



## **WESTSIDE COMMONS PROFESSIONAL PLAZA**

120 SOUTH 5<sup>TH</sup> STREET, HAMILTON, MT 59840

# AMENITIES & UPGRADES

<b>Upper Level:</b>	<b>6141 Square Feet</b>
<b>Main Level:</b>	<b>5095 Square Feet</b>
<b>Total:</b>	<b>11,236 Square Feet</b>
<b>Wall Height:</b>	<b>9 Feet High</b>

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### **EXTERIOR FEATURES:**

- CLOSE TO HAMILTON SERVICES, RAVALLI COUNTY BUILDING, MIDDLE SCHOOL
- ZONED CENTRAL BUSINESS DISTRICT
- ON STREET PARKING ON BOTH 5<sup>TH</sup> STREET AND STATE STREET
- ALLEY ACCESS ON EAST AND NORTH SIDE OF BUILDING
- 36 PRIVATE PARKING SPACES - 22 FRONT, 14 BACK
- 2 HANDICAP RAMPS FRONT PARKING LOT
- SIDEWALKS HAVE BEEN RECENTLY UPDATED
- LAWN AREAS WITH UNDERGROUND SPRINKLERS
- DRIP IRRIGATION TO FLOWERING SHRUBS
- MATURE TREES PRESENT
- PAVED PARKING - RECENTLY SEALED - 3 STORM DRAINS
- SIDING IS STUC-O-FLEX ACRYLIC FINISH
- EXTERIOR PAINTED AND SEALED IN 2024
- STONE ACCENT SECTION ON FRONT OF BUILDING
- ROOF IS STANDING SEAM METAL
- CLOCK ON FRONT OF BUILDING
- EXTERIOR SIGNAGE MARQUEE FOR TENANTS PLUS OTHER SIGNAGE
- CONCRETE COVERED AREA AT LOWER LEVEL UNITS WITH SECURITY LIGHTING
- STEEL BENCHES
- 10 DAIKEN A/C AND HEATING UNITS - NEW IN 2023 (96% EFFICIENT)
- 10 ELECTRIC AND NATURAL GAS METERS
- EXTERIOR FLOOD LIGHTING FOR SAFETY AND SECURITY
- CONCRETE FOUNDATION SLAB CONSTRUCTION
- CITY OF HAMILTON SEWER AND WATER
- BITTERROOT DISPOSAL GARBAGE COLLECTION
- SNOW REMOVAL AND LANDSCAPE MAINTENANCE PRIVATELY CONTRACTED
- NORTHWESTERN ENERGY PROVIDES ELECTRICAL SERVICE AND NATURAL GAS
- HIGH QUALITY ANDERSON WINDOWS
- RECENT ELECTRICAL INSPECTION PERFORMED AND REPAIRS COMPLETED BY DJ'S ELECTRIC

**JAN KING**  
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**AGENT/OWNER**



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### EXTERIOR FEATURES CONTINUED:

- BUILDING IS SECURITY KEYED (PIERCE LOCK AND SAFE)
- BREAK AWAY DOOR AT FRONT LOBBY
- HANDICAP DOOR AT UNIT 102
- EXTERIOR STORAGE CLOSET
- BACK ENTRY FOR UPPER LEVEL TENANTS
- BUILDING IS DESIGNED FOR EASY OF MODIFICATION INTO CUSTOM SUITES
- BUILDING COULD BE CONDOMINIUMIZED INTO 10 OFFICES
- HIGH SPEED INTERNET AT BUILDING
- ALL LIGHTING HAS BEEN UPDATED TO LED

### INTERIOR COMMON AREA FEATURES:

- TILED FOYER ENTRY
- DIRECTORY DISPLAY
- LARGE PASSENGER ELEVATOR TO UPPER LEVEL
- STAIRWAY TO UPPER LEVEL
- STAIRWAY FROM UPPER LEVEL TO BACK OF BUILDING
- ADA MEN'S AND LADIES RESTROOMS
- LOBBY AREA AT ELEVATOR ON UPPER LEVEL
- EMERGENCY LIGHTING AND LED UPGRADE
- FIRE EXTINGUISHERS COMMON AREA UPDATED 2025
- SMOKE DETECTORS
- ELEVATOR MAINTENANCE CLOSET
- JANITOR STORAGE CLOSET

### UNIT FEATURES:

- LOWER UNITS HAVE PRIVATE RESTROOMS AND HOT WATER HEATERS
- FIXTURES INSTALLED IN ALL SUITES ARE THE PROPERTY OF THE BUILDING -
- SOME UNITS FEATURE KITCHENS
- INDIVIDUAL UNITS ARE EASY TO MODIFY AND CUSTOMIZE
- PAINTING AND FLOORING IN ALL UNITS HAVE BEEN UPDATED
- ALL UNITS HAVE WINDOW BLINDS

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