

## FOR LEASE - NORTHBROOK PROFESSIONAL CENTER



**1929 N WASHINGTON ST, SUITE RR, BISMARCK**

### VIDEO

#### PROPERTY DESCRIPTION

Discover an outstanding leasing opportunity located within the highly visible Northbrook Professional Center, which sees 14,435 vehicles per day along N Washington Street! With access to common restrooms and ample parking in a spacious lot, as well as signage opportunities and impressive accessibility from I-94, tenants can enjoy the convenience of this prime space that is poised to accommodate diverse business needs.

#### PROPERTY HIGHLIGHTS

- High Traffic Location in the Northbrook Professional Center on North Washington Street
- Finished Office Space
- All Operating/Utility Costs Included Except Cleaning, Phone, and Internet
- Common Restrooms, Signage Opportunities, and Generous Parking in Large Lot
- Easy Access from I-94

#### OFFERING SUMMARY

|                       |                         |
|-----------------------|-------------------------|
| <b>Lease Rate:</b>    | \$1,250 Per Month       |
| <b>Lease Space:</b>   | 710 USF<br>880 RSF      |
| <b>Availability:</b>  | September 2026          |
| <b>Parking:</b>       | Large Lot               |
| <b>Traffic Count:</b> | 14,435 Vehicles Per Day |

#### NEARBY BUSINESSES

|                             |                                         |
|-----------------------------|-----------------------------------------|
| Anne Carlsen Center         | Rustic Petals Florist                   |
| Advanced Bodywork & Massage | Smart Weight Nutrition & Fitness Studio |
| Arco Gas Station            | Thrifty White Pharmacy                  |
| China Garden                | Transitions Yoga                        |
| Papa Johns Pizza            | Wide Eyed Coffee                        |



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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.*

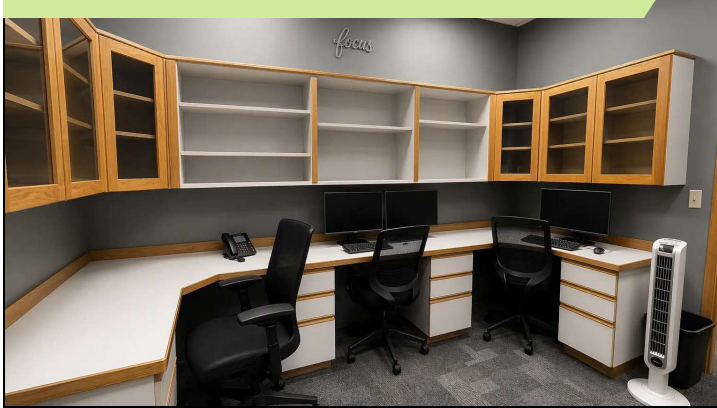
### RISE PROPERTY BROKERS

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# SUITE RR PHOTOS



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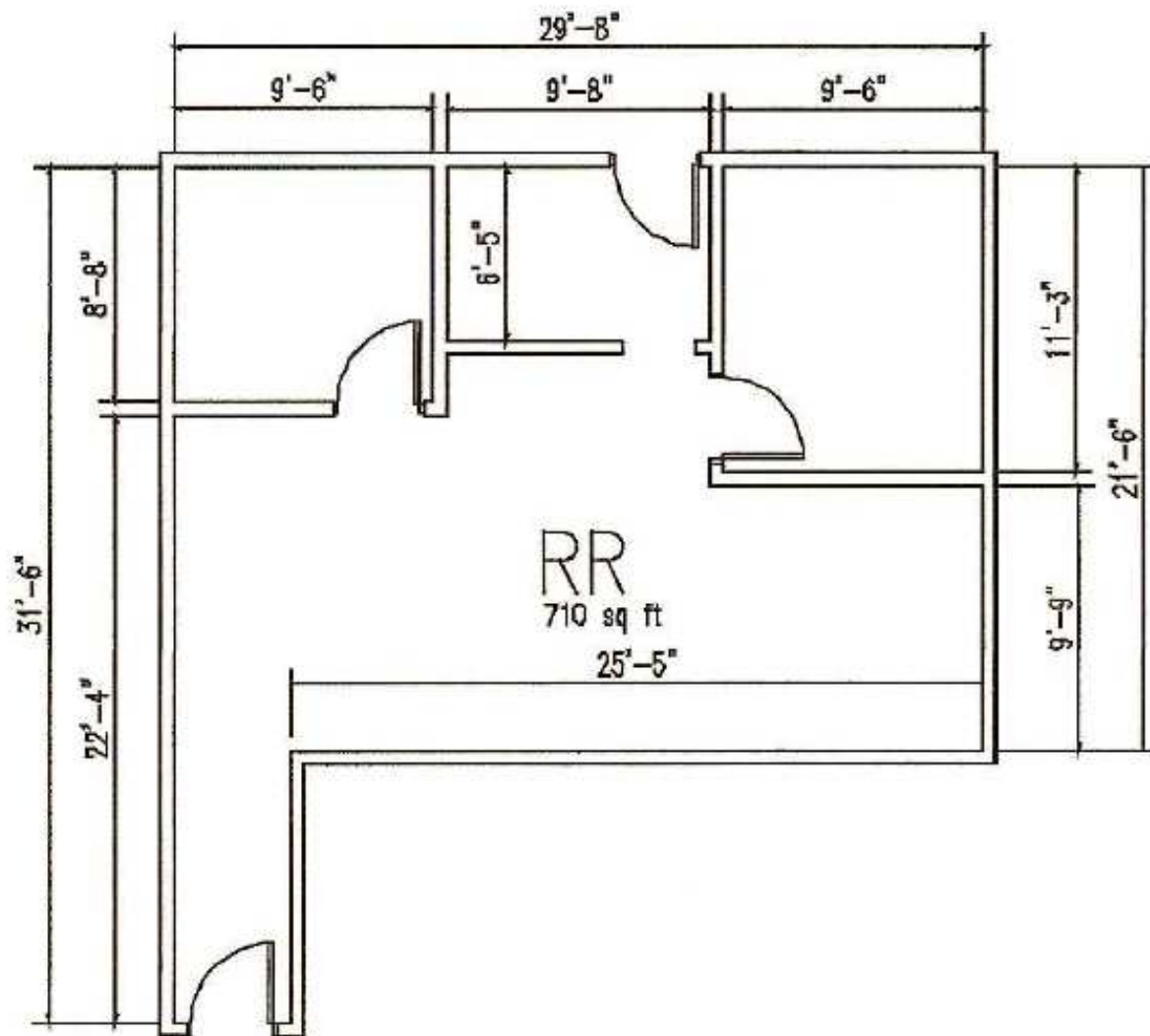
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# SUITE RR FLOOR PLAN



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## RISE PROPERTY BROKERS

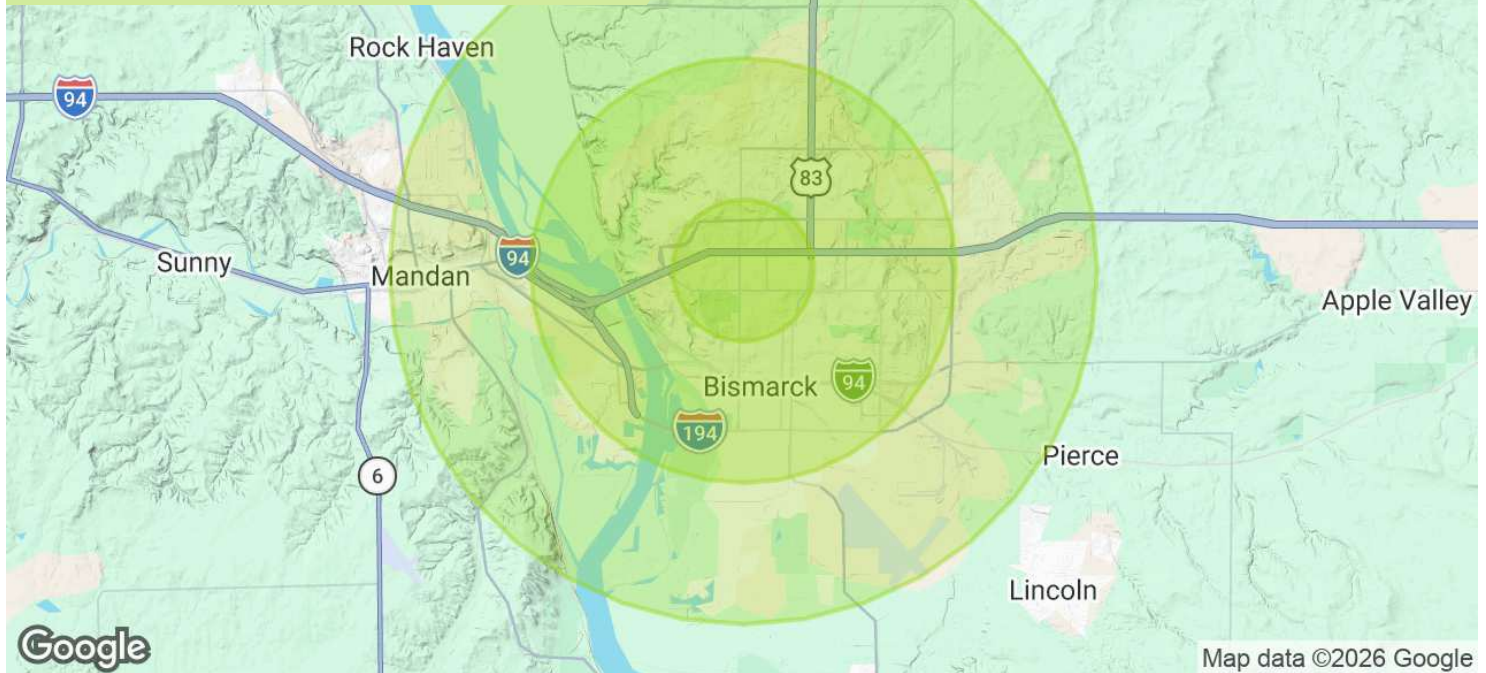
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# DEMOGRAPHIC SUMMARY



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

|                  |        |        |        |
|------------------|--------|--------|--------|
| Total Population | 12,299 | 68,161 | 98,183 |
| Average Age      | 41     | 41     | 40     |

## HOUSEHOLDS & INCOME

### 1 MILE

### 3 MILES

### 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5,801     | 29,836    | 41,784    |
| # of Persons per HH | 2.1       | 2.3       | 2.3       |
| Average HH Income   | \$86,540  | \$93,639  | \$95,899  |
| Average House Value | \$272,651 | \$311,850 | \$312,276 |

## TRAFFIC COUNTS

|                     |            |
|---------------------|------------|
| N Washington Street | 14,435/day |
|---------------------|------------|

2020 American Community Survey (ACS)



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# PROPERTY LOCATION



## LOCATION OVERVIEW

Great North Bismarck Location!

On High Traffic North Washington Street

Easy Access from I-94

Large Parking Lot with Front Door Parking



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# COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



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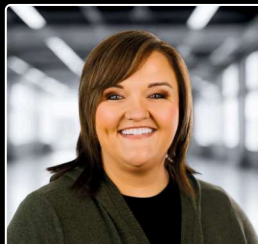
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