



LEASING CONTACT

Hayden@scoutmt.com

(406)579-8946

RRE-RBS-LIC-119321



OFFICE FOR LEASE

**3390 COLTON DR, SUITE A
HELENA, MT 59602**

MODERN PROFESSIONAL OFFICE

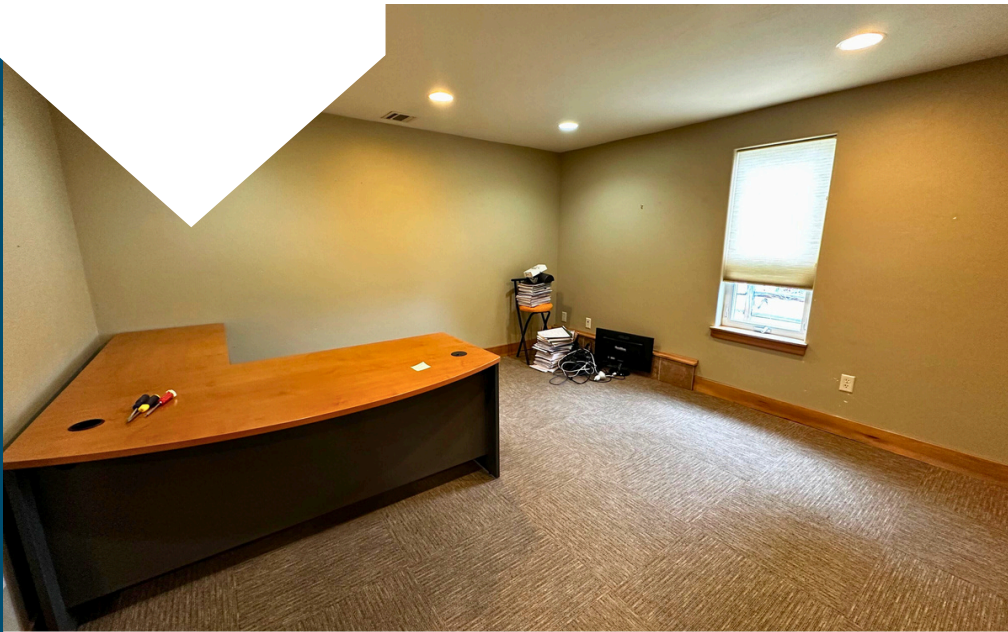
Modern 5,880 sqft office space for lease in Helena, perfectly suited for businesses seeking a professional environment with contemporary amenities. This property features sleek, updated finishes that create an inviting atmosphere, complemented by ample parking and a spacious layout that includes a welcoming lobby area and 17 private offices across 2 floors. The space is designed for collaboration and convenience, offering two conference rooms for meetings and a kitchenette for staff comfort.

KEY FEATURES

- **5,880 sqft**
- **2 Conference Rooms**
- **17 Private Offices**
- **Modern Finishes**
- **Kitchenette**
- **Welcoming Lobby**

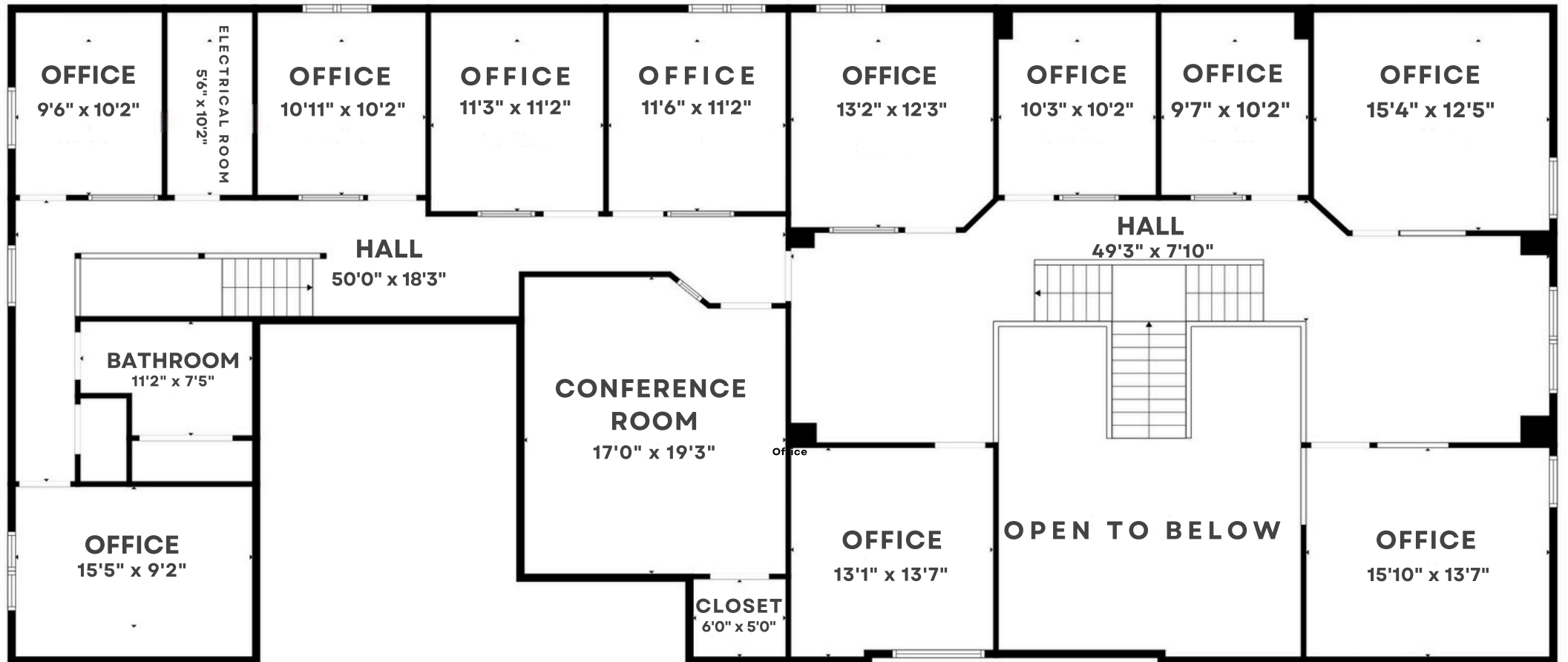
**\$18/SQFT/YR +
NNN (\$2.50)**



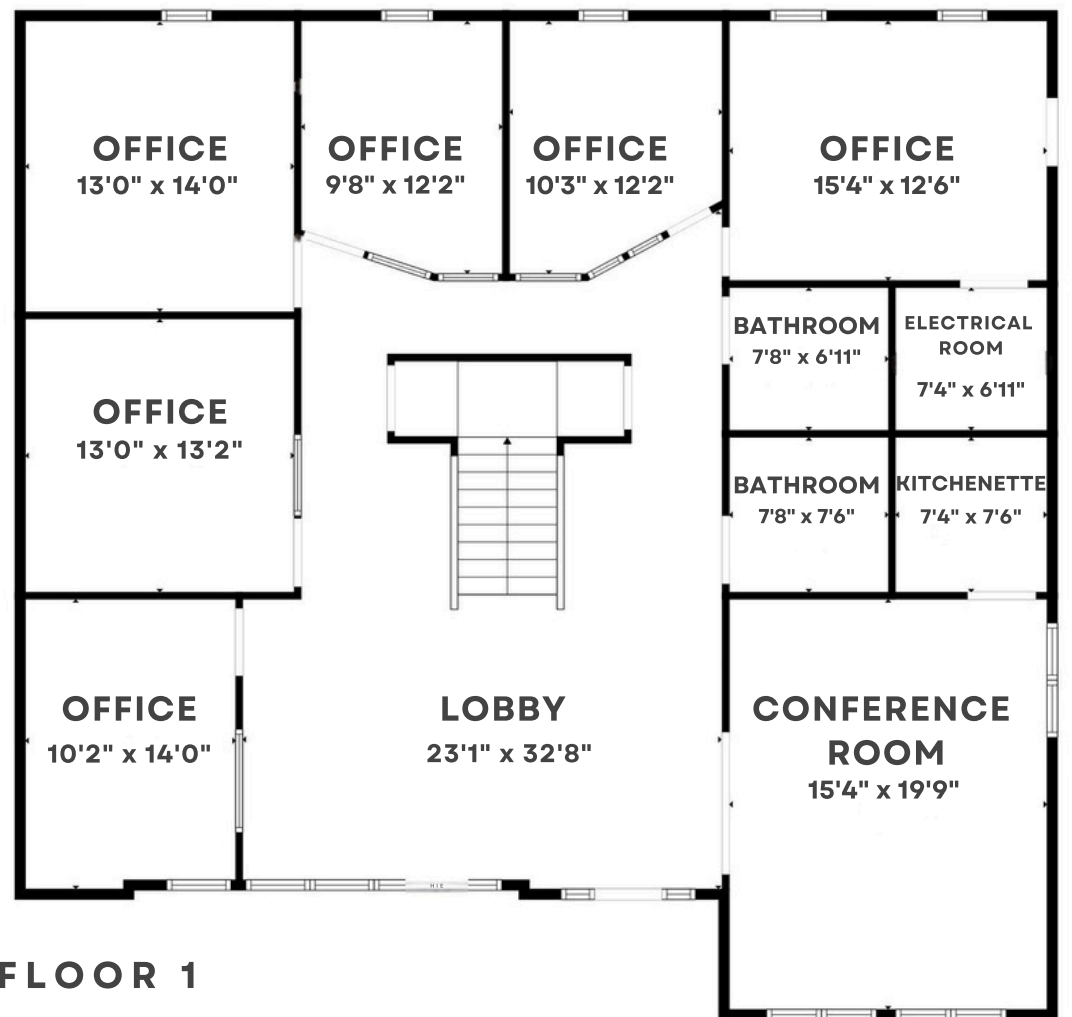


FLOOR PLAN

3390 COLTON DRIVE, SUITE A
HELENA, MT, 59602



FLOOR 2

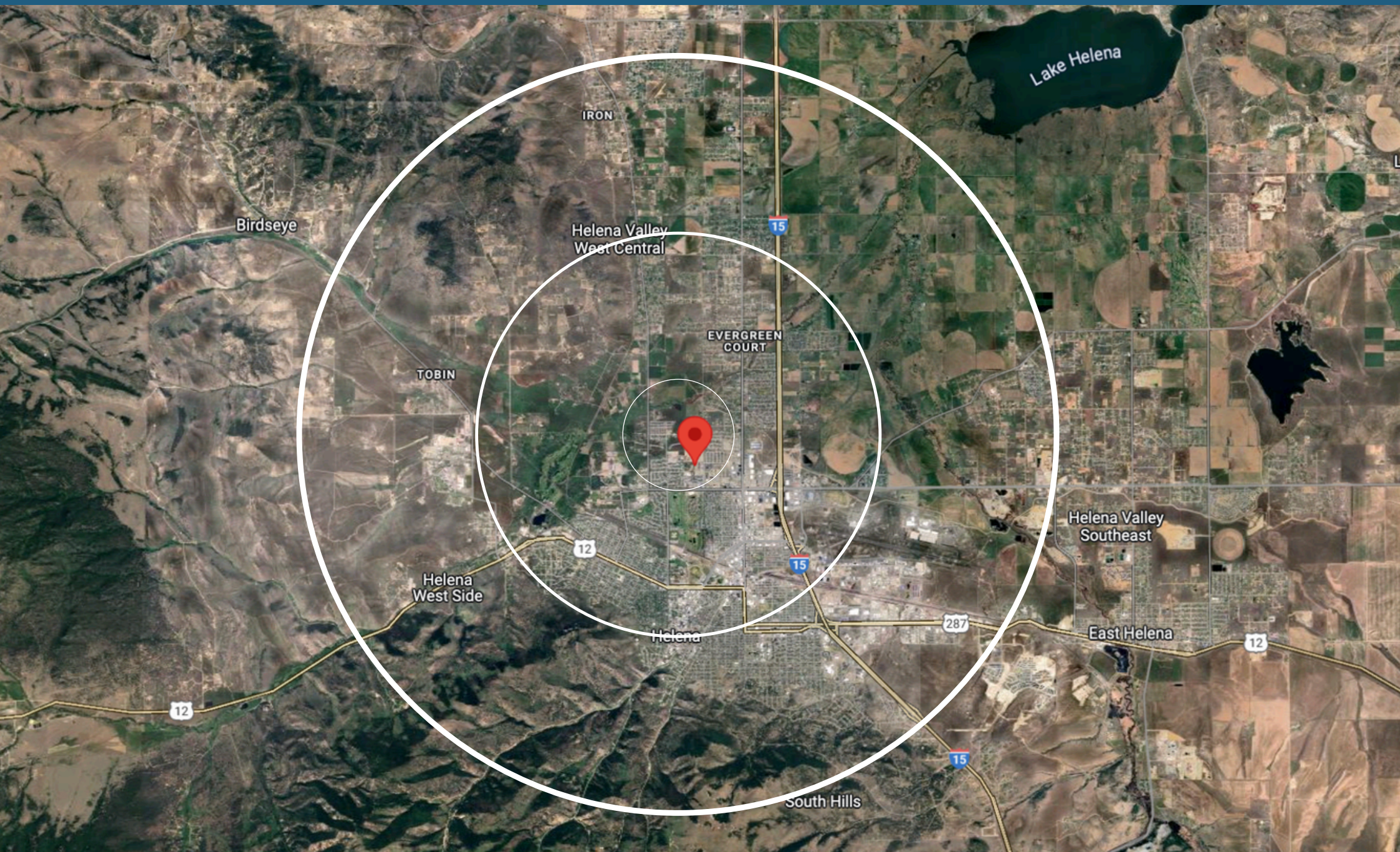


FLOOR 1



DEMOGRAPHICS

3390 COLTON DRIVE, SUITE A
HELENA, MT 59062



Area Profile	1-mile radius	3-mile radius	5-mile radius
Est. Population	13.5k	52.1	63.5k
Est. Household Income	\$72.7k	\$74.4k	\$77k
Avg. Age	36	40	40
# Of Employees	11.3k	42.5k	50.9k
Housing Occupancy Ratio <i>occupied:vacant</i>	15:1	14:1	16:1