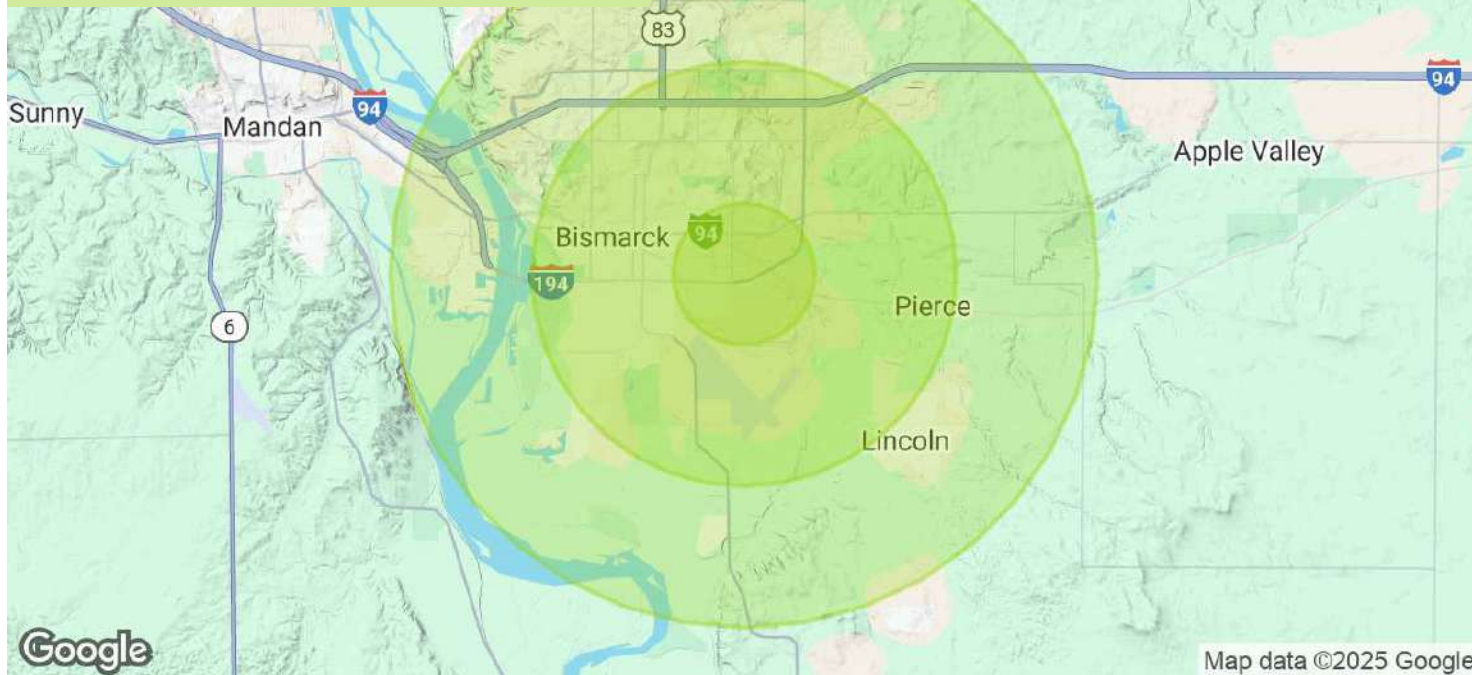
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DEMOGRAPHICS SUMMARY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,110	43,918	88,022
Average Age	40	41	40
Average Age (Male)	39	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,222	19,594	37,210
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$56,787	\$81,204	\$94,224
Average House Value	\$337,669	\$262,981	\$310,906

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

South Bismarck - Just off Bismarck Expressway

Surrounded by a variety of retail and restaurants including Walmart, Sam's Club, Dairy Queen, Arby's, Taco Bell, and more!



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