

OFFICE FOR LEASE

2401 46TH AVE SE | MANDAN, ND





OFFERING SUMMARY

Lease Rate SF/Yr:	\$18.00 (MG)
Lease Rate Monthly:	\$4,500 (MG)
Building Size:	24,000 SF
Available SF:	
Zoning:	Commercial
Market:	Mandan
Tenant Responsibility:	Utilities, Data, Interior Premises Janitorial
Landlord Responsibility:	Building Insurance, Real Estate Taxes, Building Structure & Common Area Maintenance

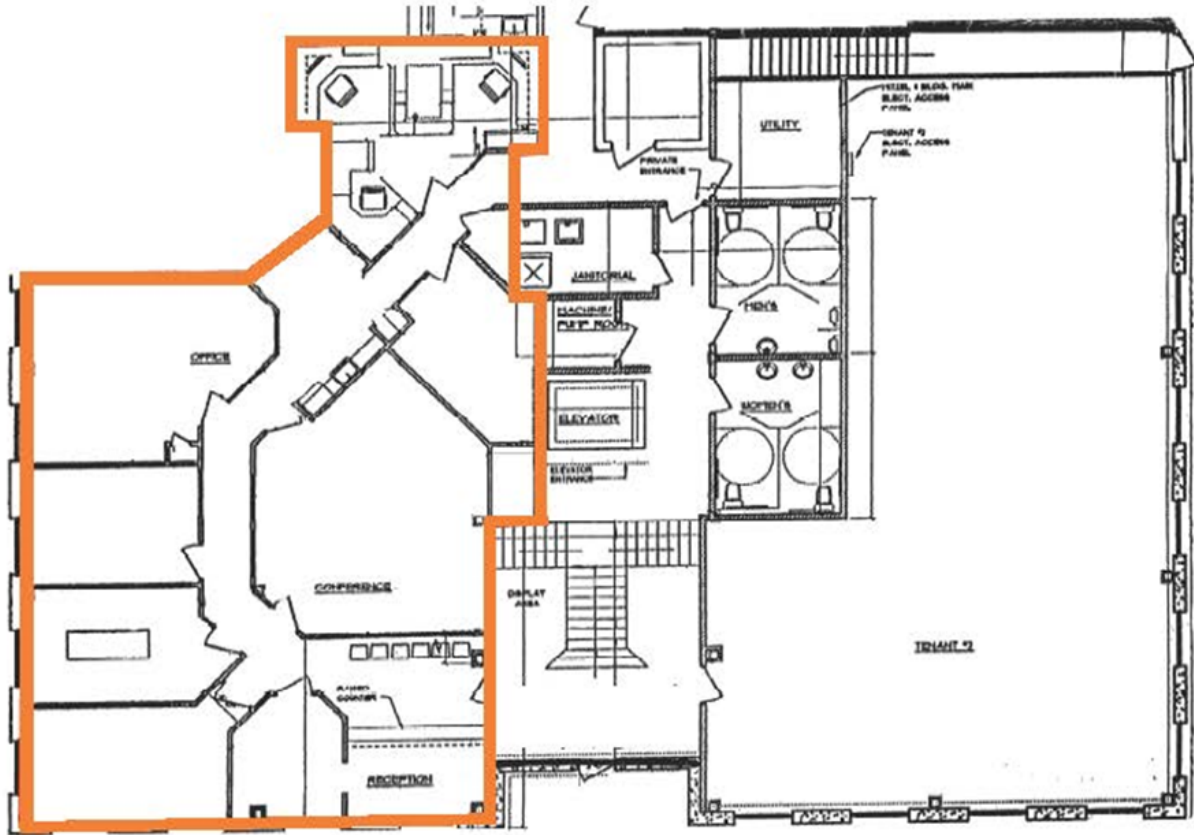
PROPERTY OVERVIEW

Class AA office building in Mandan, North Dakota. Located in Lakewood development. This professional building has several great amenities including ample parking, upscale finishes, a large common area that includes an outside patio area, and water front access with amazing windows. This space is a must see property.

*Lease application may be required.

PROPERTY HIGHLIGHTS

- *** Listing Agent must be present for showing of Suite 101
- Class AA Building
- Common Area Elevator
- Ample Off-Street Parking
- Signage (Based on Landlord Approval)
- PID#: 65-1810950



FEATURES:

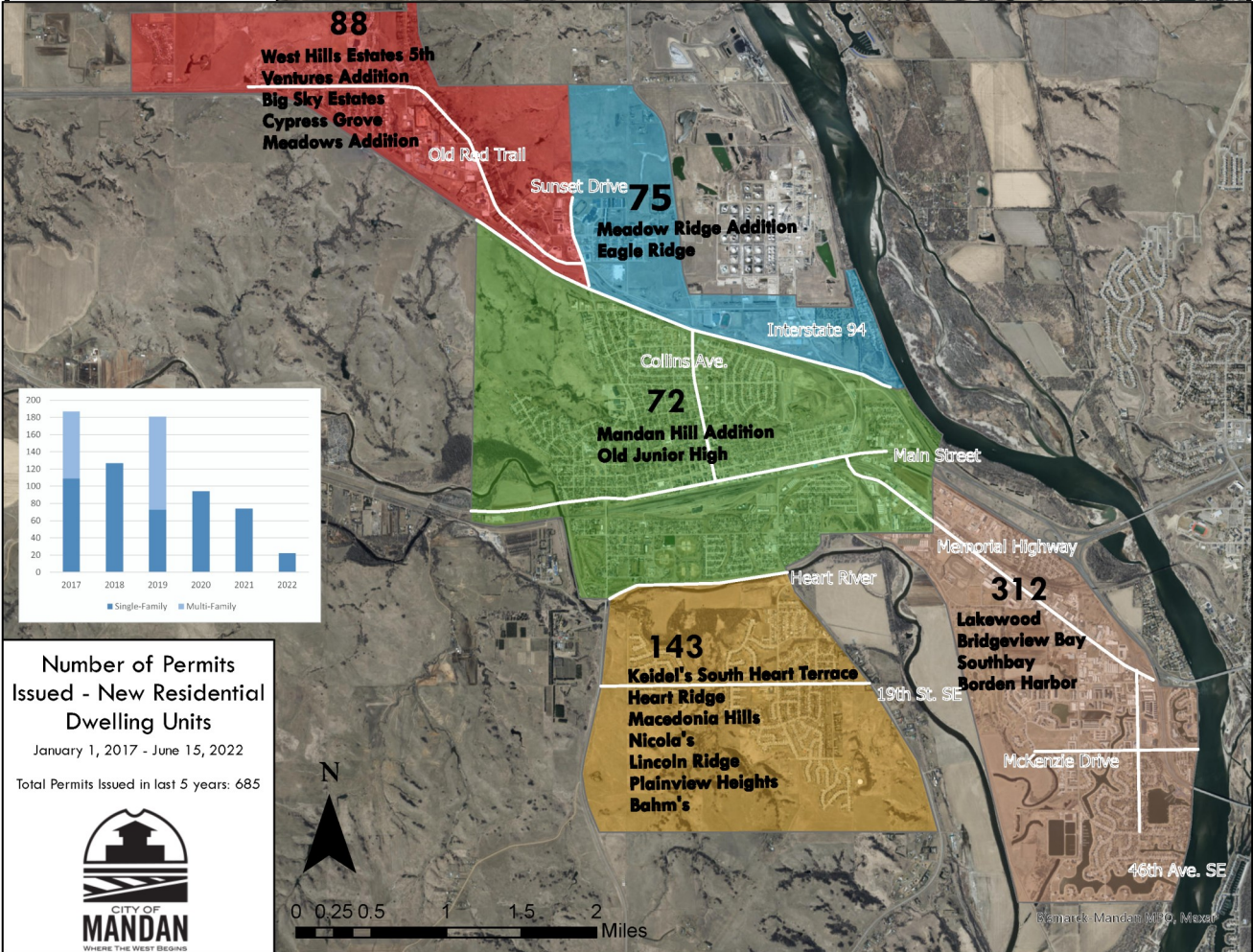
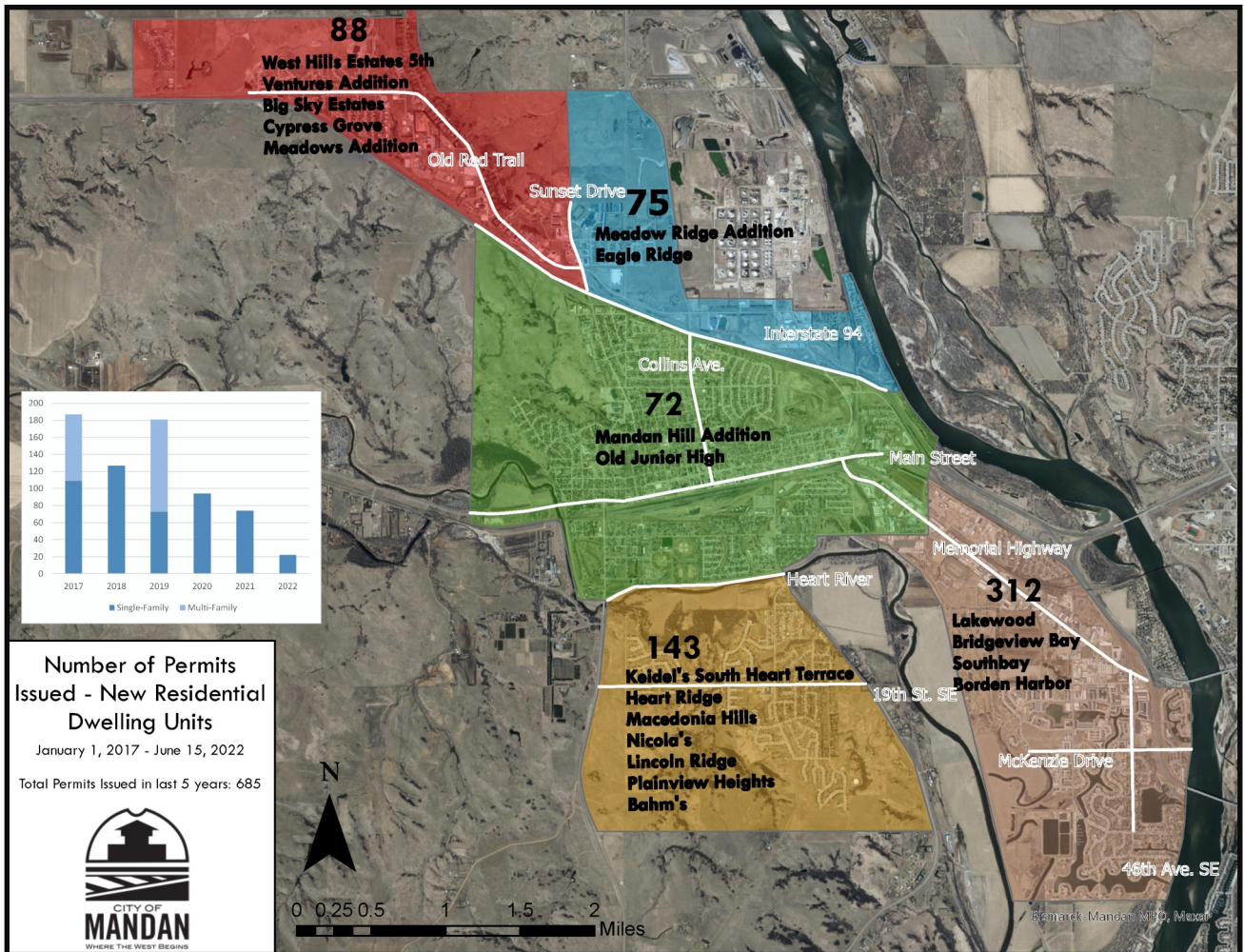
- Reception Area
- 4 Private Offices
- 1 Co-Working Office (3 Built-In Desks)
- Copy/Mail Room
- Storage Closet
- Conference Room
- Public Restrooms Across Hall

Visual purposes only. Actual property dimensions may vary. All information should be verified by the tenant or tenant's representatives.









BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



**KYLE HOLWAGNER, CCIM,
SIOR**

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com



**KRISTYN STECKLER,
COMMERCIAL REALTOR®**

Partner | Broker

701.527.0138

kristyn@thecragroup.com

STAY IN TOUCH



@THECRAGROUP



@THECRAGROUP



THE CRA GROUP

THECRAGROUP.com

THE CRA GROUP | 216 N 2ND ST | BISMARCK, ND 58501

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.