



LARGE OFFICE COMPLEX

4111 STATE STREET
BISMARCK, ND 58503

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FOR SALE



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LARGE OFFICE COMPLEX

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OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	25,713 SF
Lot Size:	75,836 SF
Year Built:	1970
Renovated:	2007
Zoning:	CG- Commercial

PROPERTY OVERVIEW

Well-constructed, multi-floor, administrative office building with elevator. Attached service center with 10 overhead doors.

PROPERTY HIGHLIGHTS

- Initial construction in 1970: 8,500 SF office and 7,000 SF vehicle/warehouse
- Additions in 1985 and 2007
- Main Floor: 9,772 SF - Office
- 2nd Floor: 2,646 SF - Office
- Lower Level: 6,644 SF - Vehicle/Warehouse, 2,468 SF - Office, 4,183 SF Office/Meeting Room/Mechanical
- Brick and concrete exterior, metal frame windows
- Elevator access to all levels
- Security system, Fire detection system
- City water and sewer | DCN internet connection
- Electric plenum heating/in-floor heat
- Standby generator capable (Generator Not Included)

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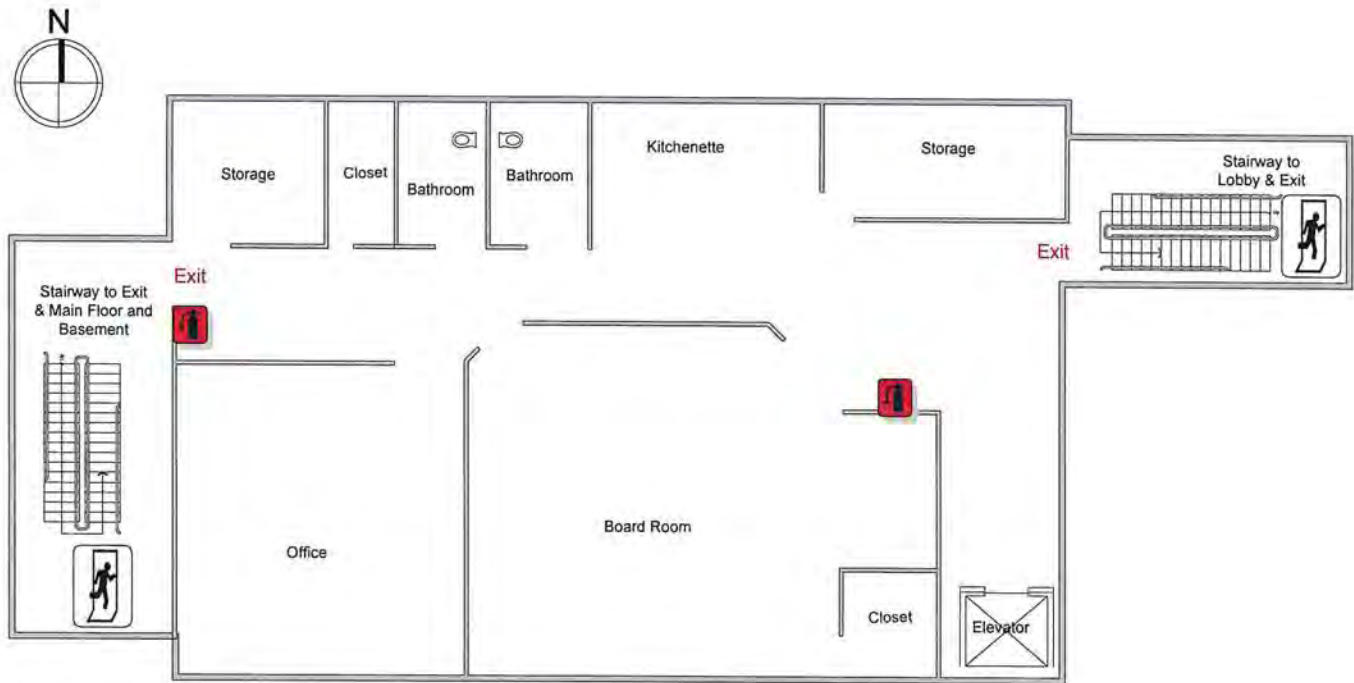
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UPPER LEVEL

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Fire Extinguisher



- Large board room, setup with audio and visual equipment
- Kitchenette and restrooms
- Large executive office and two standard offices



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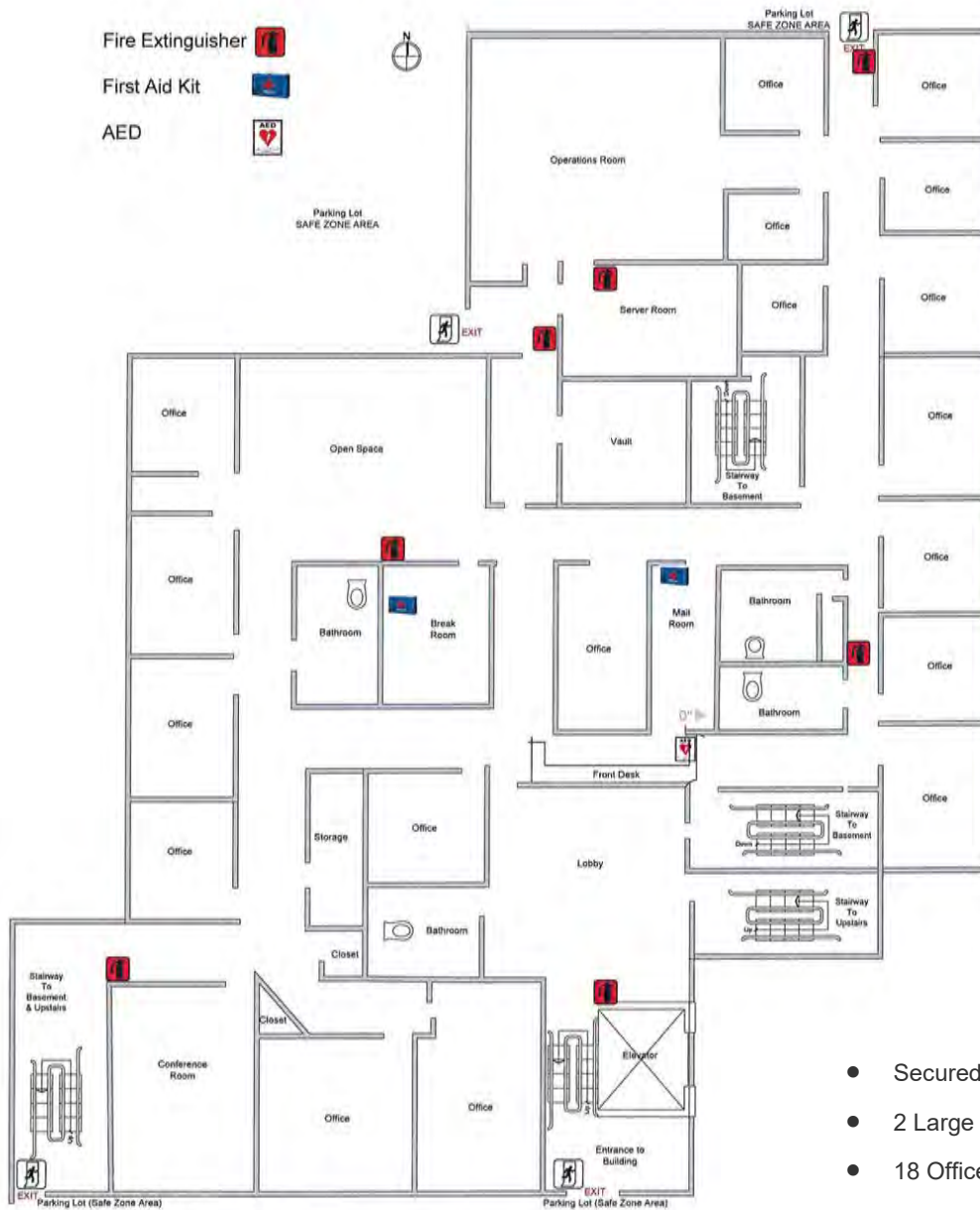
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MAIN LEVEL

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- Secured lobby and reception area
- 2 Large conference rooms
- 18 Offices
- 4 Restrooms
- Open space for cubicles
- Kitchenette/break room
- Multiple storage rooms, including secure vault

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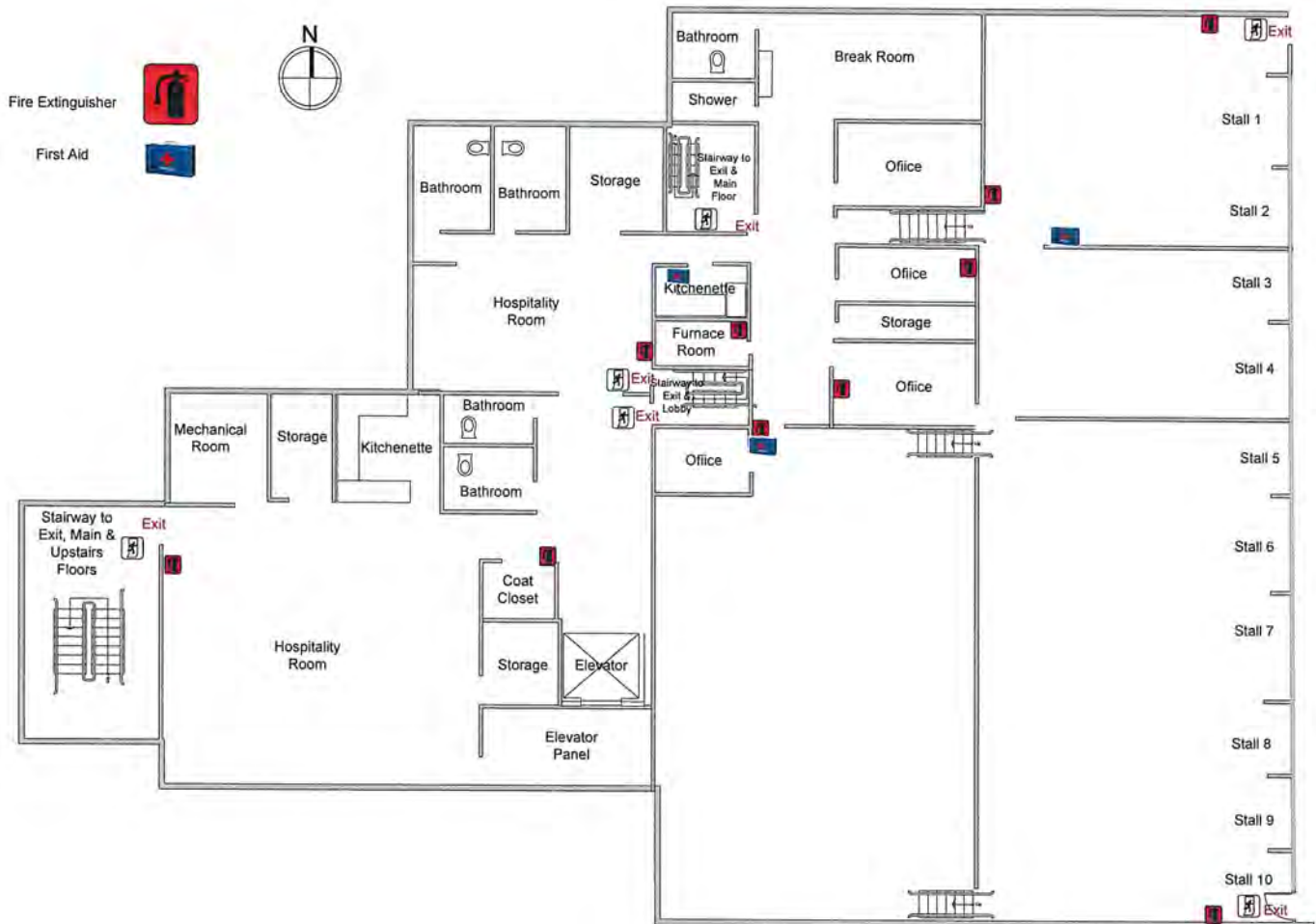
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- 2 Large hospitality/meeting rooms - each with kitchenettes
- 4 Offices
- 4 Restrooms | 1 shower
- Warehouse/storage area with loading dock
- 10 OH Doors for indoor vehicle storage
- 1 wash bay with 2 stalls
- Wired for two electric vehicle charging stations


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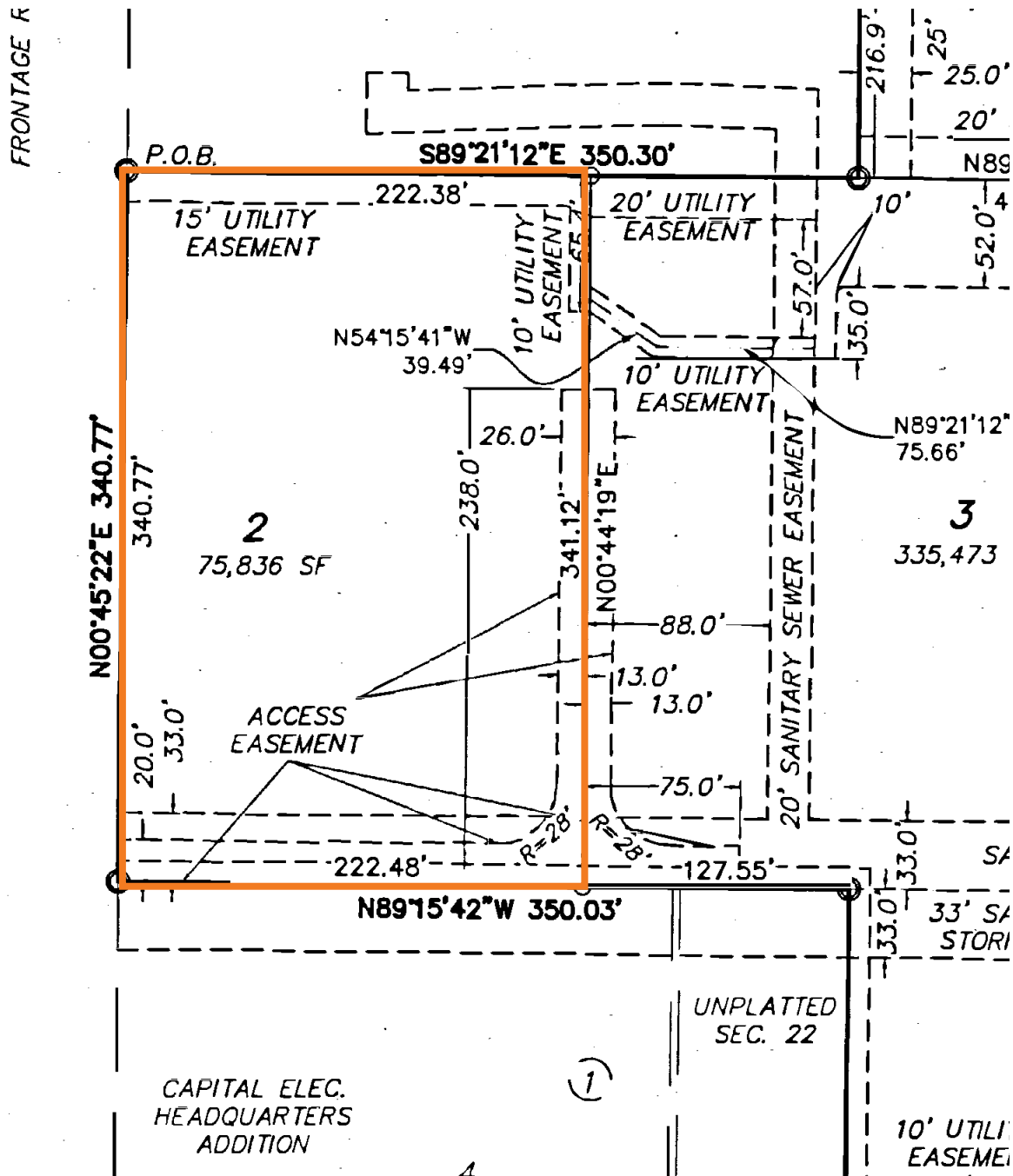


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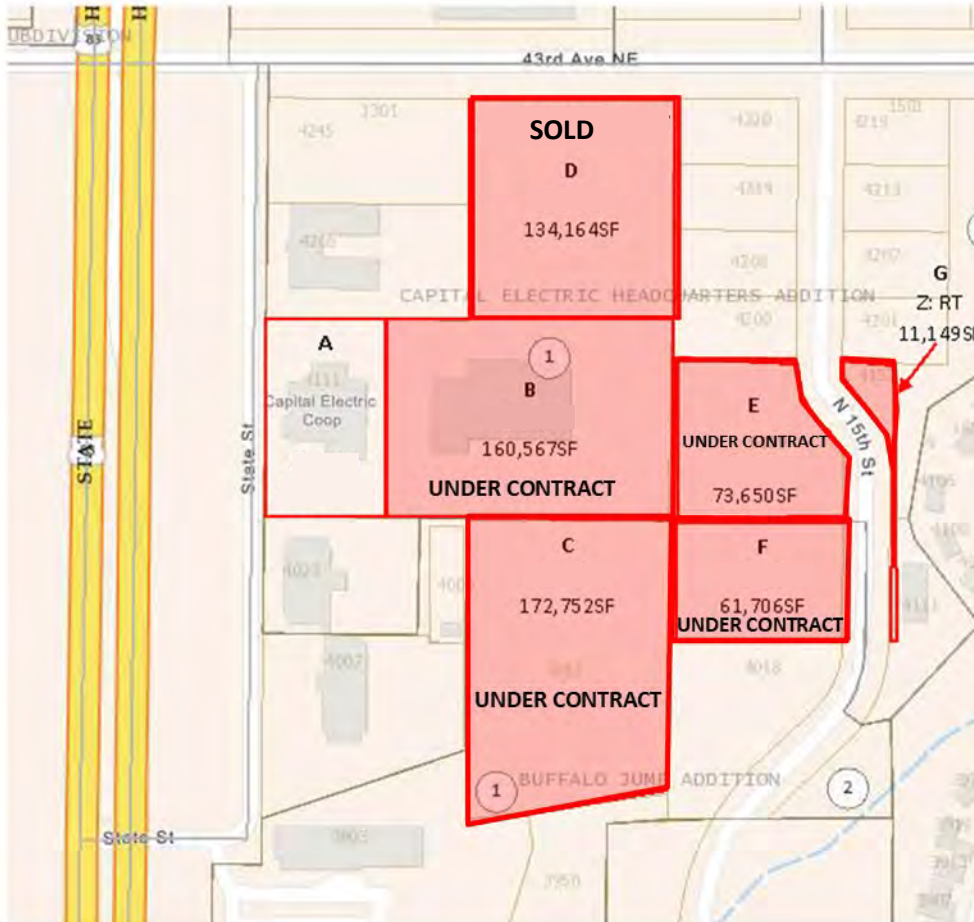


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Visual purposes only. Actual property lot and size may vary. All information should be verified by the buyer or buyer's representatives.

OF LOTS 1 | TOTAL LOT SIZE 75,836 SF

TOTAL LOT PRICE \$1,950,000

STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	A	75,836 SF	\$1,950,000	CG	25,713 Office Building/ Vehicle Service-Warehouse
Pending	B & C	333,319 SF		PUD	25,900 SF Service Center, Fenced Yard and Undeveloped Land
Sold	D	134,164 SF		CG	Undeveloped Land
Pending	E, F & G	146,505 SF		CG/RT	Undeveloped Land

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AREA BUSINESSES

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