

Office Space for Lease



DUEMELANDS
COMMERCIAL REAL ESTATE

301 E Thayer Avenue - Bismarck, North Dakota



Lease Rate Negotiable

- ◆ \$4.50 psf estimated CAM

Property Information

- ◆ 4,251 sf available
 - ◇ 2,639 sf main floor office space
 - ◇ 1,612 sf lower level
- ◆ Onsite downtown parking
- ◆ Lower level includes (2) restrooms, kitchen, and file storage area
- ◆ Secure building
- ◆ Large windows to the north and west provide natural light
- ◆ Access from N 3rd St and alley from E Thayer and E Broadway
- ◆ Pylon sign at corner of N 3rd St & E Thayer Ave
- ◆ Additional basement storage space available



Broker / Owner



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
CEO & President
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April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Property Information

Office Space for Lease



Area Demographics

<i>Radius</i>	1-Mile	3-Mile	5-Mile
Population:	12,060	64,118	94,562
Number of Households:	6,145	28,497	40,293
Average Household Income:	\$67,228	\$83,642	\$91,459
Households w/ \$50K+ Income:	3,100	17,239	25,989
Percent of Population w/ Assoc. Degree +:	43.1%	52.5%	54.8%
Number of Employees:	24,619	59,893	72,578
Number of Businesses:	1,430	3,900	4,851



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3rd Street Corridor

Office Space for Lease



Subject Property



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