

office building

FOR LEASE

±4,184 SF OFFICE BUILDING ON ±3.2 ACRES IN WILLISTON

820 42ND STREET WEST | WILLISTON, ND 58801

LUNNEN
REAL ESTATE SERVICES

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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ADVISOR BIOS 10

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section 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	±4,184 SF
Lot Size:	±3.2 Acres
Building Size:	±4,184 SF

PROPERTY HIGHLIGHTS

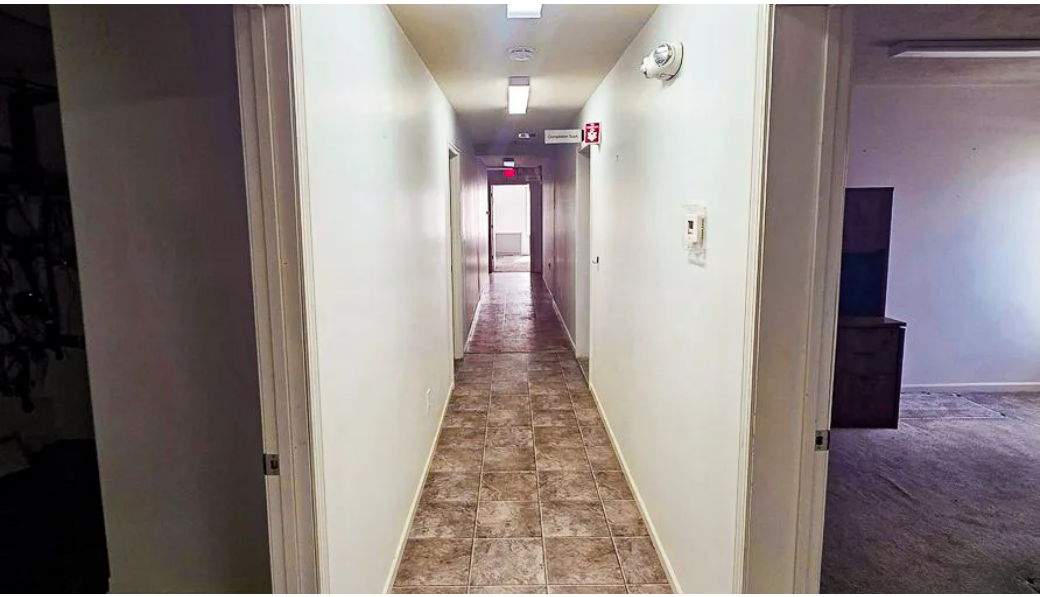
- ±4,184 SF single-story office building
- Situated on ±3.20 acres
- Original ±1,904 SF office building constructed in 2012
- ±2,280 SF office addition constructed in 2015
- ±720 SF detached frame garage
- Approximately 8,730 SF of concrete parking
- Two restrooms and kitchenette
- Central forced-air heating and air conditioning
- Concrete patio and covered entry/porch areas
- Paved street access
- City utilities
- Large site offering ample parking, outdoor storage, or potential expansion area
- Convenient Williston location at 820 42nd Street W

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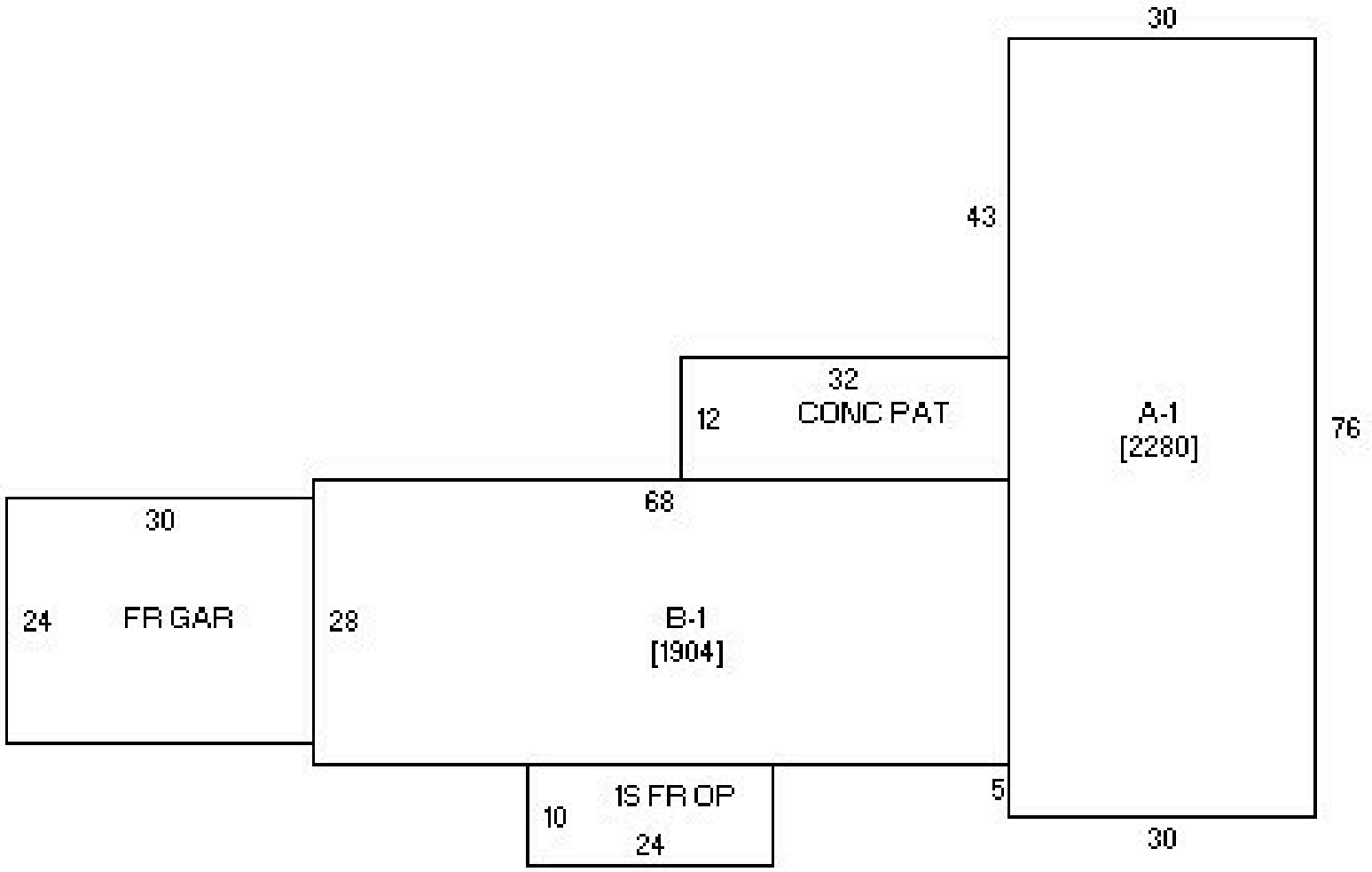




ADDITIONAL PHOTOS

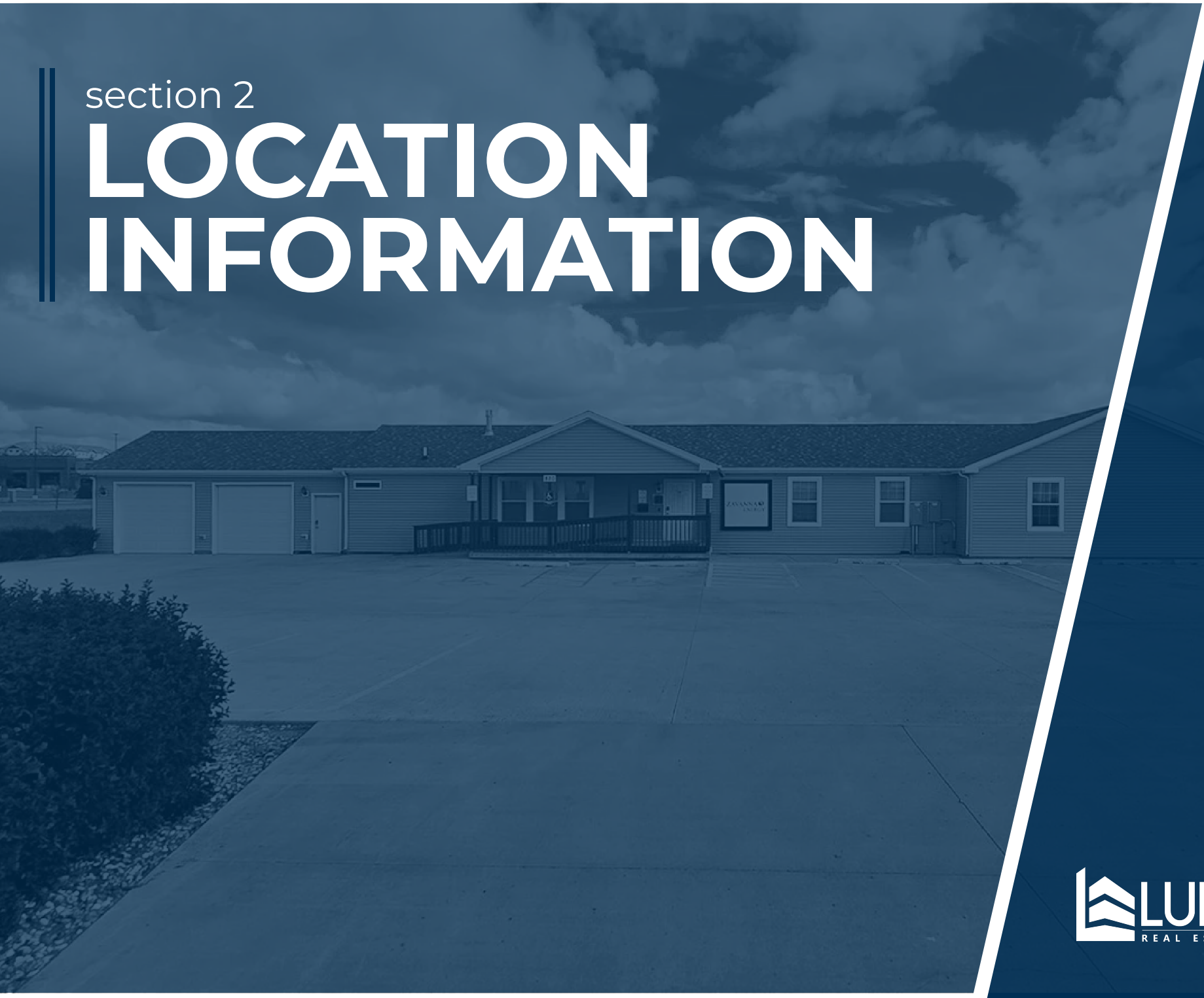
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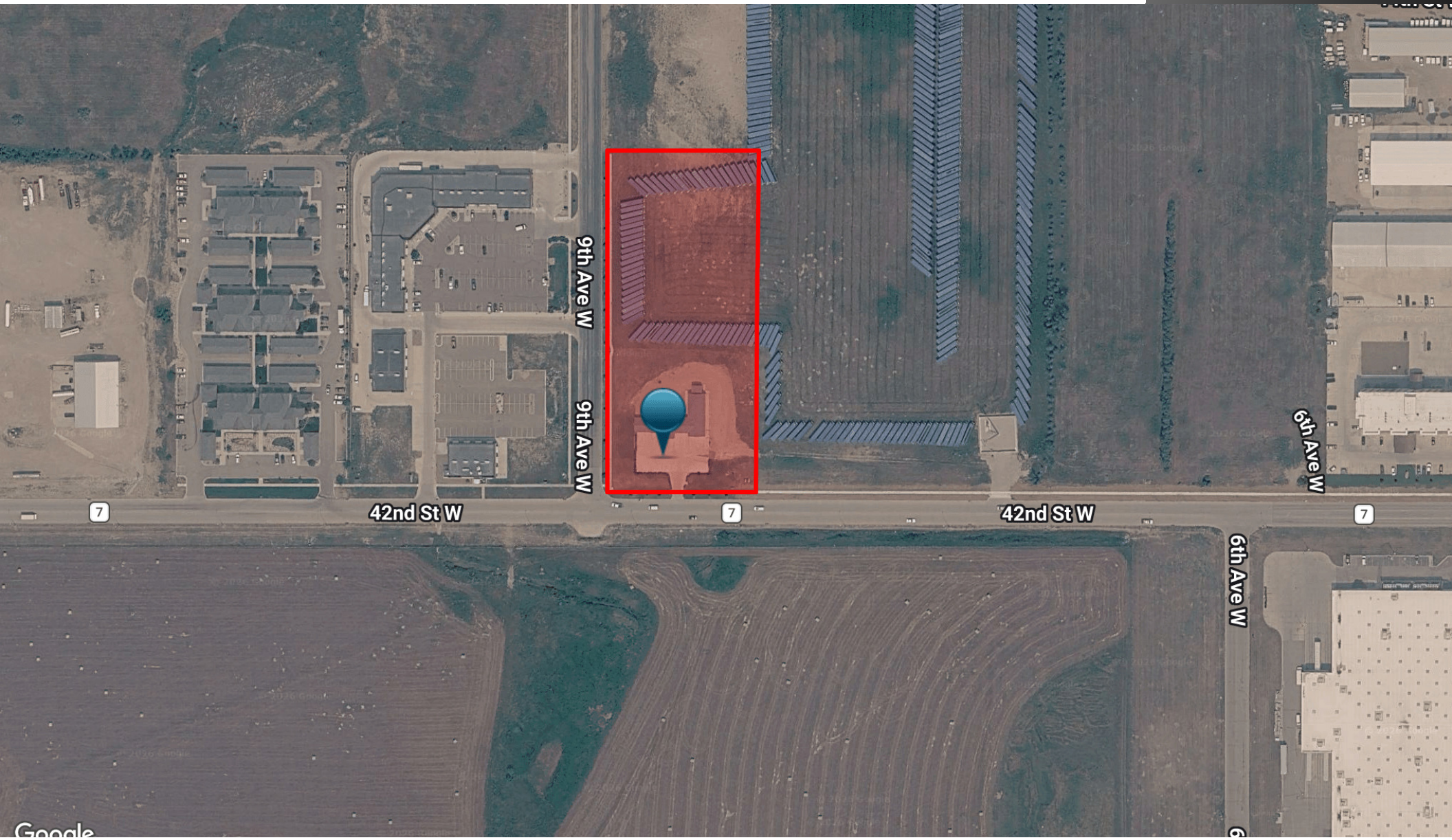
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section 2

LOCATION INFORMATION

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RETAILER MAP

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section 3

ADVISOR BIOS

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JEFF LUNNEN

Managing Principal & Broker

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ND #3178 // CalDRE #01716571

PROFESSIONAL BACKGROUND

Lunnen Real Estate Services, Inc.

Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

Jeff Lunnen, Managing Principal & Broker

With over 20 years of experience, Jeff Lunnen is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than $1 Billion in sales and leasing transactions, including over $600 million in the Bakken oil fields, representing private owners, institutional investors, and national 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 unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

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