

FOR LEASE



1210 9TH STREET SOUTH

GREAT FALLS, MONTANA 59405 · BUILD-TO-SUIT RETAIL / COMMERCIAL

LEASE RATE

\$22.00/SF/YR

AVAILABLE

±10,770 SF

SITE

±1.70 AC

SUITES

FLEXIBLE

PROPERTY OVERVIEW

Build-to-suit commercial space in a building set for a full exterior and interior transformation, shown in the conceptual renderings. The landlord plans updated architectural finishes, new storefront glazing and defined tenant entrances, with a new interior buildout tailored to each tenant. Suites can range from small individual spaces to larger footprints across about 10,770 SF, suited to retail, service, showroom or commercial users.

PROPERTY HIGHLIGHTS

- ±10,770 SF total leasable area
- Build-to-suit tenant buildout
- New storefront glazing and finishes
- Defined tenant entrances
- Flexible suite sizes
- Retail, service or showroom use
- Visibility in south Great Falls
- ±1.70-acre site

Renderings and suite plan are conceptual; layouts, suite sizes and delivery are subject to feasibility and landlord approval. Lease structure to be confirmed with the listing broker. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

BROKER · LIC. RRE-BRO-LIC-79075

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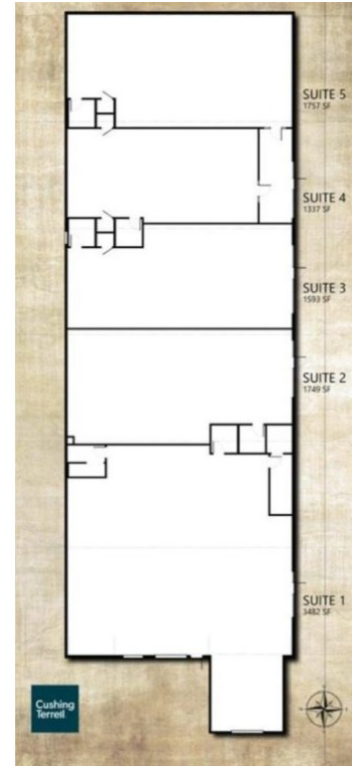
CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30064595



CONCEPT RENDERING — STOREFRONTS



CONCEPTUAL SUITE PLAN

PROPERTY DETAILS

ADDRESS	1210 9th Street S
CITY / COUNTY	Great Falls / Cascade County, MT
LEGAL DESCRIPTION	GF Fifteenth Add, Blk 2, Lots 11A1 & 11A2
SECTION / TWP / RNG	S13, T20N, R03E
GEOCODE	02301513106110000
ASSESSOR NUMBER	0000825200
YEAR BUILT	1996
SITE AREA	±1.698 AC / 73,965 SF
MLS NUMBER	30064595

LEASE RATE	\$22.00 / SF / yr
LEASABLE AREA	±10,770 SF
SUITES	Flexible — small to large
BUILDOUT	New, tailored to tenant
EXTERIOR	Full renovation planned
BUILDINGS ON PARCEL	2
FLOOD PLAIN	None
SHOWINGS	Appointment — contact Ryan

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