



UPDATED DOWNTOWN OFFICE

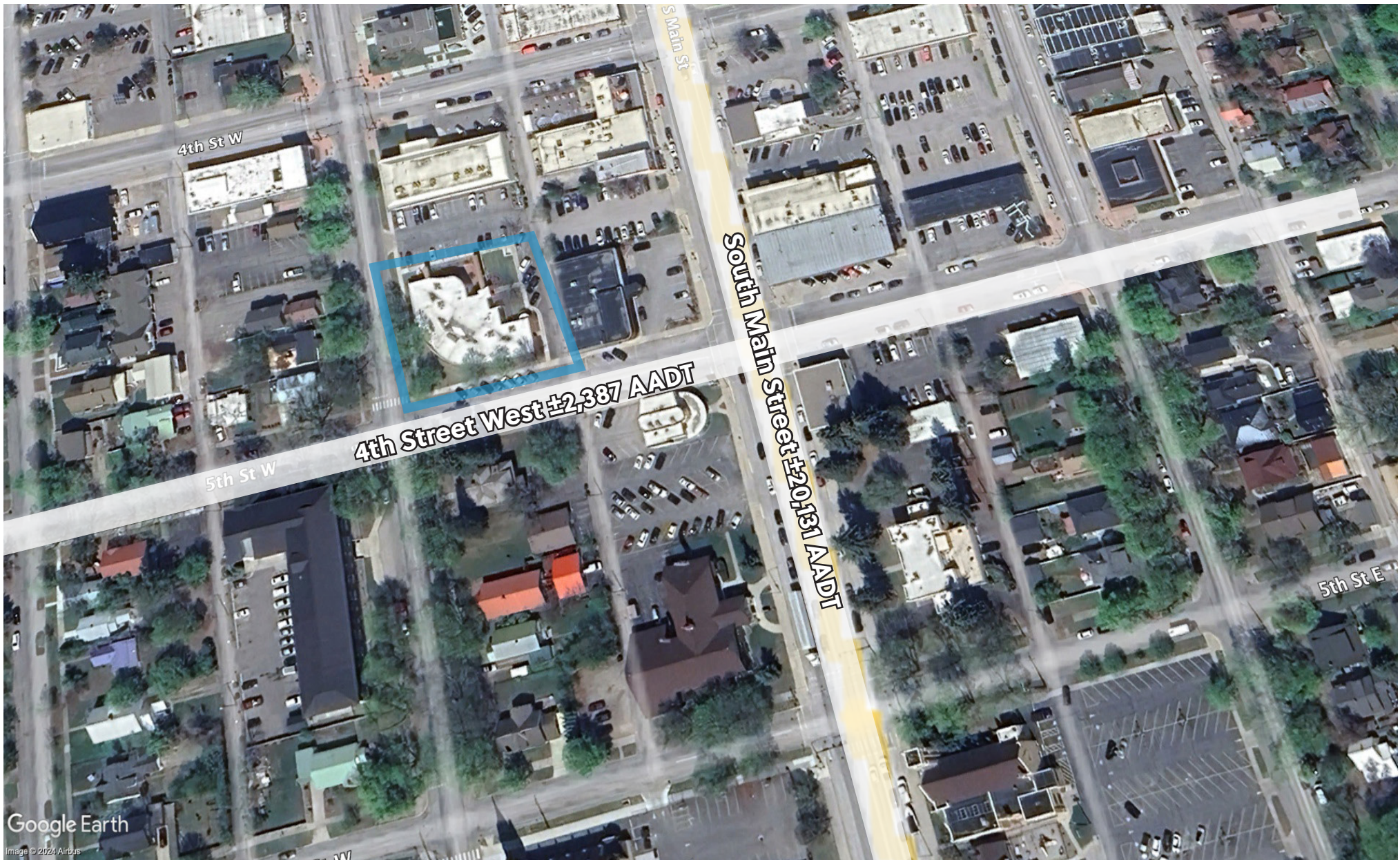
431 1st Avenue West
Kalispell, Montana

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SterlingCRE
ADVISORS

Location Overview



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Property Overview

StelingCRE Advisors is pleased to present up to ±6,118 square foot office building located at 431 1st Avenue West in Kalispell, Montana. Adjacent to a thriving downtown, 431 1st Avenue West in Kalispell, Montana, features ample parking, mature landscaping, and an updated interior.

Variety of private offices available, the space is suitable for a wide array of tenants seeking a downtown office. Leasable spaces offer a mix of private offices, open workspaces, and dedicated meeting rooms.

The subject property underwent a recent remodel (2016) which resulted in modern finishes throughout the main floor. The property offers accessible restrooms and a lift system to the garden-level.

Kalispell, Montana, has been named one of the fastest growing micropolitan areas nationally. The city boasts a rising population, low unemployment, and an extraordinary quality of life. Located between Glacier National Park and Flathead Lake, Kalispell has quickly expanded to support visitor and local populations. Substantial infrastructure improvements and business development efforts bolster the local economy. An active Chamber of Commerce and economic development agency support sustained city growth.

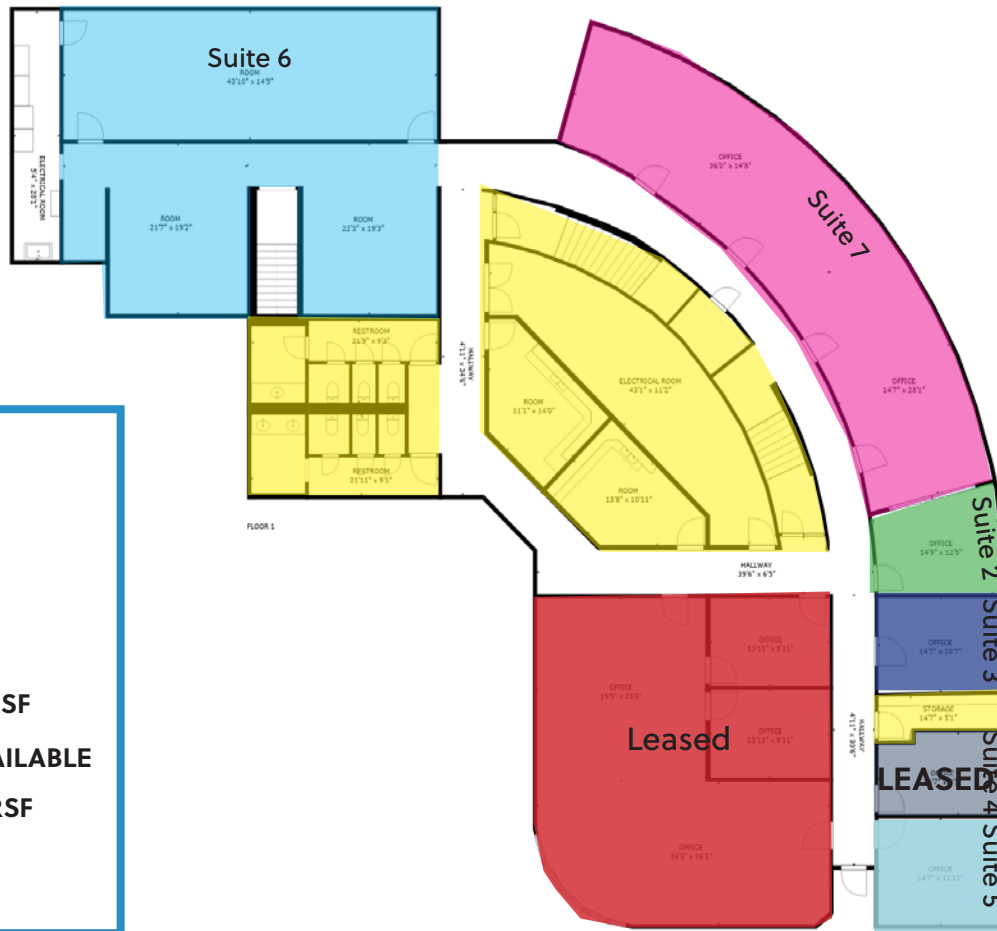
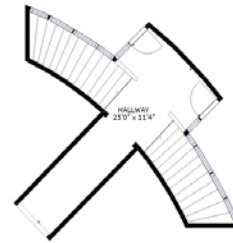
- **Flexible Sizes Available:**

- 2,033 SF
- 1,306 SF
- 245 SF
- 238 SF
- 203 SF
- 178 SF

- **Pricing starts at \$375/month to \$3,100/month**
- **Pricing includes all utilities except for Wifi**
- **Variety of private offices available.**



Second Floor Layout Option



- COMMON AREA
- \$510/MONTH; ±245 RSF
- \$425/MONTH; ±203 RSF
- LEASED
- \$500/MONTH; ±238 RSF
- \$3,100/MONTH; ±2,033 RSF
- ADDITIONAL SPACE AVAILABLE
- \$2,000/MONTH; ±1,306 RSF
- LEASED

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Second Floor Photos



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A D V I S O R S

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