

FOR LEASE - OFFICE SUITES



4023 STATE ST., BISMARCK

PROPERTY DESCRIPTION

Take a look at this leasing opportunity at 4023 State St in Bismarck- a prime location for your business. The full service lease includes common janitorial, utilities, and snow removal, ensuring a hassle-free experience. Situated just East of State Street with a traffic count of 25,800 vehicles per day, your business will benefit from maximum exposure. The ample off-street parking further enhance the appeal of this outstanding property. Don't miss out on this opportunity!

PROPERTY HIGHLIGHTS

- Great North Bismarck Location, Just East of State Street
- Signage Available
- Ample Off-Street Parking
- Landlord Responsible for Common Janitorial, Utilities, and Snow Removal
- Average Daily Traffic of 25,800 Vehicles Per Day

OFFERING SUMMARY

Lease Rate:	\$10 - \$15.98 PSF
Number of Units:	4
Available SF:	262 - 1,893 SF
Lease Type:	Full Service
Traffic Count:	25,800 Vehicles Per Day

SPACES	LEASE RATE:	SPACE SIZE
Suite 45 & 55	\$10.00 SF/yr	1,893 SF
Suite 60	\$12.00 SF/yr	1,386 SF
Suite 65	\$13.65 SF/yr	1,374 SF
Suite 85	\$15.98 SF/yr	262 SF

NEARBY BUSINESSES

Cash Wise	Starbucks
Grand Junction Subs	Walmart



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RISE PROPERTY BROKERS

1010 E Central Ave
Bismarck, ND 58501
o: 701.222.0232

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SUITE 60



SUITE SUMMARY:

Lease Rate: \$12 PSF - Full Service

Lease Space: 1,386 USF

Parking: Ample Off-Street Parking

SUITE HIGHLIGHTS:

- 5 Private Offices
- Acoustic Ceiling
- Neutral-Grade Commercial Carpet
- Fluorescent Lighting
- Signage Available
- Common Restrooms



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SUITE 60 PHOTOS



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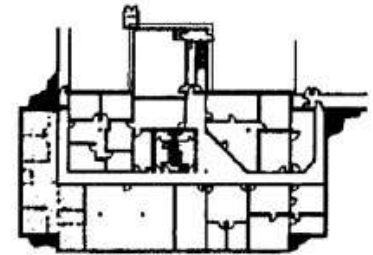
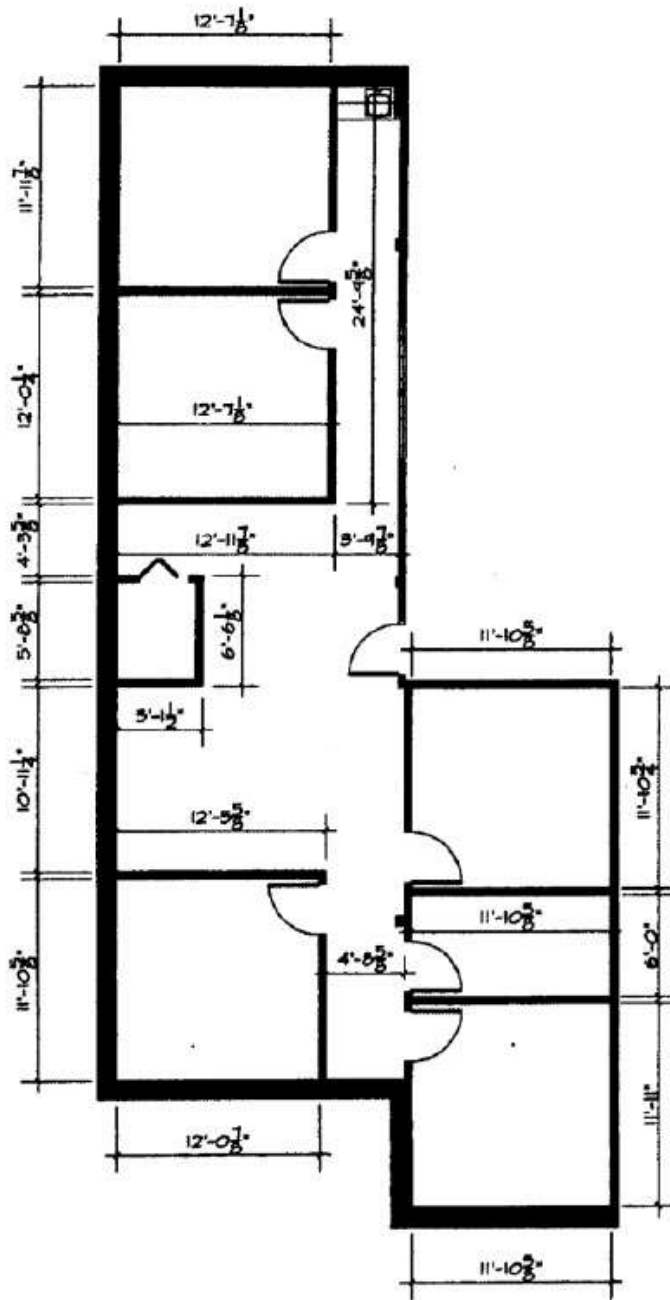
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SUITE 60 FLOOR PLAN



UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0"
1866 SQ. FT.

Suite 60



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SUITE 65



SUITE SUMMARY:

Lease Rate: \$13.65

Lease Space: 948 USF / 1,374 RSF

Availability: June 1st

Parking: Ample Off-Street Parking

SUITE HIGHLIGHTS:

- Lower Level Suite w/Windows
- 4 Private Offices
- Reception / Lobby Area
- Fluorescent Lighting
- Neutral Commercial Grade Carpet
- Data Cabling Throughout
- Common Restrooms, Large Conference Room, and Kitchen



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SUITE 65 PHOTOS



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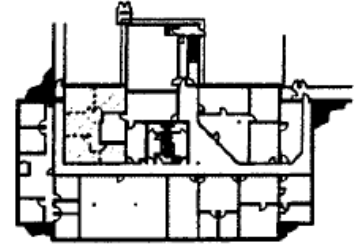
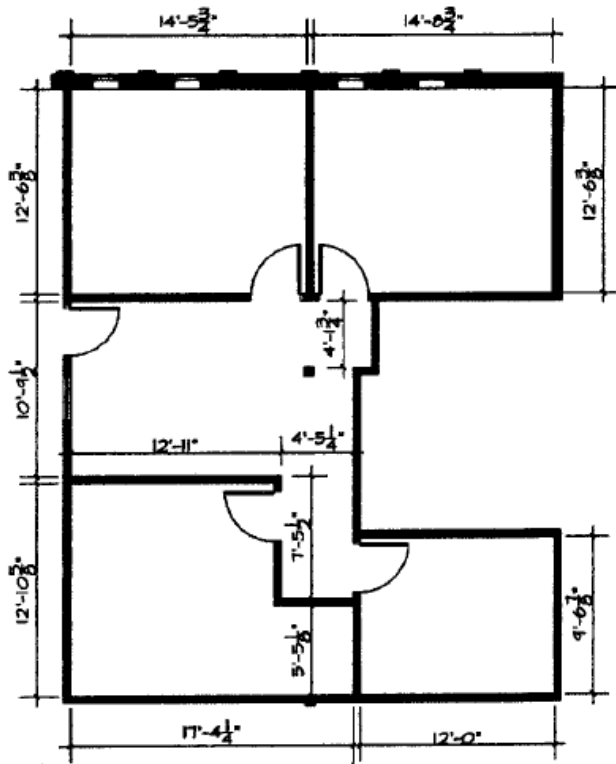
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SUITE 65 FLOOR PLAN



 **UNIT FLOOR PLAN**
 SCALE: 1/8"=1'-0"
 148 SQ. FT. Suite 65



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SUITE 85



SUITE SUMMARY:

Lease Rate: \$349 Per Month

Lease Space: 181 USF / 262 RSF

Availability: Now

Parking: Ample Off-Street Parking

SUITE HIGHLIGHTS:

- Lower Level
- Finished One-Room Suite
- New Laminate Plank Floor
- All Utilities are Furnished
- Common Restrooms, Large Conference Room, and Kitchen



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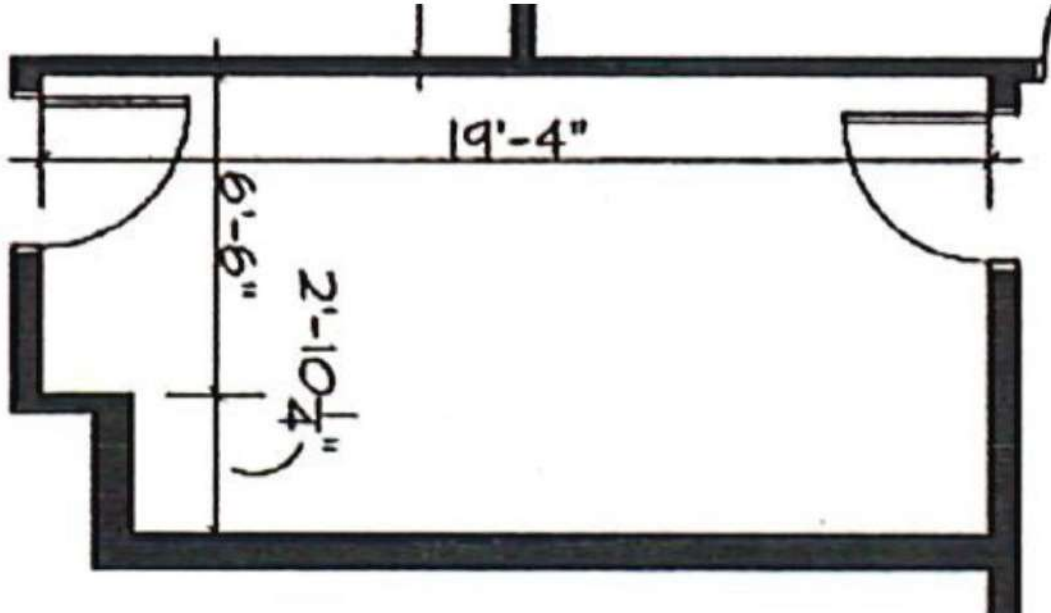
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SUITE 85 FLOOR PLAN



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SUITE 45 & 55



SUITE SUMMARY:

Lease Rate: \$10 PSF - Full Service

Lease Space: 1,306 SF Usable / 1,893 SF Leasable

Parking: Ample Off-Street Parking

SUITE HIGHLIGHTS:

- Landlord Will Finish Space for Tenant
- Lower Level Suite
- Large Open Work Space
- Signage Available
- Common Restrooms



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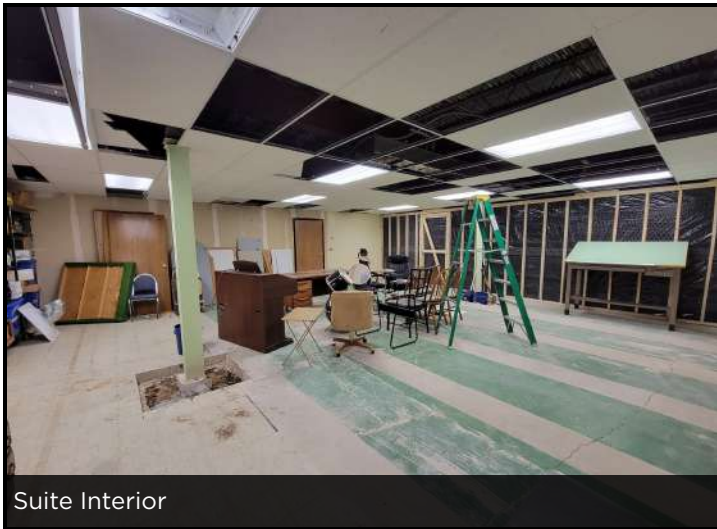
SUITE 45 & 55 PHOTOS



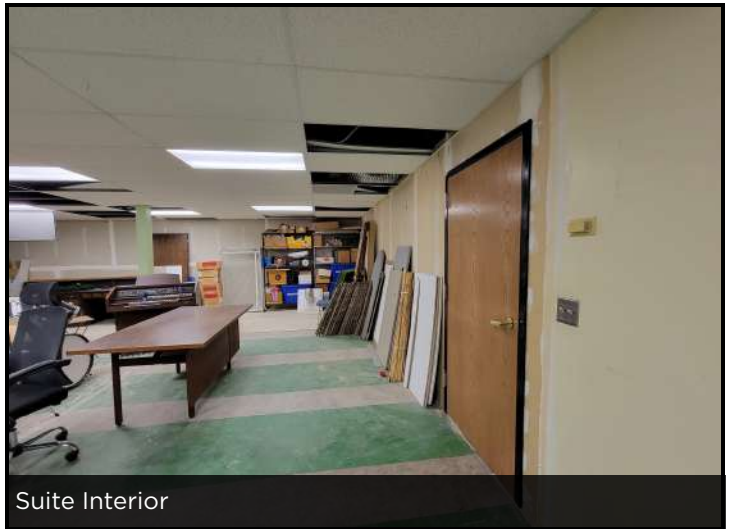
Suite Entrance



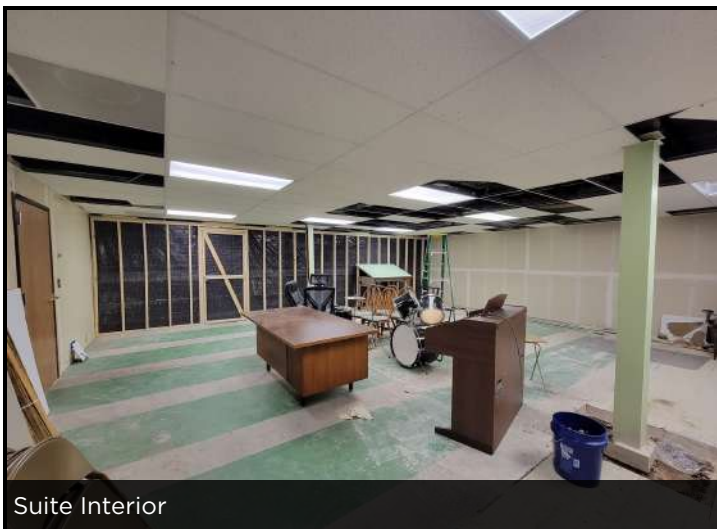
Suite Interior



Suite Interior



Suite Interior



Suite Interior



Building Entrance / Common Lobby



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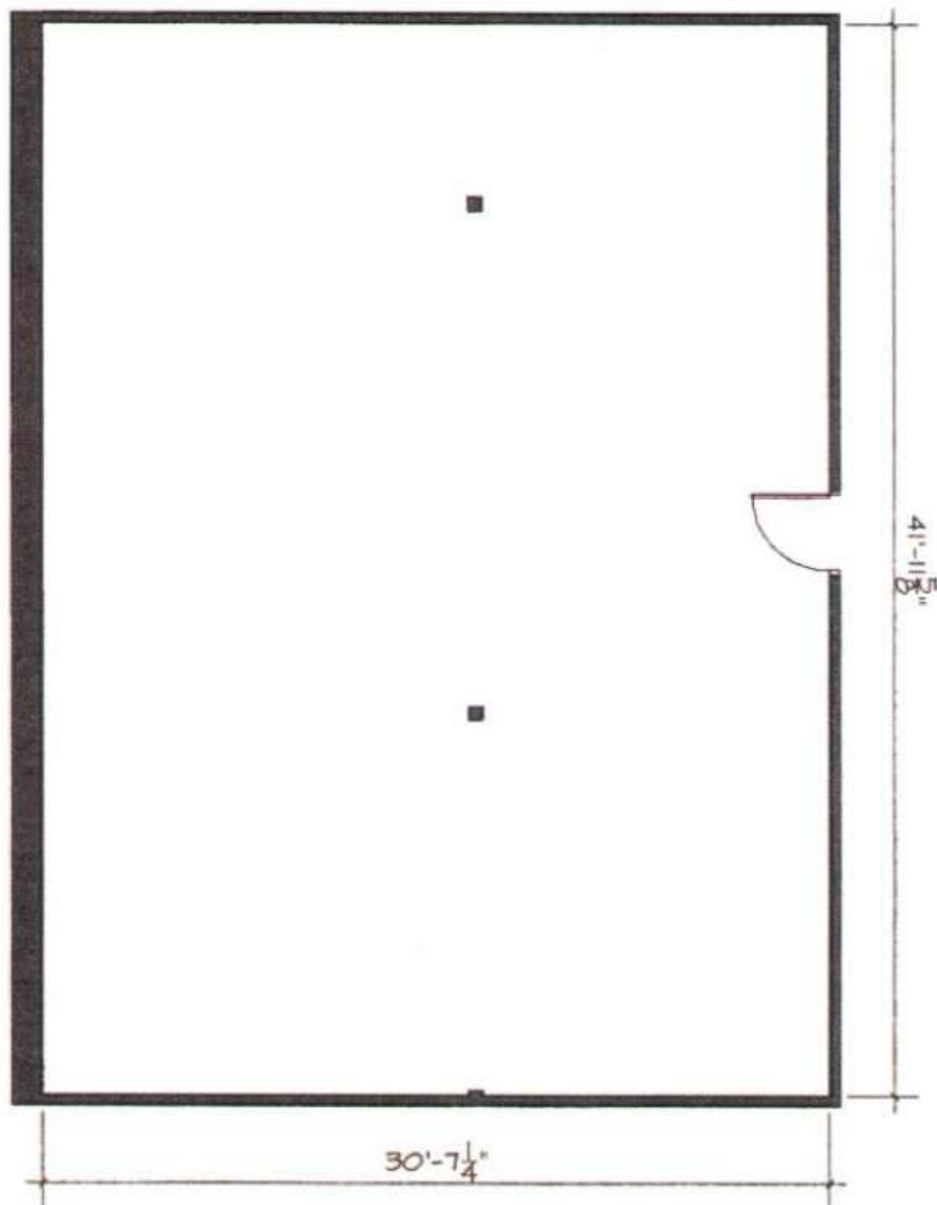
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PROPERTY LOCATION



LOCATION OVERVIEW

Great North Bismarck Location

Just East of State Street and South of 43rd

Average Daily Traffic: 25,800 Vehicles Per Day



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COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



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