LUNNEN
REAL ESTATE SERVICES

EAST WING AVAILABLE

For Lease



10315

EAST WING | OFFICE SUITE

Camp Dr

WILLISTON, ND 58801

East Wing Office Suite

±8,163 SF | Contact Broker

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READ BEFORE PROCEEDING

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01

SECTION 1

PROPERTY INFORMATION



OFFERING SUMMARY

LEASE RATE

Contact Broker

AVAILABLE
East Wing

AVAILABLE SF
±8,163 SF

LOCATION

10315 Camp Dr sits north of Williston along 58th St NW. Only the East Wing of the office building is being offered, with shared space access as noted.

10315 CAMP DR | WILLISTON, ND

PROPERTY DESCRIPTION

This offering is the East Wing of the office building at 10315 Camp Dr in Williston, North Dakota: ±8,163 SF of built out office. Only the East Wing is being marketed. The tenant also has access to ±3,067 SF of shared space (reception, conference rooms and breakroom) and a ±3,010 SF training room available by appointment. The remainder of the building and the rest of the campus are shown for context and are not part of this listing unless separately negotiated.

The East Wing sits in the north office wing of the existing building, as outlined on the as built floor plan (SM Energy Williston Field Office Building and Shop Building, sheet A-945). The right hand block on that sheet is marked Proposed Expansion and is not existing space.

A paved parking lot with landscaped islands sits at the office building. Lease rate is contact broker.

PROPERTY HIGHLIGHTS

- East Wing only; ±8,163 SF office suite
- Tenant access to ±3,067 SF shared space (reception, conference, breakroom)
- ±3,010 SF training room available by appointment
- Built out office finish in the existing office building
- Private offices in the East Wing, as shown on sheet A-945
- As built floor plan, sheet A-945
- Paved parking at the office building
- 10315 Camp Dr, Williston, ND, at 58th St NW
- Lease rate: Contact Broker

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INTERIOR





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EXISTING OFFICE BUILDING | SHEET A-101

OFFICE FLOOR PLAN

Marketing plan colored on the as built overall floor plan. Proposed expansion is not shown.



FLOOR PLAN KEY

East Wing available
±8,163 SF

1 Shared reception, conference and break room (tenant access)
±3,067 SF

2 Training room by appointment
±3,010 SF

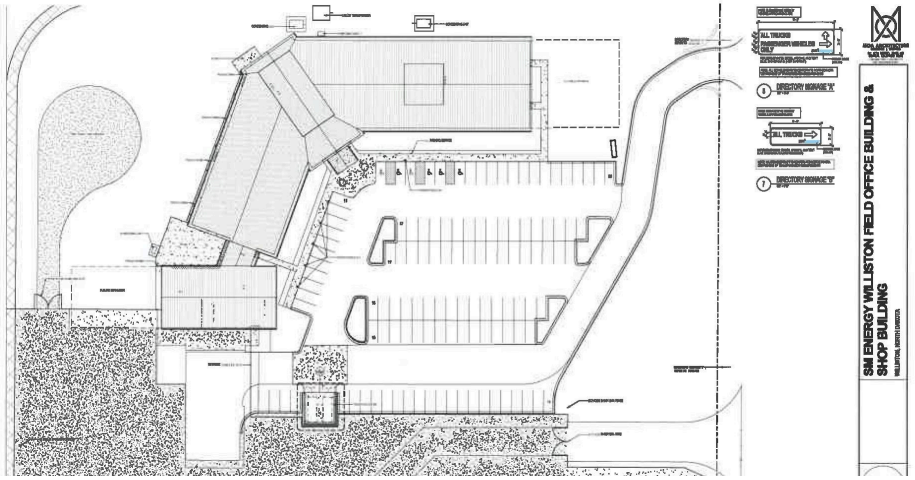
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PLAN AND SPECS

OFFERING DETAILS

ADDRESS	10315 Camp Dr, Williston, ND 58801
OFFERING	East Wing of the office building only
AVAILABLE SF	±8,163 SF East Wing
SHARED SPACE	±3,067 SF (reception, conference, breakroom)
TRAINING ROOM	±3,010 SF, available by appointment
LEASE RATE	Contact Broker
USE	Office
PARKING	Paved lot at the office building
FLOOR PLAN	As built sheet A-101
SITE PLAN	Sheet AS-102, existing building and parking
PROPOSED EXPANSION	Shown on A-945; not existing space

The site plan at right shows the existing office building and parking. It does not include the proposed expansion block drawn on sheet A-945.



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02

SECTION 2

LOCATION INFORMATION

LUNNEN REAL ESTATE SERVICES

WILLISTON, NORTH DAKOTA

LOCATION MAP



The property is north of Williston at 10315 Camp Dr, along 58th St NW. Only the East Wing (±8,163 SF) of the office building is available.

Photograph, 2017 drone. The road in the foreground is 58th St NW.

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SITE AERIAL

OVERALL BUILDING

EAST WING ±8,163 SF



The photograph shows the overall office building and parking. The East Wing (±8,163 SF) in the north office wing is available, with shared space access as noted on the floor plan.

Photograph, 2017 drone. Overall building shown for context. East Wing is the north office wing.

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03

SECTION 3

ADVISOR BIOS



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ADVISOR BIO

PROFESSIONAL BACKGROUND

23+	$500M+	480+	2M+
YEARS IN REAL ESTATE	BAKKEN SALES AND LEASING SINCE 2010	TRANSACTIONS	SQUARE FEET

Figures rounded.

LUNNEN REAL ESTATE SERVICES, INC.

Lunnen Real Estate Services, Inc. is The Bakken's Industrial Real Estate Brokerage. The firm specializes in the sale and leasing of industrial, office, retail and land assets, delivering strategic solutions for property owners, investors and tenants.

JEFF LUNNEN, MANAGING PRINCIPAL & BROKER

With 23+ years in real estate, Jeff Lunnen is recognized for his expertise in the analysis, marketing and disposition of commercial properties. Since 2010 he has closed $500M+ in Bakken sales and leasing across 480+ transactions and 2M+ square feet, representing private owners, institutional investors and banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across North Dakota, California, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings deep local market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.