

Property for Lease



Retail Building • 409 South 3rd Street, Bismarck, ND 58504



Property Highlights

- Lease Rate: Negotiable
- Space Available: 1,190 sq ft
- New Construction
- Located Next to Downtown and Kirkwood Mall
- Traffic Count: 12,000 vpd
- Monument and Building Signage

Demographics

- Population: 93,359
- Traffic Area: 200,000
- Household Income: \$70,918



Duemelands Commercial LLLP, Broker/Owner
301 East Thayer Ave • Bismarck, ND 58501
phone 701.221.2222 • fax 701.221.2290
www.duemelands.com

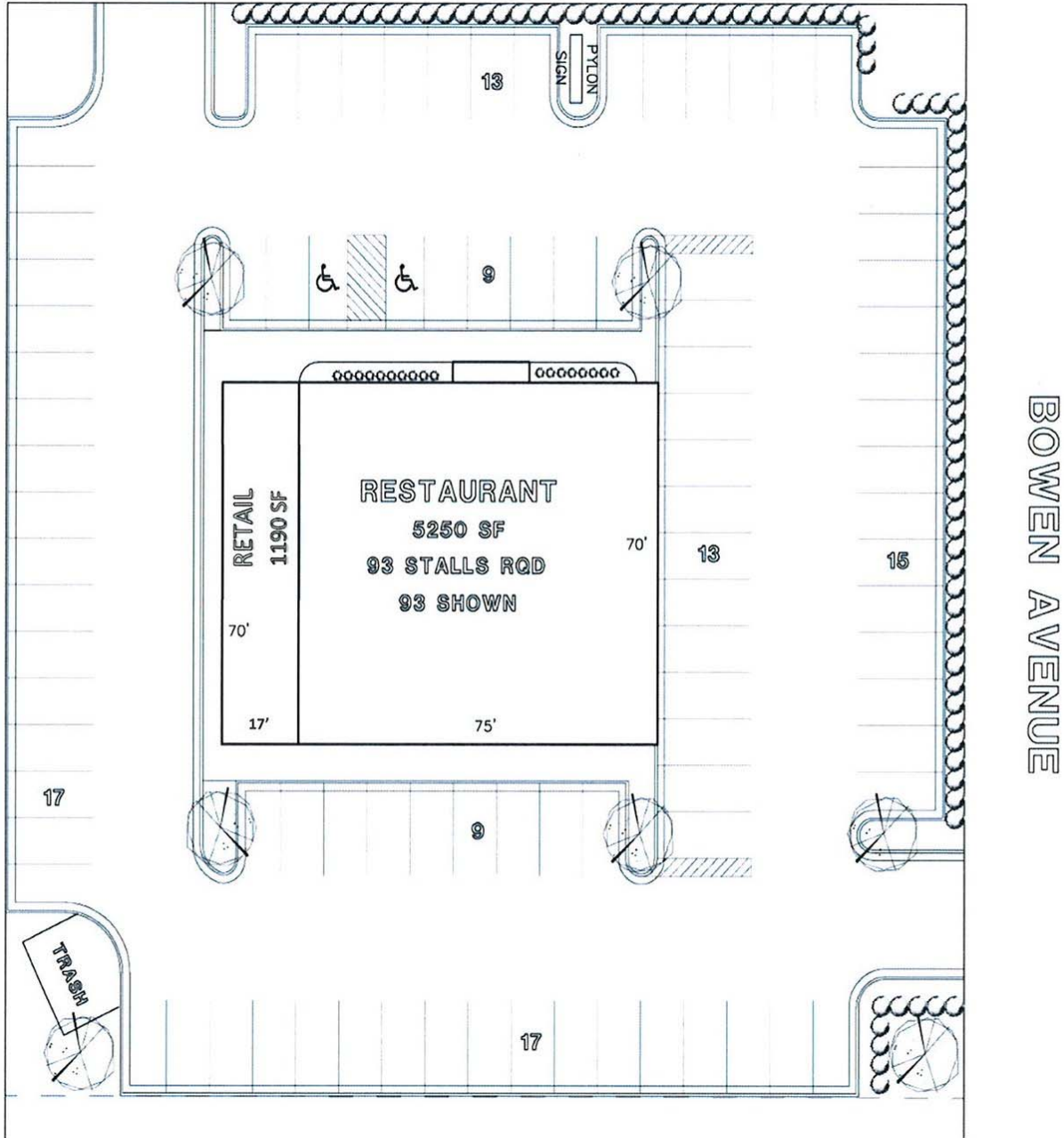
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Site Plan

Retail Building

3RD STREET



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Monument Sign

Retail Building

735 Airport Road | Bismarck, ND 58504 | Phone: 701-250-9696 | Fax: 701-250-8686 | www.indigosignworks.com

INDIGO SIGNWORKS

DueMelands Commercial

Project: cabinet 3766

Date: 5-27-11
Revised: 00-00-00

Sales Representative:
Bruce Dintelman

Drawn By: BPW

X

Page Scale: 1/2" = 1'-0"
Page Size: 11x17

168"

98"

66"

32"

2 1/2" bar

RESTAURANT

RETAIL



Due to the limitations of the printing process, the colors shown may not reflect actual colors.

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Landlord's Shell Exhibit

Retail Building

SUBSTRUCTURE

The concrete slab on grade is included except at leave-out areas. Concrete slab shall be 4" thick. A leave-out shall be left out at the rear of each Tenant space for purposes of tenant installation and location of bathrooms and/or utility sinks.

SUPERSTRUCTURE

1. Structure steel with steel support for interior column locations and bar joist roof or elevated floor support members.
2. Colum bay spacing per city code.

ENCLOSURE

1. Roofing system provided by Landlord. Future roof penetrations required for Tenant's work shall be performed by the Landlord's roofing contractor at Tenant's expense.
2. Storefront windows with (1) 3' x 7' front door, including hinges and closer, provided by Landlord.
3. Rear exit door metal (1) 3' x 7', including hinges and closer, provided by Landlord.

FIRE PROTECTION

1. Fire protection with heads turned up for tenant to locate as required by code. Fire protection includes both the bulk main and incoming service valves at each designated sprinkler room.

PLUMBING

1. Sanitary system includes a 4" underground line at the rear of each space in leave-out area. Final connection to the sewer is the Tenant's responsibility.
2. Water Service is limited to a water line at the rear of each building located in the leave-out area or overhead. The Tenant, at Tenant's expense, shall provide all distribution and a sub meter.

HVAC

1. Landlord is responsible for the purchase and installation of the roof top HVAC units which will accommodate 1 ton per 300 SF plus thermostat, and required electrical connection. Tenant shall be responsible for any additional required tonnage for Tenant's business, ductwork and distribution at Tenant's expense.

ELECTRICAL

1. Landlord shall provide 3-phase 200 amp electrical panel on rear wall of the premises at location specified by Tenant.

WALLS

1. Perimeter Walls will be framed, sheet rocked and taped finished, ready for paint 12' in height at Landlord's expense.



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