

3320 10th Avenue South
Great Falls, MT 59405

FOR SALE

Class "A" Office / Call Center Building



Mark Macek – MBA, CCIM

Macek Companies, Inc.
104 2nd Street South, Suite 100
Great Falls, MT 59401
406.727.5505 Office

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3320 10th Avenue South
Great Falls, MT 59405

\$4.35 Million

For Sale

Class "A" Office / Call Center Building



Class "A" Office/Call Center Building

Summary Property Information

- Located near High Growth Medical Core Area
- High Profile & Visibility
- Located close to Montana State University & University of Providence Campuses
- Just Northeast of Benefis Healthcare & GF Clinic Campuses
- Near NEW Touro Medical School Campus & Housing
- Easy Access to Property on 10th Avenue South
- Excellent Traffic Circulation / Parking
- Combination of Office, Conference Rooms, Training Rooms, and open / flex / call center cubical area

Land Data:

- Main Building Lot: 1.517 Acres / 66,061 SF
- Adjacent Vacant Lot: 0.69 Acres / 30,000 SF
- Parking – Main Parcel: 84 Spaces
- Parking – Adjacent Lot: 88 Vehicles
- Parking Ratio: 6.88 per 1,000 SF
- Zoning: Main Parcel - C2 General Commercial
 - Adjacent Parcel – R6 Residential (w/Variance)

Building Data:

- Building Size : 24,975 SF
- Original Building Constructed: 1968
- Complete Reconstruction: 2014
- FF&E: Negotiable
- Back Up Generator Ready
- Fire Sprinkler System
- Significant Technology Infrastructure



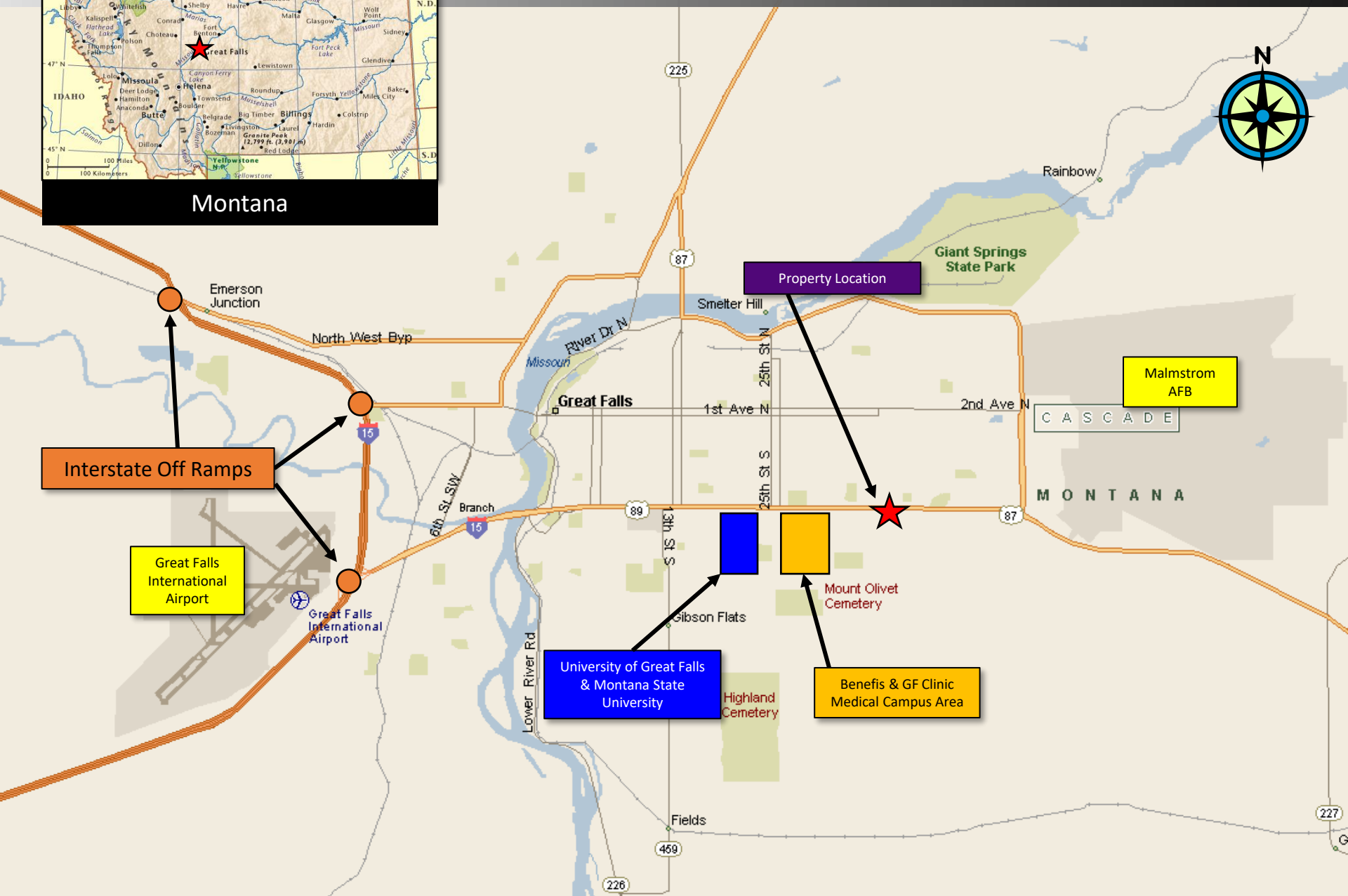
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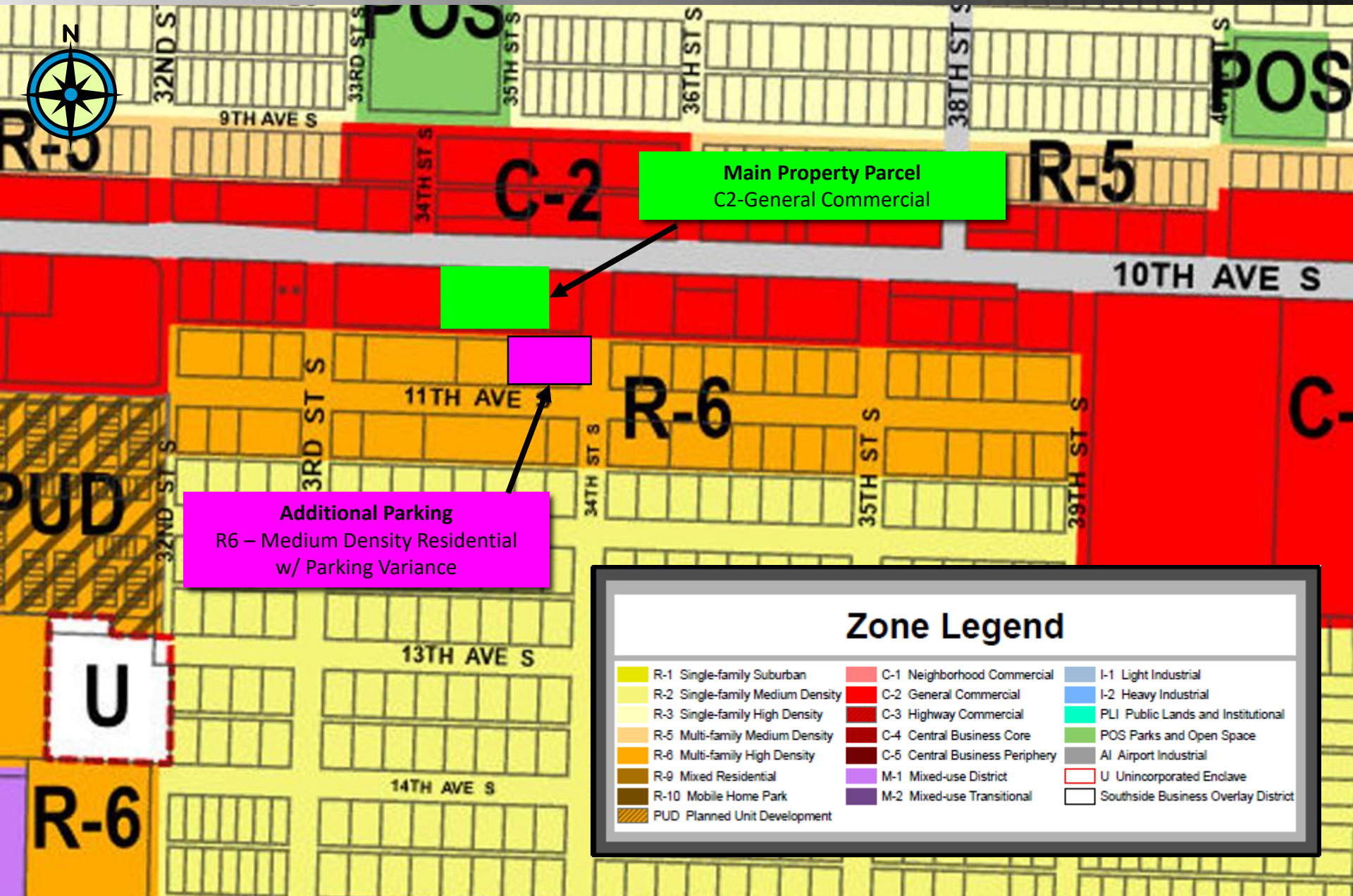
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City Location Map







Main Property Parcel
C2-General Commercial

Additional Parking
R6 – Medium Density Residential
w/ Parking Variance

Zone Legend

R-1 Single-family Suburban	C-1 Neighborhood Commercial	I-1 Light Industrial
R-2 Single-family Medium Density	C-2 General Commercial	I-2 Heavy Industrial
R-3 Single-family High Density	C-3 Highway Commercial	PLI Public Lands and Institutional
R-4 Single-family Low Density	C-4 Central Business Core	POS Parks and Open Space
R-5 Multi-family Medium Density	C-5 Central Business Periphery	AI Airport Industrial
R-6 Multi-family High Density	M-1 Mixed-use District	U Unincorporated Enclave
R-9 Mixed Residential	M-2 Mixed-use Transitional	Southside Business Overlay District
R-10 Mobile Home Park		
PUD Planned Unit Development		



33rd Street South

33rd St S



Apartments

Apartments

Adjacent
Parking
30,000 SF

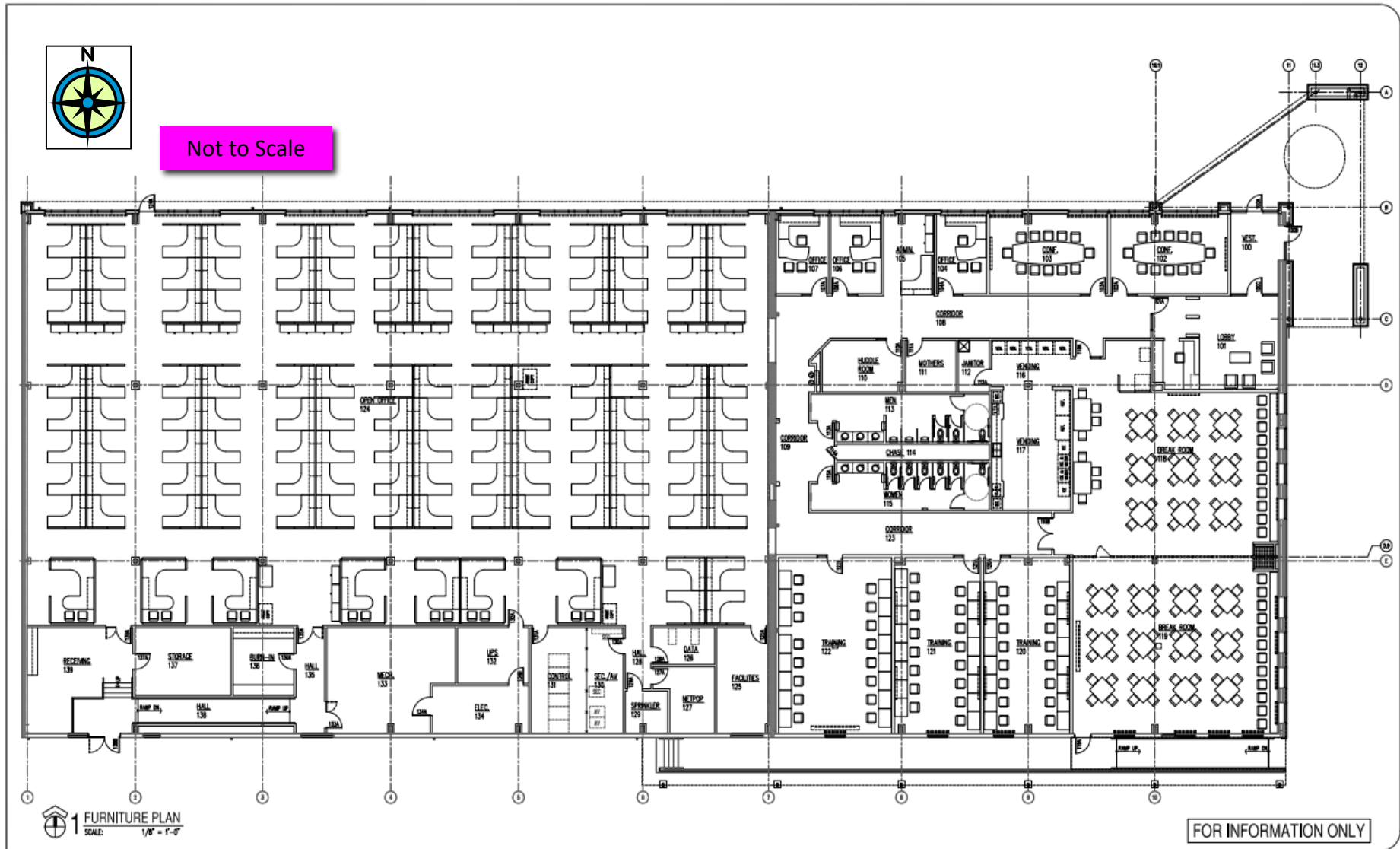
Main Building Lot
66,061 SF
1.517 Acres

10th Avenue South

34th St S 34th Street South

11th Ave S







Main Building Entrance



South Side Parking Lot



Adjacent Parking Lot

Secure Reception Area





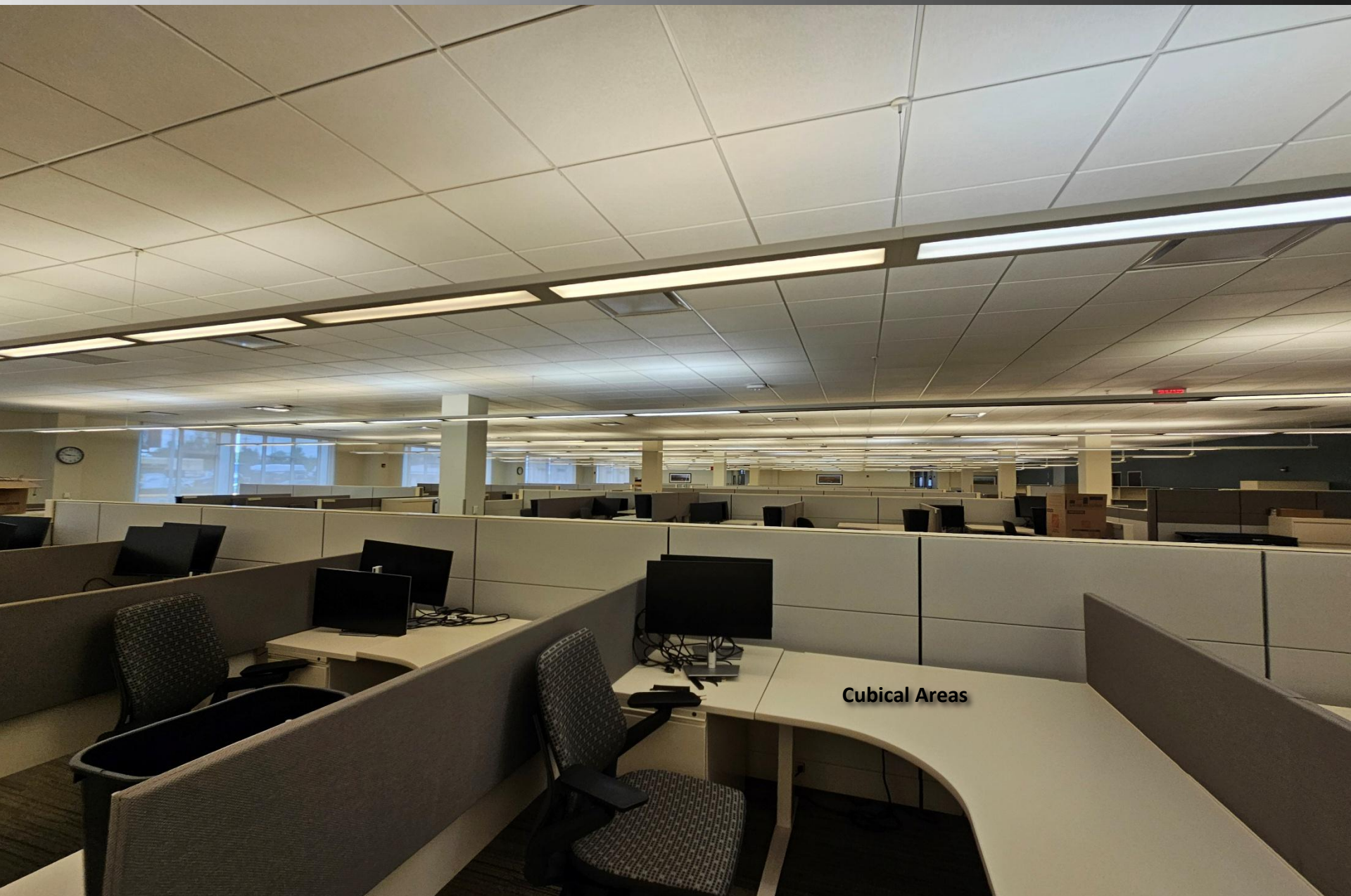
Conference Room / Area



Conference / Break Area



Break Room Area

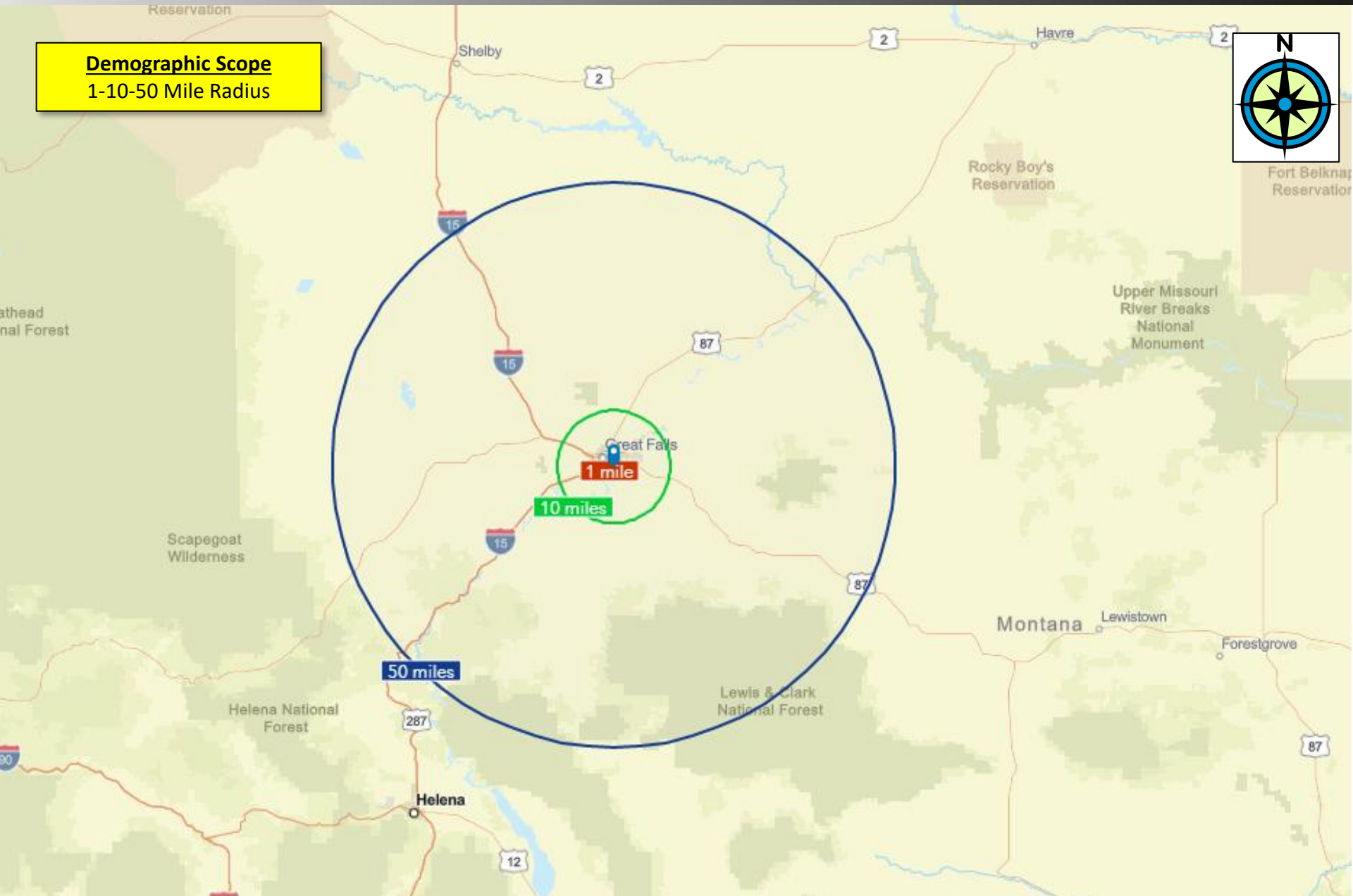
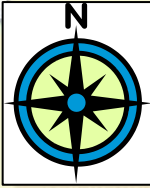


Cubical Areas



Training Room

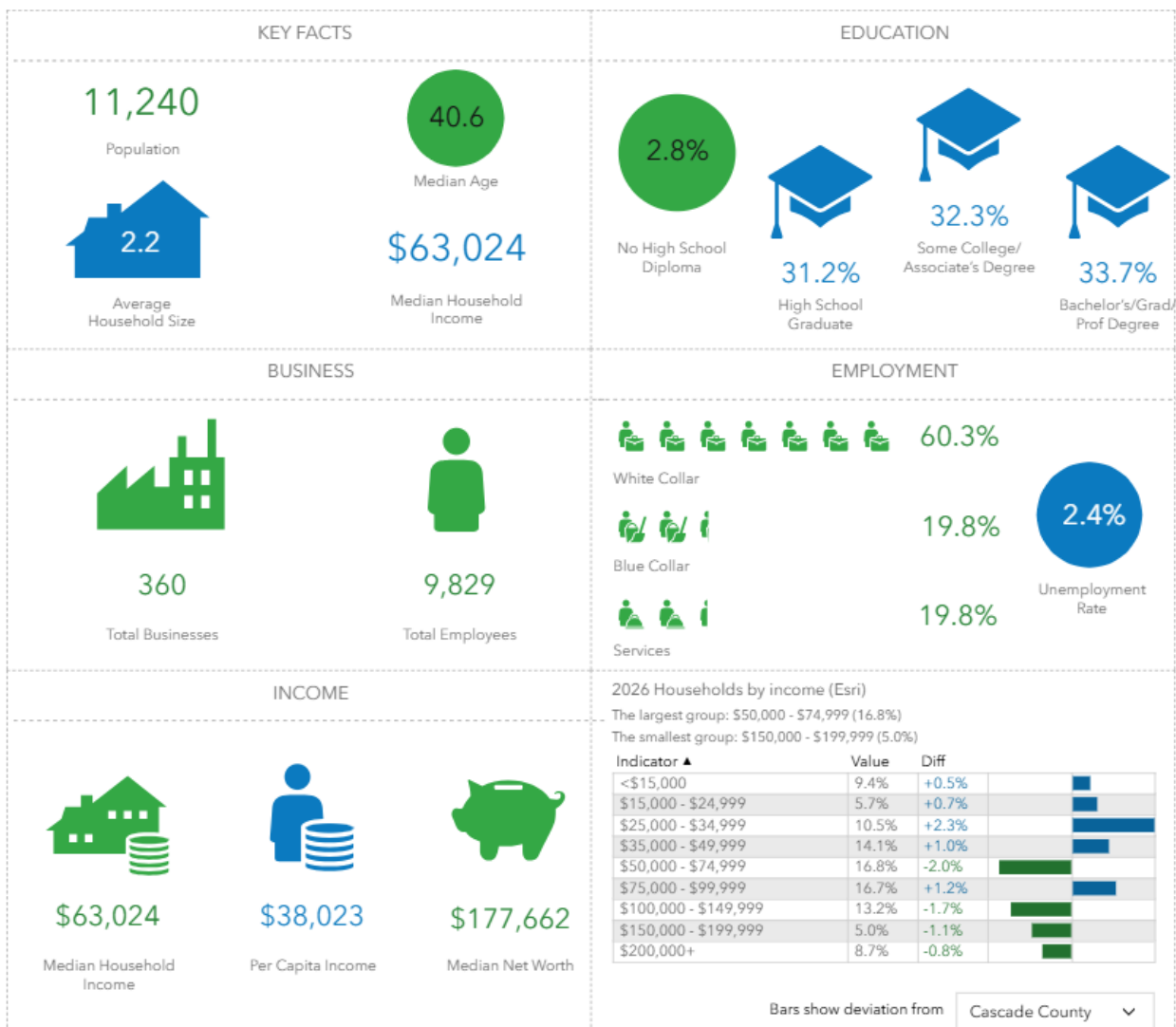
Demographic Scope
1-10-50 Mile Radius



Demographic Summary – 1 Mile Radius

Key Facts

3320 10th Ave S, Great Falls, Montana, 59405
Ring of 1 mile

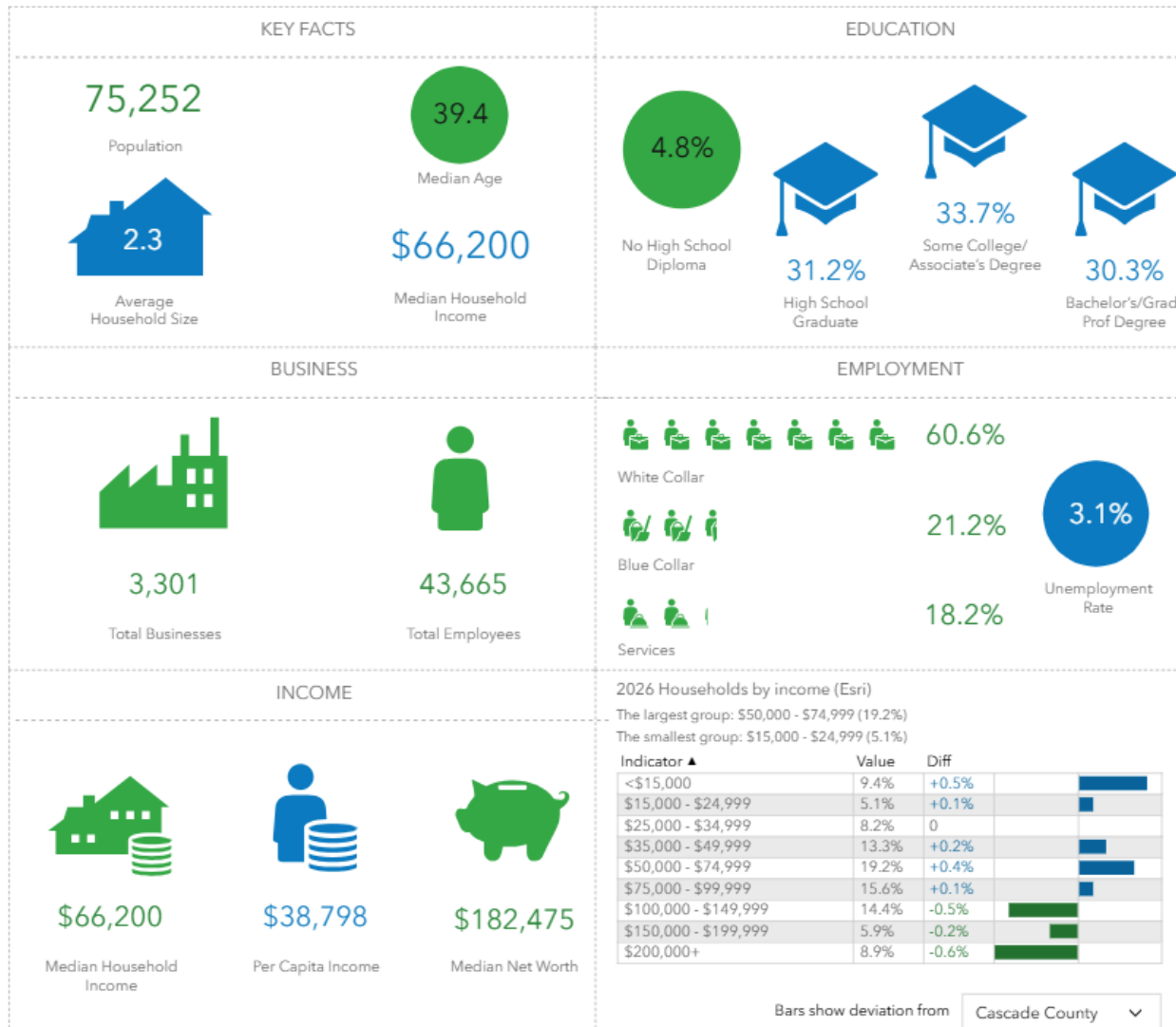


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Demographic Summary – 10 Mile Radius

Key Facts

3320 10th Ave S, Great Falls, Montana, 59405 2
Ring of 10 miles



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Demographic Summary – 50 Mile Radius

Key Facts

3320 10th Ave S, Great Falls, Montana, 59405
Ring of 50 miles

KEY FACTS

96,521

Population

40.7

Median Age



2.3

Average
Household Size

\$68,898

Median Household
Income

EDUCATION

5.1%

No High School
Diploma



31.5%

High School
Graduate



33.4%

Some College/
Associate's Degree



30.1%

Bachelor's/Grad/
Prof Degree

BUSINESS



4,274

Total Businesses



49,627

Total Employees

EMPLOYMENT



60.2%

White Collar



22.5%

Blue Collar



17.2%

Services

2.8%

Unemployment
Rate

INCOME



\$68,898

Median Household
Income



\$39,683

Per Capita Income



\$221,840

Median Net Worth

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.8%)

The smallest group: \$15,000 - \$24,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.6%	-0.3%	
\$15,000 - \$24,999	5.1%	+0.1%	
\$25,000 - \$34,999	8.0%	-0.2%	
\$35,000 - \$49,999	12.8%	-0.3%	
\$50,000 - \$74,999	18.8%	0	
\$75,000 - \$99,999	15.9%	+0.4%	
\$100,000 - \$149,999	15.1%	+0.2%	
\$150,000 - \$199,999	6.1%	0	
\$200,000+	9.4%	-0.1%	

Bars show deviation from

Cascade County



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Top Demographic Tapestry Segments – Great Falls



LifeMode				
learn more...	Households	HHs %	% US HHs	Index
A: Urban Threads	2,635	6.6%	4.53%	145
B: Books and Boots	1,224	3.1%	1.39%	220
C: Metro Vibes	4,787	11.9%	8.75%	137
D: Tech Trailblazers	623	1.6%	9.08%	17
E: Community Connections	0	0.0%	7.36%	0
F: Urban Harmony	0	0.0%	4.53%	0
G: Family Fabric	0	0.0%	4.31%	0
H: Family Prosperity	1,088	2.7%	10.74%	25
I: Countryscapes	7,792	19.4%	13.65%	143
J: Mature Reflections	0	0.0%	4.02%	0
K: Suburban Shine	20,094	50.2%	22.01%	228
L: Premier Estates	1,809	4.5%	9.65%	47

Key Facts

 **\$319,629**
Median Home Value

 **\$68,898**
Median HH Income

4.6
Home Value to
Income Ratio

40.7
Median Age

40,052
Households

Education

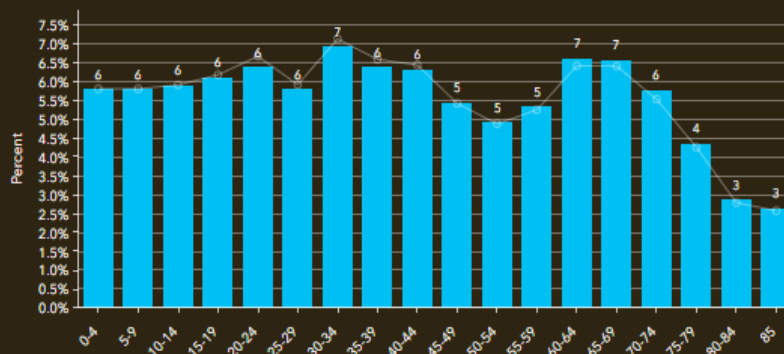
 **5.1%**
No High School Diploma

 **31.5%**
High School Graduate

 **33.4%**
Some College/
Associate's Degree

 **30.1%**
Bachelor's/Grad/
Prof Degree

Age Profile



Dots show comparison to **Cascade County**

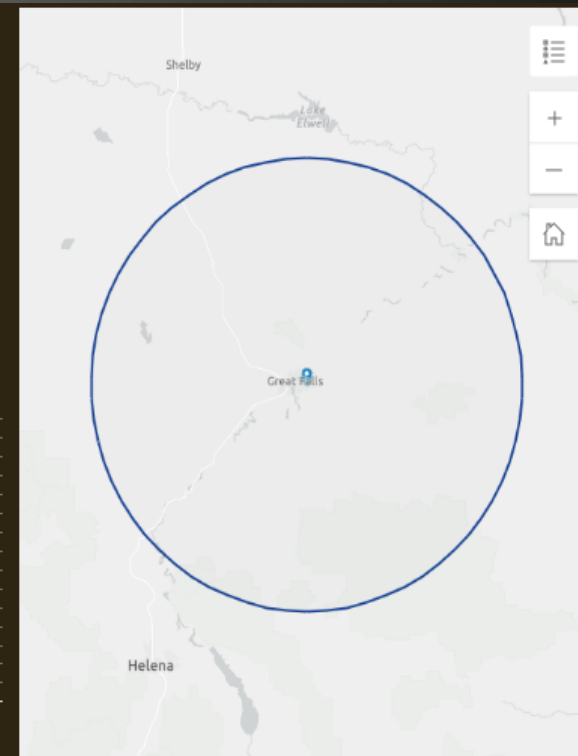
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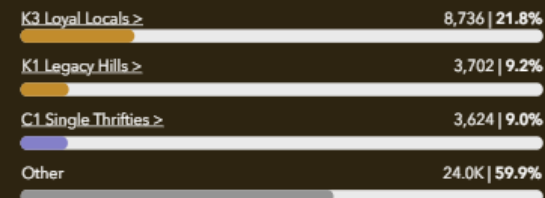
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Bars show deviation from **Cascade County**



Tapestry

Top 3 segments by household count



[View comparison table](#)

Source: This infographic contains data provided by Esri (2026).
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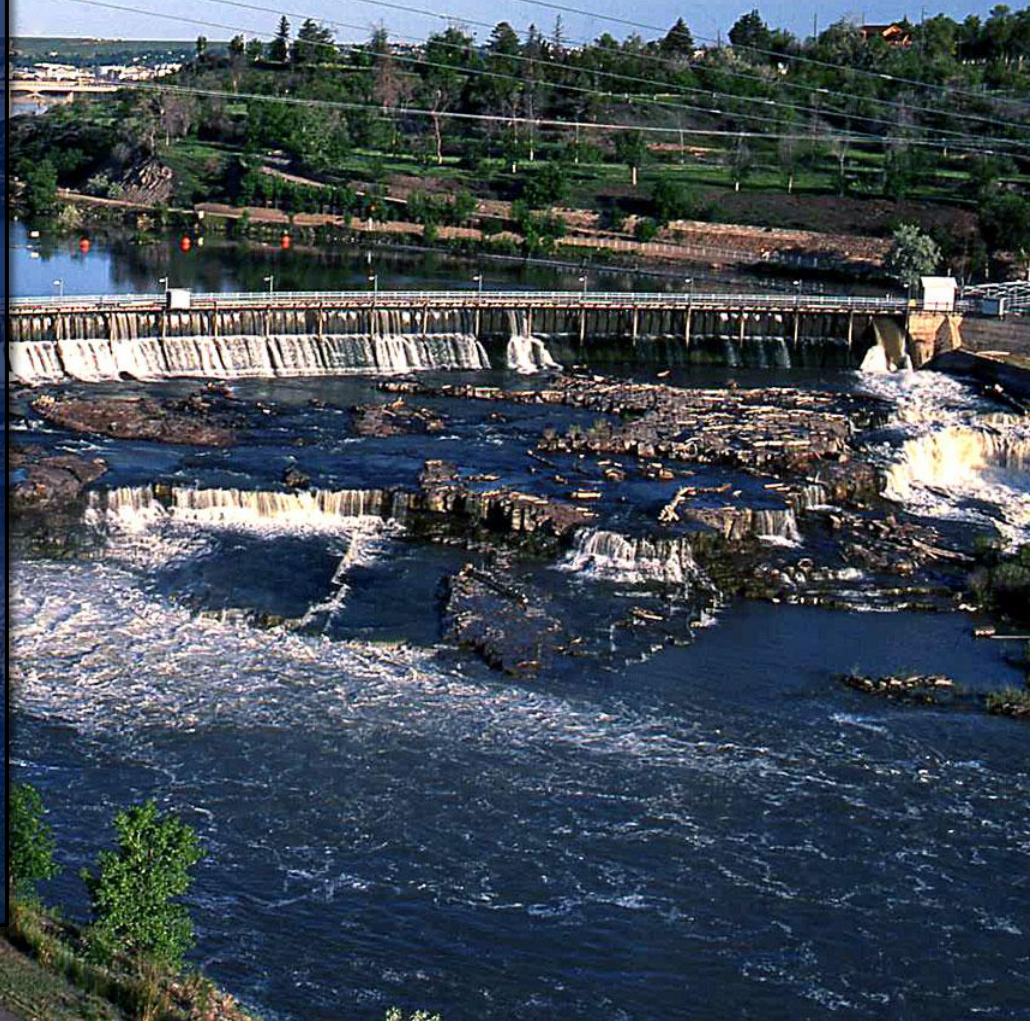
About Great Falls, MT ...

In the heart of Montana, the Big Sky Country, Great Falls is surrounded by spectacular natural wonders and scenery. It is nestled between rich, productive farm land only miles away from the majestic Rocky Mountains to its west and Little Belt Mountains to the east.

The city was settled around the mighty Missouri River, one of nature's most magnificent waterways. The Missouri River provides Great Falls with its name. As the Missouri cuts through the city it drops over 500 feet in a series of rapids and five breathtaking waterfalls — the great falls of the Missouri.

Great Falls is an exciting community of over 58,000 people with various recreational opportunities for citizens and visitors alike. Known as “The Electric City”, Great Falls has a long tradition of history which began with the famous expedition of Lewis and Clark in 1805. Great Falls invites you to experience the best of both worlds: city excitement or mountain solitude. In Montana, one has the freedom to enjoy it all. Return to what America was years ago, fresh and innocent, while steeped in perpetual discovery.

- *Great Falls Chamber of Commerce*





Contact Information:

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www.macekco.com

Profile

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He will serve as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

Education & Designations

- Masters of Business Administration (MBA) – University of Montana
- Bachelor of Science (BS) – Construction Engineering – Montana State University
- CCIM Designation

Professional Activities & Affiliations

- *Great Falls Development Authority – Board Chairman 2021-2023*
- *Leadership Montana – 2018 Class Participant*
- *CCIM Institute – 2015 International President (www.ccim.com)*
 - *JWL Leadership Academy Graduate – SJG Award as Top Academy Graduate*
- *National Association of REALTORS (NAR)*
 - *Past Liaison to the NAR President with oversight of NAR Commercial & Business Specialty Committees*
 - *Past Regional Vice President with oversight over Alaska, Washington, Oregon, Idaho & Montana*
 - *Past National Research Committee Chair (Supplier of Real Estate Research to National Media)*
- *Montana Association of REALTORS - Past Montana State President*
- *Great Falls Area Chamber of Commerce – Past Board Chairman*



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About Macek Companies, Inc. ...

Macek Companies, Inc. is a commercial real estate brokerage, development and consulting company base based in Great Falls, Montana. The company serves local, regional and national clients throughout the northwestern U.S.

Past and current clients include.....

- Albertson's / Smith's Food & Drug / Rosauer's / SuperOne Food's
- Walgreen's
- CVS Pharmacy
- AutoZone
- Goodwill Retail Stores
- Wells Fargo Bank
- US Bank
- First Interstate Bank
- Citi National Bank
- Great Falls Clinic
- ORIX Real Estate Capital, Inc.
- GAP, Inc.
- ACE Hardware



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- **Development & Consulting**
- **Commercial Property Management**

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