



North Dakota Legislative Council

Prepared for the Government Administration Committee
 LC# 23.9279.01000
 April 2022

SURVEY OF AGENCY SPACE NEEDS AND LEASES

The interim Government Administration Committee has been assigned studies of the amount, type, cost, and occupancy of property leased by the state and of space needs of executive, judicial, and legislative branches and the Ethics Commission. The studies include an assessment of the space needs of each branch to fulfill their constitutional and statutory responsibilities, an evaluation of state agency leases from private and other governmental entities, and a determination of the individuals who own the property leased by the state. The committee, at its October 25, 2021, meeting asked the Legislative Council staff to conduct a survey of state agencies to collect information on space usage and needs and the owners of leased space. The survey was issued to all state agencies excluding institutions under the control of the State Board of Higher Education. A summary of the results of the survey responses are below.

Governor's Office						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	5,394	N/A	Office, storage	18	No space needs at this time.

Secretary of State						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	4,643	N/A	Office, storage	22	The agency requested 2,000 additional square feet at the Capitol for an election testing, training, and demonstration lab.
Judicial wing	Owned	4,108	\$0	Office, storage	11	

Office of Management and Budget						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	17,663	N/A	Office, storage	56	No space needs at this time.
Judicial wing	Owned	6,766	N/A	Office, storage	12	
1278 Hemlock Street, Bismarck	Leased ¹	18,000	\$5.18	Office, shop	4	
1600 East Century Avenue, Bismarck	Leased ¹	1,543	\$16.00	Office	5	

¹Lessors include Workforce Safety and Insurance and Apple Creek LLP, including Art Mariner, Dorothy Mariner, Steve Mariner, and Greg Mariner.

Information Technology Department						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	6,211	\$14.38	Office, storage	6	No space needs at this time.
4201 Normandy Street, Bismarck	Leased ¹	85,000	\$17.00	Office	389	
2000 44 th Street SW, Fargo	Leased ¹	5,357	\$12.98	Office, storage	5	
Various agency locations	N/A	N/A	N/A	Office	51	

¹Lessors include Bullinger Enterprises LLP, including Mike Bullinger; and Park Holdings II LLP, including Patrick Vesey.

State Auditor						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	5,753	N/A	Office	47	The agency requested additional square feet at the Capitol to accommodate current staff.
Capital Square Office Park, Fargo	Leased ¹	4,993	\$20.22	Office	18	

¹Lessors include Capital Square Holdings LLC, including Kelly Zander and Ace Brandt.

State Treasurer						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	2,784	N/A	Office, storage	7	No space needs at this time.

Attorney General						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
3641 East Main Avenue, Bismarck	Owned	19,000	N/A	Lab, storage	26	No space needs at this time.
Capitol building	Owned	12,573	N/A	Office	55	
1720 Burlington Avenue, Bismarck	Leased ¹	33,000	\$15.20	Office, storage	86	
500 9 th Street, Bismarck	Leased ¹	10,000	\$10.00	Office	24	
101 Slate Drive, Bismarck	Leased ¹	2,009	\$18.52	Office	6	
432 Fraine Barracks Lane, Bismarck	Leased ²	913	\$0	Office	11	
227 West Broadway Avenue, Bismarck	Leased ²	570	\$0	Storage	0	
250 North 31 st Street, Bismarck	Leased ²	240	\$0	Office, storage	3	
4501 North Coleman Street, Bismarck	Leased ²	130	\$0	Office	2	
220 East Rosser Avenue, Bismarck	Leased ²	112	\$0	Office	1	
2301 University Drive, Bismarck	Leased ¹	N/A	\$5,988	Storage	0	
374 34 th Street South, Fargo	Leased ¹	4,755	\$14.50	Office, storage	8	
1340 Administration Avenue, Fargo	Leased ²	N/A	\$0	Office	2	
1100 North 47 th Street, Grand Forks	Leased ²	1,860	\$0	Office, storage	4	
1124 Demers Avenue, Grand Forks	Leased ¹	96	\$31.25	Office	1	
264 Centennial Drive, Grand Forks	Leased ²	N/A	\$0	Office	4	
3416 North Broadway, Minot	Leased ¹	5,890	\$4.77	Office, storage	7	
100 1 st Street Southwest, Minot	Leased ²	150	\$0	Office	1	

Attorney General						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
223 East Broadway, Williston	Leased ¹	2,750	\$7.80	Office	3	
1674 15 th Street West, Dickinson	Leased ¹	3,819	\$16.00	Office	6	
205 6 th Street Southeast, Jamestown	Leased ¹	392	\$12.00	Office	3	
413 3 rd Avenue North, Wahpeton	Leased ²	130	\$0	Office	1	
301 Smith Drive Southwest, Devils Lake	Leased ¹	4,091	\$11.00	Office	2	
1201 12 th Street Southeast, Watford City	Leased ¹	460	\$10.00	Office	2	
638 Cooper Avenue, Grafton	Leased ²	152	\$0	Office	1	
110 Industrial Road, Rugby	Leased ¹	118	\$12.00	Office	1	
314 5 th Street West, Bottineau	Leased ²	400	\$0	Office	1	
114 West Caledonia Avenue, Hillsboro	Leased ²	188	\$0	Office	1	
709 6 th Avenue, Washburn	Leased ²	150	\$0	Office	1	

¹Lessors include Williams County; McKenzie County; Pierce County; Stutsman County; City of Grand Forks; KD Builders LLP, including Jon Kostelecky; 220 Partners LLC, including Robert Leslie, Norman Leslie, and Kyle Anderson; Professional Building Limited Partnership, including David Tschider, Irene Tschider, and Morris Tschider; JV LLC, including Jack Knutson and Virginia Knutson; Bismarck Aero Center Corp, including Jonathan Simmers; Kosciolk Rentals LLC, including Marlys Kosciolk; Stealth Properties LLC, including Marie Brown; Parkway Property Management, including Jason Dockter; and Job Service North Dakota.

²These locations are shared with the Attorney General's staff free of charge.

Tax Commissioner						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	19,509	N/A	Office	117	No space needs at this time.
4950 13 th Avenue South, Fargo	Leased ¹	883	\$18.00	Office	5	
1407 24 th Avenue South, Grand Forks	Leased ¹	348	\$12.50	Office	2	
1600 2 nd Avenue Southwest, Minot	Leased ¹	558	\$15.25	Office	1	
2112 4 th Avenue West, Williston	Leased ¹	300	\$14.00	Office	1	
135 Sims Street, Dickinson	Leased ¹	520	\$13.27	Office	2	

¹Lessors include Continental Real Estate Inc, including Steve Schwab, Neil Messer, Don Schmeling, Diana Zietz, and Doug Wellenstein; JPR Investments; Southpoint Business Center LLP; Sackett Minot LLC; and 2010 Cornerstone LLC.

Office of Administrative Hearings						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2911 North 14 th Street, Bismarck	Leased ¹	2,262	\$16.75	Office	5	No space needs at this time.

¹Lessors include Kirkwood Bancorporation Inc, including Gerald Willer and Robert Nelson.

Legislative Assembly

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	45,306 ¹	N/A	Office, storage, chambers	0	The agency reported the size of the committee rooms is not sufficient for the size of committees and members of the public to attend.

¹This amount does not include meeting rooms shared by the judicial branch.

Legislative Council

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	11,517	N/A	Office, storage, library, meeting space	42	The agency reported staff increased by 8 full-time equivalent positions during the 2021 Legislative Session. Additional offices are being constructed, but additional storage and office space are still needed.

Judicial Branch

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Judicial wing	Owned	27,764	N/A	Office	59	The agency reported space needs studies indicate a need for approximately 53,392 square feet to meet the current and future needs of the court system.
Capitol building	Owned	890	N/A	Storage	0	
125 Slate Drive, Bismarck	Leased ¹	1,601	\$22.13	Office	5	

¹Lessors include JV LLC, including Jack Knutson and Virginia Knutson.

Commission on Legal Counsel for Indigents

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Bismarck	Leased ¹	1,960	\$18.14	Office	6	No space needs at this time.
Fargo	Leased ¹	2,900	\$11.09	Office	8	
Grand Forks	Leased ¹	2,500	\$13.44	Office	5	
Minot	Leased ¹	1,661	\$27.45	Office	5	
Minot	Leased ¹	1,144	\$13.50	Office	2	
Williston	Leased ¹	1,584	\$23.48	Office	5	
Dickinson	Leased ¹	1,268	\$12.49	Office	4	
Devils Lake	Leased ¹	870	\$11.72	Office	2	
Valley City	Leased ¹	4,464	\$3.44	Office	8	

¹Lessors include Continental Management Inc, including Neal Messer; North Dakota United; Casey Stoudt; Courtview Inc, including Neil Graf; Rivers Edge Office LLC; Park Manor at Academy Village LLP, including Craig Stenson; Norsk Brothers LLC, including Chad Thompson; Northland Professionals LLC, including Timothy Slorby and Diana Jaszczak.

Retirement and Investment Office						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1600 East Century Avenue, Bismarck	Leased ¹	5,625	\$15.61	Office, storage	16	No space needs at this time.
¹ Lessors include Workforce Safety and Insurance.						

Public Employees Retirement System						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1600 East Century Avenue, Bismarck	Leased ¹	6,202	\$15.65	Office, storage	25	No space needs at this time.
¹ Lessors include Workforce Safety and Insurance.						

Ethics Commission						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
101 Slate Drive, Bismarck	Leased ¹	1,344	\$19.50	Office	2	No space needs at this time; however, excess space may be available.
¹ Lessors include JV LLC, including Jack Knutson and Virginia Knutson.						

Department of Public Instruction						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	16,709	N/A	Office, storage	78	No space needs at this time.
14 Main Street East, Mayville	Leased ¹	1,836	\$3.01	Office	2	
¹ Lessors include Mark Petri.						

North Dakota University System Office						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	4,801	N/A	Office, storage	21	No space needs at this time; however, excess space may be available in Grand Forks and Fargo.
Bismarck State College Horizon Building, Bismarck	Leased ¹	1,142	\$0.89	Office	4	
Bismarck Core Technology Services (CTS) Office	Leased ¹	Unknown	\$0	Office	2	
Fargo CTS Office	Leased ¹	9,612	\$24.22	Office, storage	33	
University System Data Center, Grand Forks	Owned	12,300	\$2.09	Office, storage	6	
Grand Forks CTS Office	Leased ¹	35,625	\$2.09	Office, storage	81	
¹ Lessors include Park Holdings II LLP, including Patrick Vesey; the University of North Dakota; BDJ Partnership, including Marvin Darius LLC; and Parkway Property Management, including CJ Schorsch.						

Department of Trust Lands

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1707 North 9 th Street, Bismarck	Owned	9,600	N/A	Office	31	No space needs at this time.
1100 Industrial Drive, Bismarck	Leased ¹	1,050	\$8	Storage	0	

¹Lessors include Bismarck Storage LLC, including Noel and Mary Fletcher.

State Library

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Liberty Memorial Building	Leased ¹	22,773	\$0.83	Office, storage	27	No space needs at this time.

¹Lessors include the Office of Management and Budget.

School for the Deaf

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
418 E Broadway, Bismarck	Leased ¹	584	\$13.05	Office	3	No space needs at this time.
1321 23 rd Street South, Fargo	Leased ¹	1,123	\$12.00	Office	3	
500 Stanford Road, Grand Forks	Leased ¹	236	\$9.50	Office	1	
123 Summit Street, Underwood	Leased ¹	130	\$13.85	Office	1	

¹Lessors include Jeffries Office Park, including Patrick Vesey; Kirlan Real Estate LLC, including Janet Lanterman; the School for the Blind; and Underwood School District.

School for the Blind

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
418 East Broadway, Bismarck	Leased ¹	320	\$17.94	Office	1	No space needs at this time.
1321 23 rd Street South, Fargo	Leased ¹	432	\$10.92	Office	2	
500 Stanford Road, Grand Forks	Owned	49,144	N/A	Office, school	22	
300 2 nd Avenue Northeast, Jamestown	Leased ¹	174	\$16.89	Office	1	

¹Lessors include Rocky Gordon and Co; Drumelands Commercial, including Bob Vander Vorst; and Jeffries Office Park, including Patrick Vesey.

Department of Career and Technical Education

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	6,987	N/A	Office, storage	22	No space needs at this time.

State Department of Health

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2635 East Main Avenue, Bismarck	Owned	30,350	N/A	Office, laboratory	63	No space needs at this time.
Judicial wing	Owned	27,565	N/A	Office, storage	65	
2637 East Main Avenue, Bismarck	Owned	4,847	N/A	Office, morgue	4	
1509 Grumman Lane, Bismarck	Leased ¹	41,475	\$7.55	Storage	9	

State Department of Health						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2805 Morrison Avenue, Bismarck	Leased ¹	25,396	\$9.60	Warehouse	0	
1322 South 22 nd Street, Bismarck	Leased ¹	25,396	\$9.50	Warehouse	0	
1720 Burlington Avenue, Bismarck	Leased ¹	20,344	\$13.00	Office	274	
1200 Industrial Avenue, Bismarck	Leased ¹	19,900	\$10.80	Storage	0	
722 South 26 th Street, Bismarck	Leased ¹	7,500	\$16.20	Warehouse	0	
313 Airport Road, Bismarck	Leased ¹	2,080		Warehouse	0	
1751 93 rd Street Southeast, Bismarck	Leased ¹	2,000	\$2.28	Storage	0	

¹Lessors include Stealth Properties, including Marie Brown; Miller and Sons Storage Property, including Mick and Mitch Miller; Jobbers Warehouse Company, including Walter Keller and Frank Wagner; HD Real Estate Investment Inc, including Robert Savageau; Juel Egg Company, including Larry and Margo Kolbo; Winbauer Koch Properties, including David Koch; and Dakota Country Properties, including Keven Weigel.

Department of Environmental Quality						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2635 East Main Avenue, Bismarck	Owned	13,286	N/A	Office, lab	16	No space needs at this time.
2639 East Main Avenue, Bismarck	Owned	5,944	N/A	Office, lab	5	
4201 Normandy Street, Bismarck	Leased ¹	40,000	\$12.00	Office	142	
1120 28 th Avenue North, Fargo	Leased ¹	380	\$23.36	Office	2	

¹Lessors include Bullinger Enterprise LLC, including Michael Bullinger, Peggy Bullinger, Kelly Bullinger, and Toni Bullinger; and Red River Basin Commission.

Veterans' Home						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1600 Veterans Drive, Lisbon	Owned	190,785	N/A	Office, storage, resident living	172	No space needs at this time.

Indian Affairs Commission						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Judicial wing	Owned	1,050	N/A	Office	4	No space needs at this time.

Department of Veterans' Affairs						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
4201 38 th Street South, Fargo	Leased ¹	3,520	\$11.25	Office, storage	11	No space needs at this time.

¹Lessors include APEX Business Center LLC, including David Campbell and William Campbell; and Brandt Real Estate LLC.

Department of Human Services						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
See Appendix A , as prepared by the Department of Human Services						No space needs at this time.

Protection and Advocacy Project						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Bismarck	Leased ¹	4,661	\$15.45	Office	15	No space needs at this time.
Fargo	Leased ¹	950	\$15.60	Office	3	
Grand Forks	Leased ¹	540	\$13.33	Office	2	
Minot	Leased ¹	320	\$20.25	Office	1	
Williston	Leased ¹	900	\$14.67	Office	1	
Dickinson	Leased ¹	493	\$13.39	Office	1	
Jamestown	Leased ¹	571	\$5.99	Office	3	
Devils Lake	Leased ¹	270	\$10.00	Office	1	
Grafton	Leased ¹		\$0	Office	1	
Belcourt	Leased ¹	144	\$15.00	Office	1	

¹Lessors include Metro 316, including William Glen; Dakota REIT, including Matthew Pederson; the Turtle Mountain Band of Chippewa; the School for the Deaf; the Life Skills and Transition Center; River's Edge LLC; CLEMPRO LLC, including Dan Plambeck; the State Hospital; Copperleaf Real Estate LLC, including Roger May; and NETREIT Bismarck LLC, including Gary Katz.

Job Service North Dakota						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1000 East Divide Avenue, Bismarck	Owned	45,992	N/A	Office	114	No space needs at this time.
1601 East Century Avenue, Bismarck	Owned	17,470	N/A	Office	14	
1350 32 nd Street South, Fargo	Owned	18,484	N/A	Office	24	
1501 28 th Avenue South, Grand Forks	Owned	17,600	N/A	Office	11	
3416 North Broadway, Minot	Owned	17,024	N/A	Office	10	
422 1 st Avenue West, Williston	Owned	7,334	N/A	Office	8	
66 Osborn Drive, Dickinson	Owned	7,334	N/A	Office	8	
1307 12 th Avenue Northeast, Jamestown	Leased ¹	2,905	\$12.38	Office	4	
524 2 nd Avenue North, Wahpeton	Owned	3,490	N/A	Office	3	
301 South College Drive, Devils Lake	Owned	7,896	N/A	Office	4	

¹Lessors include Wit's End LLC, including Scott Bintz and Jeff Vanlaningham.

Insurance Commissioner

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Leased ¹	5,544	\$13.64	Office	27	No space needs at this time; however, the agency would prefer to locate all employees in the Capitol.
1640 Burnt Boat Road, Bismarck	Leased ¹	3,800	\$15.00	Office	11	

¹Lessors include the Office of Management and Budget and the Bismarck Mandan Chamber EDC.

Industrial Commission

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Heritage Center	Owned	Unknown	N/A	Office, lab	4	No space needs at this time.
1016 East Calgary Avenue, Bismarck	Leased ¹	17,316	\$17.44	Office, library	37	
1000 East Calgary Avenue, Bismarck	Leased ¹	9,249	\$20.88	Office, storage	19	
3801 Saratoga Avenue, Bismarck	Leased ¹	6,055	\$5.12	Storage	1	
Capitol building	Leased ¹	1,429	\$12.67	Office, storage	8	
Bank of North Dakota	Leased ¹	Unknown	\$0	Office	3	
University of North Dakota, Grand Forks	Leased ¹	Unknown	\$0	Office, lab, core library	8	
1105 27 th Street West, Minot	Leased ¹	3,441	\$9.80	Office	13	
2112 4 th Avenue East, Williston	Leased ¹	4,360	\$17.01	Office	15	
926 East Industrial Drive, Dickinson	Leased ¹	4,800	\$10.94	Office	12	

¹Lessors include ABACO Capital LLC, including Jeff Jonson; GPC Properties, including Gaylin Schmidt; Strube Rentals LLP, including Beth Ehlis; 2110 Cornerstone LLC, including John Birkeland; Saratoga Properties LLC, including Erv Zimprich; the University of North Dakota; the Bank of North Dakota; and the Office of Management and Budget.

Labor Commissioner

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Judicial wing	Owned	2,710	N/A	Office, storage	13	No space needs at this time.

Public Service Commission

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Owned	10,846	N/A	Office, storage	35	No space needs at this time.

North Dakota Aeronautics Commission

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2301 University Drive, Bismarck	Leased ¹	2,472	\$17.17	Office	6	No space needs at this time.

¹Lessors include the City of Bismarck.

Department of Financial Institutions						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Bank of North Dakota	Leased ¹	3,498	\$16.00	Office	18	No space needs at this time.
1655 43 rd Street South, Fargo	Leased ¹	2,918	\$16.12	Office	12	
2534 17 th Avenue South, Grand Forks	Leased ¹	904	\$17.52	Office	4	

¹Lessors include the Bank of North Dakota; Capital Square Holdings LLC, including Kelly Zander; and JR Properties LLC, including Jeff Pulkrabek and Bob Pulkrabek.

Securities Department						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Leased ¹	2,148	\$10.40	Office, storage	7	No space needs at this time.
Fargo	Leased ¹	411	\$17.00	Office	2	
Grafton	Leased ¹	566	\$3.50	Office	1	

¹Lessors include the Office of Management and Budget, the NDSU Research and Technology Park, and the Life Skills and Transition Center.

Bank of North Dakota						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1200 Memorial Highway, Bismarck	Owned	62,000	N/A	Office, storage, bank, sublease	174	No space needs at this time; however, 5,046 square feet of excess space may be available.

Housing Finance Agency						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2624 Vermont Avenue, Bismarck	Leased ¹	13,760	\$16.50	Office	44	No space needs at this time.
624 Main Avenue, Fargo	Leased ¹	540	\$15.56	Office	2	

¹Lessors include CDIJ LLC, including Mike Dwyer; and Block 6 Apartments LLP, including David Campbell.

State Mill and Elevator						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1823 Mill Road, Grand Forks	Owned	Unknown	N/A	Office and operations	156	No space needs at this time.

Workforce Safety and Insurance (WSI)						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1600 East Century Avenue, Bismarck	Owned	57,658	N/A	Office, storage, sublease	211	No space needs at this time; however, 4,687 square feet of excess space may be available.
Bismarck	Leased ¹	1,511	\$20.50	Office	3	
Fargo	Leased ¹	5,405	\$20.90	Office	18	
Grand Forks	Leased ¹	648	\$11.00	Office	5	
Minot	Leased ¹	1,030	\$15.50	Office	7	

Workforce Safety and Insurance (WSI)						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Williston	Leased ¹	176	\$21.00	Office	2	
Dickinson	Leased ¹	176	\$17.00	Office	1	
Jamestown	Leased ¹	645	\$16.74	Office	2	

¹Lessors include Job Service North Dakota; Arrowhead Partners LLC; Sacket Minot LLC; Crown Pointe Properties LLLP, including John Lyngstad and Rob Lyngstad; JBC Partners LLC, including Robert Vander Vorst, Josh Carter, Scott Wilkins, and Darrin Johnson; and Great River Energy.

Highway Patrol						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Law Enforcement Training Academy	Owned	221,085	N/A	Office, training	6	The agency reported additional storage facilities are needed.
Capitol grounds	Owned	8,283	N/A	Office, storage	61	
Bismarck warehouse	Leased ¹	7,462	\$7.15	Storage	4	
Bismarck Airport	Leased ¹	1/3 of hangar	\$7,780 per year	Aircraft hangar	1	
Fargo	Leased ¹	1675	\$0	Office, storage	26	
Grand Forks	Leased ¹	4,307	\$15.10	Office, storage	19	
Minot	Leased ¹	3,600	\$8.00	Office	16	
West Fargo	Owned	384	N/A	Office	0	
Williston	Leased ¹	1,800	\$7.80	Office	15	
Dickinson	Leased ¹	1,937	\$0	Office	10	
Jamestown	Leased ¹	975	\$12.00	Office	16	
Devils Lake	Leased ¹	2,400	\$9.50	Office	7	
Rugby	Leased ¹	Unknown	\$88.33 per month	Office	1	
Bowman	Owned	384	N/A	Office	1	
Beach	Owned	868	N/A	Office	0	
Mooreton	Owned	670	N/A	Office	0	
McKenzie	Leased ¹	160	\$10.00	Office	5	
Joliette	Owned	640	N/A	Office	1	
Panger	Owned	400	N/A	Office	0	

¹Lessors include LKL Properties LLC, including Marlys Kosciolk; the Department of Transportation; Chad Kaiser; David Sandvik; McKenzie Correctional Facility; Steve Kemp; North Dakota Farm Bureau; Curtis Teigen; Executive Air; and Heart of America.

Department of Corrections and Rehabilitation (DOCR)						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
State Penitentiary	Owned	520,369	N/A	Prison, office	361	No space needs at this time.
Missouri River Correctional Center	Owned	63,301	N/A	Prison	46	
3301 East Main Avenue, Bismarck	Owned	15,300	N/A	Storage	3	
3303 East Main Avenue, Bismarck	Owned	9,600	N/A	Roughrider Industries	32	
601 Channel Drive, Bismarck	Leased ¹	8,000	\$16.75	Office	28	

Department of Corrections and Rehabilitation (DOCR)						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
921 South 9 th Street, Bismarck	Leased ¹	1,779	\$17.75	Office	5	
461 34 th Street South, Fargo	Leased ¹	8,809	\$15.50	Office	37	
311 South 4 th Street, Grand Forks	Leased ¹	5,560	\$15.60	Office	19	
1600 2 nd Avenue Southwest, Minot	Leased ¹	3,163	\$16.00	Office	18	
1425 21 st Avenue Northwest, Minot	Leased ¹	1,250	\$17.00	Office	3	
705 East Highland Drive, Williston	Leased ¹	2,752	\$19.00	Office	9	
705 East Highland Drive, Williston	Leased ¹	1,300	\$19.00	Office	3	
135 Sims Street, Dickinson	Leased ¹	1,715	\$12.50	Office	7	
135 Sims Street, Dickinson	Leased ¹	450	\$12.50	Office	2	
Youth Correctional Center, Mandan	Owned	160,455	N/A	Prison	101	
200 West Main Street, Mandan	Leased ¹	2,387	\$16.00	Office	11	
James River Correctional Center, Jamestown	Owned	365,600	N/A	Prison	233	
702 1 st Avenue South, Jamestown	Leased ¹	1,800	\$17.14	Office	7	
419 5 th Street Northeast, Jamestown	Leased ¹	1,400	\$7.71	Office	3	
709 Dakota Avenue, Wahpeton	Leased ¹	750	\$10.40	Office	2	
304 4 th Street Northeast, Devils Lake	Leased ¹	2,000	\$9.30	Office	3	
225 Walnut Street East, Devils Lake	Leased ¹	1,600	\$14.00	Office	6	
201 5 th Street Northwest, Watford City	Leased ¹	130	\$10.00	Office	1	
638 Cooper Avenue, Grafton	Leased ¹	Unknown	\$0	Office	2	
117 Highway 49, Beulah	Leased ¹	840	\$5.00	Office	1	
104 West 11 th Street, Bottineau	Leased ¹	450	\$8.00	Office	1	
124 5 th Street South, Oakes	Leased ¹	361	\$9.97	Office	2	
712 5 th Avenue, Washburn	Leased ¹	378	\$3.17	Office	1	
1102 Main Avenue West, Rolla	Leased ¹	264	\$26.16	Office	2	

¹Lessors include Ramsey National Bank; LSS Jamestown Housing LLC; HA Thompson & Sons Inc, including Mark Thompson; West River Office Condominiums LLC, including Douglas Wildes and Neal Messer; Nexus PATH Family Healing; Williston State College; Kosciolk Rental LLC, including Marlys Kosciolk; Rivers Edge Office LLC; New Vision Properties LLC, including Robert Vander Vorst, Jason Dockter, Corey Hager, Charles Hager, and Donald Zundel; Dale and Cheryl Lende; EVI Mandan Apartments LLC, including Dan Mikkelson; Sacket Minot LLC; Rick and Carolyn DeFries; City of Oakes; McLean County; Lake Region Human Service Center; Lake Region Law Enforcement Center; Ron Bergman; Mercer County Sheriff's Department; Walsh County; and McKenzie County.

Adjutant General						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
See Appendix B , as prepared by the Adjutant General, for properties owned by the Adjutant General	Owned		N/A	Office, storage, training, lodging		The Adjutant General identified a need for additional Readiness Center capabilities, aircraft maintenance, and lodging for service members.
1751 93 rd Street Northeast, Bismarck	Leased ¹	23,000	\$2.27	Warehouse	0	
1509 Grumann Lane, Bismarck	Leased ¹	10,500	\$8.93	Warehouse	1	
2930 North 14 th Street, Bismarck	Leased ¹	2,274	\$26.21	Recruiting	7	
Fargo Jet Center	Leased ¹	12,677	\$9.79	Hangar	0	

Adjutant General						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2215 18 th Street South, Fargo	Leased ¹	132	\$18.18	Office	1	
1208 South Washington Street, Grand Forks	Leased ¹	2,700	\$14.82	Recruiting	6	
2787 Airport Drive, Grand Forks	Leased ¹	1,050	\$1.71	Hangar	0	
400 South Broadway, Minot	Leased ¹	3,400	\$13.93	Recruiting	4	
7600 Airport Road, Minot	Leased ¹	1,600	\$1.88	Hangar	0	
1600 2 nd Avenue Southwest, Minot	Leased ¹	408	\$17.85	Office	1	
833 24 th Avenue East, West Fargo	Leased ¹	1,781	\$28.48	Recruiting	10	
Williston Armory	Leased ¹	25,428	\$0.56	Armory	48	
Dickinson Armory	Leased ¹	17,461	\$0.82	Armory	76	
4470 ND 6, Mandan	Leased ¹	6,000	\$0.73	Hangar	0	
Jamestown Armory	Leased ¹	17,889	\$0.80	Armory	103	
120 2nd Street Southeast, Jamestown	Leased ¹	1,350	\$12.54	Recruiting	2	
1600 21st Avenue Northeast, Jamestown	Leased ¹	1,157	\$1.87	Hangar	0	
210 Highway 2 West, Devils Lake	Leased ¹	2,130	\$18.30	Recruiting	2	
Valley City Armory	Leased ¹	22,950	\$0.87	Armory	81	
Box 64, Casselton	Leased ¹	1,482	\$0.81	Hangar	0	
Lisbon Armory	Leased ¹	17,859	\$0.80	Armory	47	
Wishek Armory	Leased ¹	16,437	\$0.87	Armory	43	
Edgeley Armory	Leased ¹	19,844	\$0.72	Armory	63	

¹Lessors include Larry Kolbo, Robert Savageau, Sacket LLC, Sanford Medical Center, City of Dickinson, City of Edgeley, City of Jamestown, City of Lisbon, City of Valley City, City of Williston, City of Wishek, Jamestown Stutsman Development Council, Fargo Jet Center LLC, City Plaza Properties, Washington Investment Center LLC, Boulevard Shoppes LLC, Deumelands, Galaxy Properties LLC, James Rostad, Jamestown Regional Airport Authority, Avflight Corporation, Mandan Municipal Airport, and Casselton Airport Authority.

Department of Commerce						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
1600 East Century Avenue	Leased ¹	4,262	\$12.33	Office, storage	62	No space needs at this time.
Devils Lake	Leased ¹	150	\$10.00	Office	1	
Medina	Leased ¹	396	\$15.95	Office, storage	1	

¹Lessors include Workforce Safety and Insurance, the School for the Deaf, and Dave Nadeau.

Department of Agriculture						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Capitol building	Leased ¹	8,644	\$3.02	Office, storage	36	No space needs at this time.
1949 North Washington Street, Bismarck	Leased ¹	2,980	\$14.90	Office	11	

¹Lessors include the Office of Management and Budget and Northbrook LLP, including Ken Regan and James Wieland.

Upper Great Plains Transportation Institute						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
608 East Boulevard Avenue, Bismarck	Leased ¹	1,299	\$3.85	Office	7	No space needs at this time.
1453 Interstate Loop, Bismarck	Leased ¹	72	\$1.67	Storage	0	

¹Lessors include the Department of Transportation and UHaul Moving and Storage of Bismarck.

NDSU Branch Research Centers						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
North Central	Owned	31,455	N/A	Office, storage	30	No space needs at this time.
Williston	Owned	23,752	N/A	Office, storage	22	
Dickinson	Owned	18,915	N/A	Office, storage	40	
Carrington	Owned	26,862	N/A	Office, storage	47	
Langdon	Owned	7,540	N/A	Office, storage	16	
Hettinger	Owned	33,906	N/A	Office, storage	24	
Central Grasslands	Owned	10,920	N/A	Office, storage	16	

NDSU Extension Service						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
2718 Gateway Avenue, Bismarck	Leased ¹	2,160	\$12.77	Office, storage	7	No space needs at this time.
301 College Drive, New Town	Leased ¹	300	\$24.00	Office, storage	2	
625 Main Street, Lisbon	Leased ¹	440	\$13.64	Office	2	
Glen Ullin	Leased ¹	288	\$8.33	Office	2	

¹Lessors include Marion Manor Apartments; Lisbon Bicentennial Senior Citizens Club Inc; Nueta Hidatsa Sahnish College; and MAGA Properties LLC, including Matthew Myers.

Northern Crops Institute						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Fargo	Owned	17,000	N/A	Office, lab	26	No space needs at this time.

NDSU Main Research Center						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Jack Dalrymple Agricultural Research Complex	Owned	156,000	N/A	Office, storage, greenhouse	44	No space needs at this time.
Senator Bill Bowman Veterinary Diagnostic Laboratory	Owned	22,000	N/A	Office, storage	30	

Agronomy Seed Farm						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Agronomy Seed Farm	Owned	4,100	N/A	Office, storage	3	No space needs at this time.

North Dakota State Fair

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
State Fairgrounds	Owned	200 acres	N/A	State Fair	27	No space needs at this time.

North Dakota Racing Commission

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
4501 Coleman Street, Bismarck	Leased ¹	1,037	\$13.89	Office	4	No space needs at this time.

¹Lessors include Capital Building One Bismarck LLC, including Jeff Sparrow, Tom St. Peter, Ryan Benning, and Chad Gilchrist.

State Historical Society

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Heritage Center	Owned	219,000	N/A	Office, storage, museum	103	The agency has identified a need for additional storage facilities.
Bismarck Municipal Airport	Leased ¹	6,900	\$0.14	Storage	0	
59 State Historic Sites	N/A	N/A	N/A	N/A	N/A	

¹Lessors include the City of Bismarck.

Council on the Arts

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
105 North 4 th Street	Leased ¹	1,513	\$6.54	Office	5	No space needs at this time.

¹Lessors include Jerry Anderson, Ron Aberle, and Dustin Hollevoet.

Game and Fish Department

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Bismarck	Owned	40,760	N/A	Office, storage	70	No space needs at this time.
Williston	Owned	3,950	N/A	Office	8	
Dickinson	Owned	5,504	N/A	Office	13	
Jamestown	Owned	4,191	N/A	Office	14	
Devils Lake	Owned	5,312	N/A	Office	11	
Riverdale	Owned	5,320	N/A	Office	14	
Lonetree	Owned	3,988	N/A	Office	6	

Parks and Recreation Department

Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Liberty Memorial Building, Bismarck	Owned	4,785	N/A	Office	16	No space needs at this time; however, the agency anticipates requesting additional staff to meet current use of park resources, at which time additional space will be needed.
3625 Saratoga Avenue, Bismarck	Leased ¹	8,052	\$2.31	Storage	0	
3825 Saratoga Avenue, Bismarck	Leased ¹	5,794	\$2.14	Storage	0	
101 5 th Street, Walhalla	Leased ¹	1,500	\$2.00	Storage	0	

¹Lessors include Saratoga Properties LLC, including Erwin Zimprich, and North Dakota Forest Service.

State Water Commission						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
State Office Building	Leased ¹	21,645	\$10.38	Office, storage	69	No space needs at this time.

¹Lessors include the Office of Management and Budget.

Department of Transportation						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
DOT building	Owned	123,000	N/A	Office, storage, licensing, sublease	381	No space needs at this time.
300 Airport Road, Bismarck	Owned	21,000	N/A	Office, lab, storage	33	
218 Airport Road, Bismarck	Owned	6,600	N/A	Office	20	

Beef Commission						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
4023 State Street, Bismarck	Leased ¹	3,297	\$14.56	Office, storage	4	No space needs at this time.

¹Lessors include Parkway Management.

Dry Bean Council						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
4844 Rocking Horse Circle, Fargo	Leased ¹	868	\$22.00	Office	3	No space needs at this time.

¹Lessors include Rocking Horse Farm LLC, including Ken Promersberger.

Wheat Commission						
Location	Leased or Owned	Square Feet	Cost Per Square Foot	Use	Employee Headcount	Space Needs
Mandan	Leased ¹	4,000	\$14.64	Office, storage	5	No space needs at this time.

¹Lessors include LRM Rentals.

ATTACH:2