



# 219 2nd Ave S

Great Falls, Montana 59405

## Property Highlights

- Large open floor plan
- Industrial design elements
- High ceilings
- Modern amenities
- Communal areas
- Elevator access
- 4 parking spaces provided to tenant in adjacent parking lot

## Property Description

Located in a beautifully restored historic building, this office space is a rare opportunity for tenants seeking a blend of industrial charm and modern comfort. With a distinct architectural presence, this large, loft-style office offers ample natural light through expansive windows and provides a unique blend of exposed brick, timber beams, and polished wood flooring.

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	4,845 SF
Lot Size:	0.289 Acres
Building Size:	24,759 SF

**Haley Vannatta, CCIM**

Broker | 406.294.6317

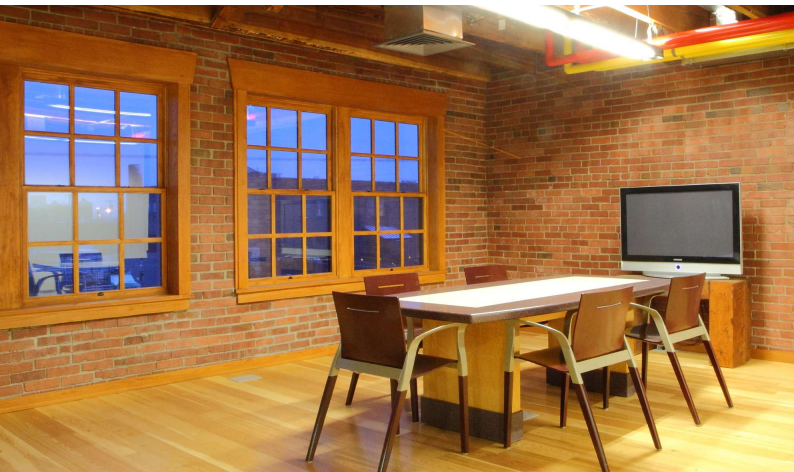
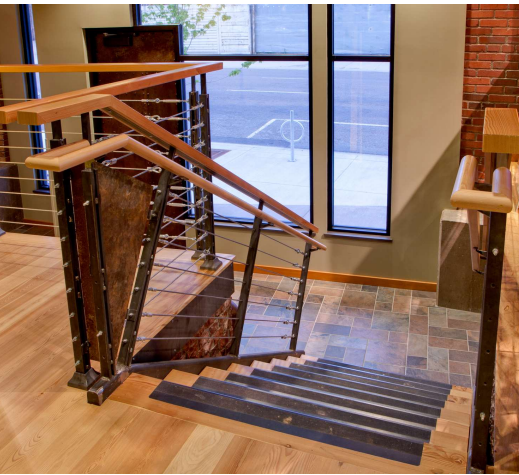
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**Scott Blumfield**

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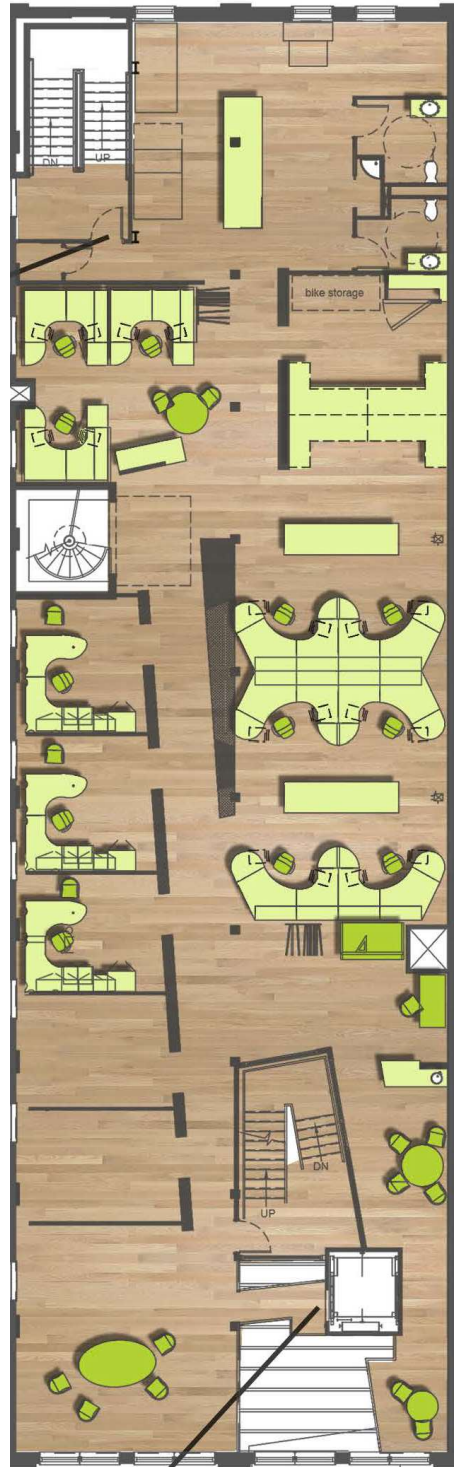
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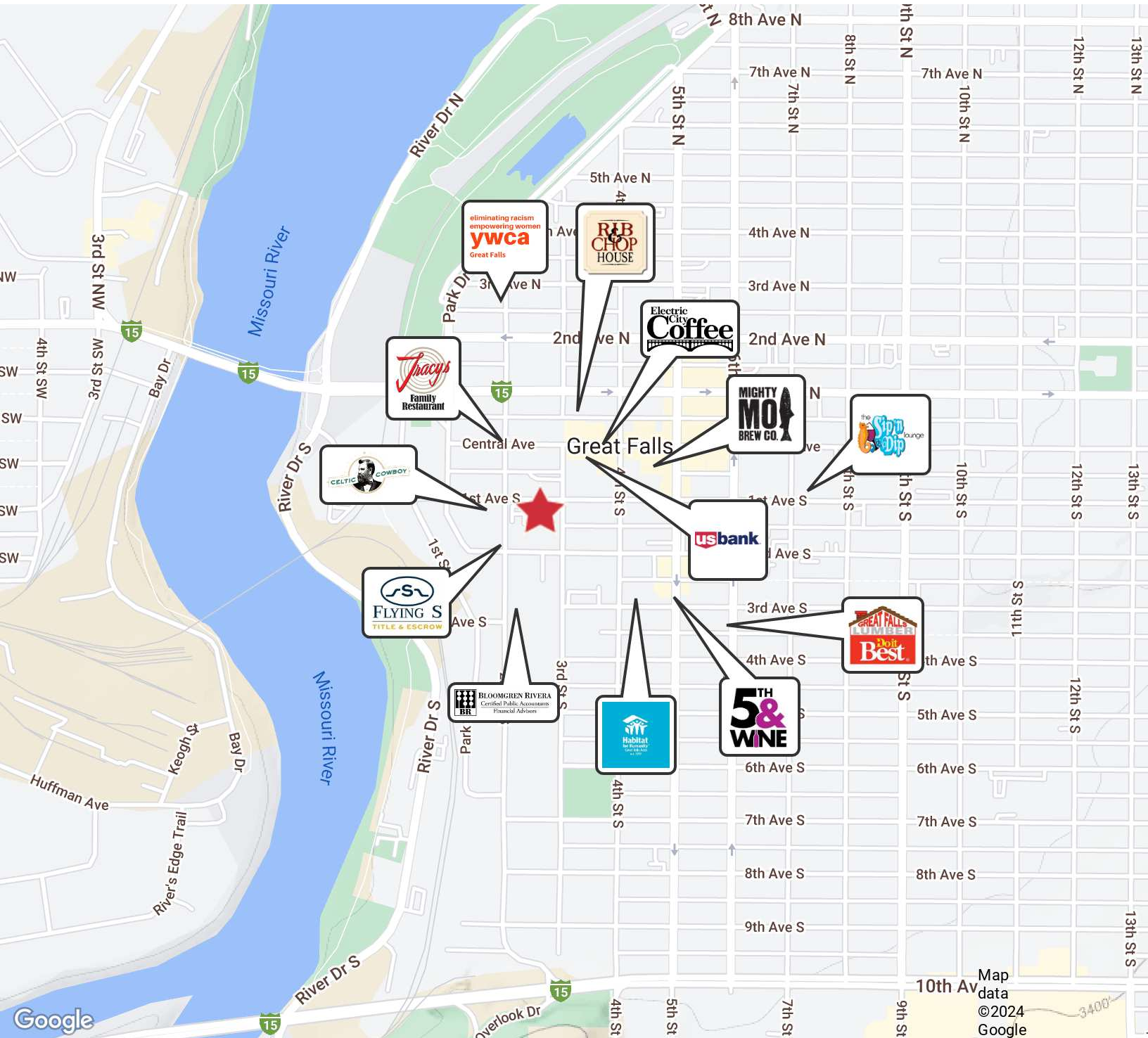
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