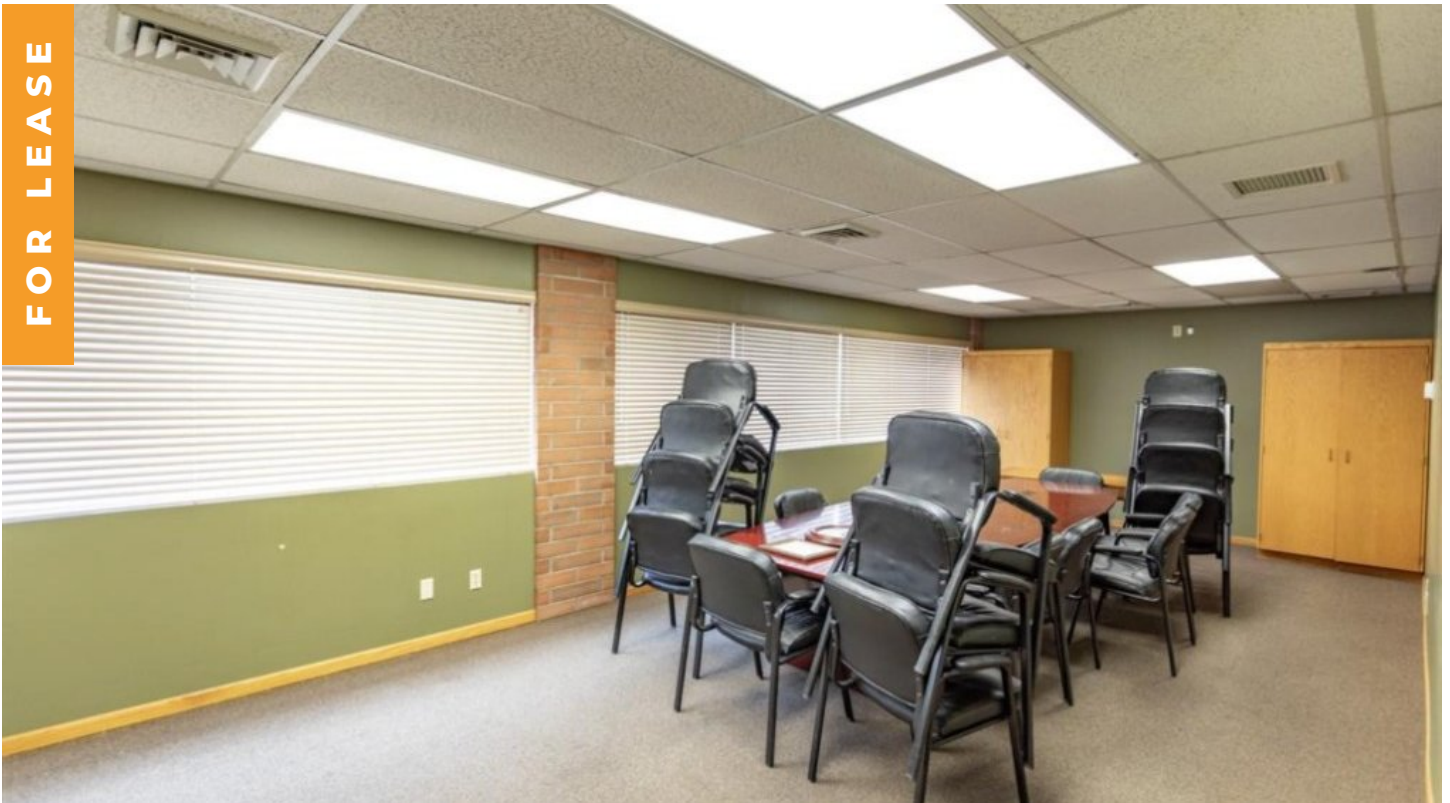


FOR LEASE



615 2ND AVENUE NORTH

GREAT FALLS, MONTANA 59401 · GROUND-FLOOR OFFICE FOR LEASE

LEASE RATE

\$17.00/SF NNN

AVAILABLE

±3,700 SF

EST. NNN

±\$5.50/SF

PARKING

42 STALLS

PROPERTY OVERVIEW

About 3,700 SF of ground-floor office for lease in a three-story, elevator-served multi-tenant building in downtown Great Falls. The existing private-office buildout includes reception, offices, an IT room, storage, a large conference room and restrooms. The suite has direct street access and 2nd Avenue North signage exposure, with professional tenants on the upper floors.

PROPERTY HIGHLIGHTS

- ±3,700 SF ground-floor suite
- Reception, private offices, conference room
- IT room, storage and restrooms
- Direct street access and signage exposure
- 42 on-site parking stalls (2 ADA)
- Elevator, security cameras, ADA accessible
- Central air conditioning
- Professional tenants on upper floors

Lease rate is per square foot per year, triple net. Tenant pays pro-rata share of taxes, insurance, utilities and CAM; NNN/CAM shown is an estimate subject to reconciliation. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

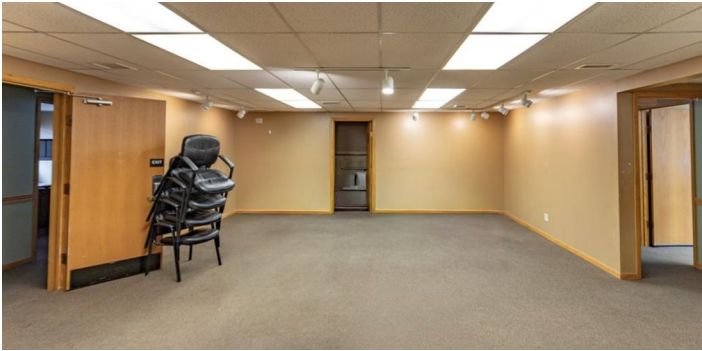
BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

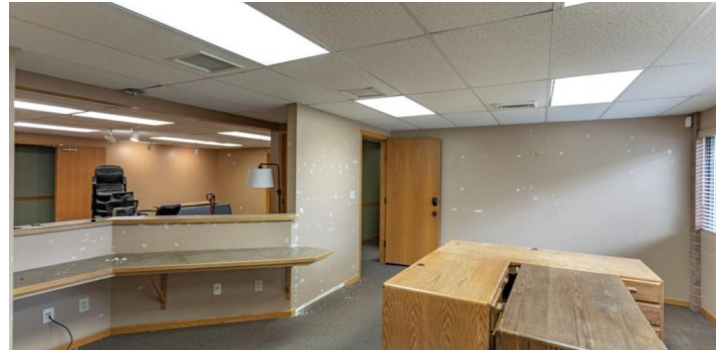
CATALYST COMMERCIAL REAL ESTATE SERVICES

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

MLS #30079234



OPEN OFFICE AREA



RECEPTION



PRIVATE OFFICE



BREAK ROOM

PROPERTY DETAILS

ADDRESS	615 2nd Avenue N
CITY / COUNTY	Great Falls / Cascade County, MT
LEGAL DESCRIPTION	Original Townsite, Blk 255, Lots 10-12
SECTION / TWP / RNG	S12, T20N, R03E
GEOCODE	02301512235050000
ASSESSOR NUMBER	0000122900
YEAR BUILT	1980
LOT AREA	±0.517 AC (150 × 150)
MLS NUMBER	30079234

LEASE RATE	\$17.00 / SF / yr NNN
EST. NNN / CAM	±\$5.50 / SF / yr
AVAILABLE AREA	±3,700 SF (1st floor)
BUILDING AREA	±15,767 SF, 3 stories
CONSTRUCTION	Block
COOLING	Central air
PARKING	42 stalls (2 ADA)
POSSESSION	Negotiable
SHOWINGS	Appointment only

Lease rate is per square foot per year, triple net. Tenant pays pro-rata share of taxes, insurance, utilities and CAM; NNN/CAM shown is an estimate subject to reconciliation. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

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