

2208 21st Avenue South
Great Falls, MT 59405

For Sale or Lease

Class A Professional Office Building



Former US Customs Border Patrol Office Building



Mark Macek – MBA, CCIM

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

Designee of the CCIM Institute
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of Professionalism



For Sale

Former US Customs & Border Patrol Facility

2208 21st Avenue South
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\$2 Million / Call for Lease Rate

Building Information

- Class A Office Building
- Great Condition / Efficient Office Layout
- EFIS Exterior
- High Security Features which may or may not be used
- Built in 2008 / Excellent Condition
- Main Floor Office Area: 9,899 SF According to Building Plans
- Open Garage Area: 1,303 SF According to Building Plans
- Perimeter Offices with Windows
- Open Work Areas – Flexible Layout
- Super Clean / Ready for Occupancy
- Lighted / Unsecured and Secured Parking Lot Areas
- Well Landscaped
- Flag Pole
- Near Hospital Campuses and other Federal Office Buildings

Land/Lot Information:

- Size: 204.61' x 279.00' (57,086.19 SF / 1.31 Acres)
- Zoned: M1 – Mixed Use District (Buyer Confirmation Required)
- Mid Block / Street Access / Two (2) Access Points

Property Taxes:

- Annual: \$39,239.66



Class A High Security Office Building

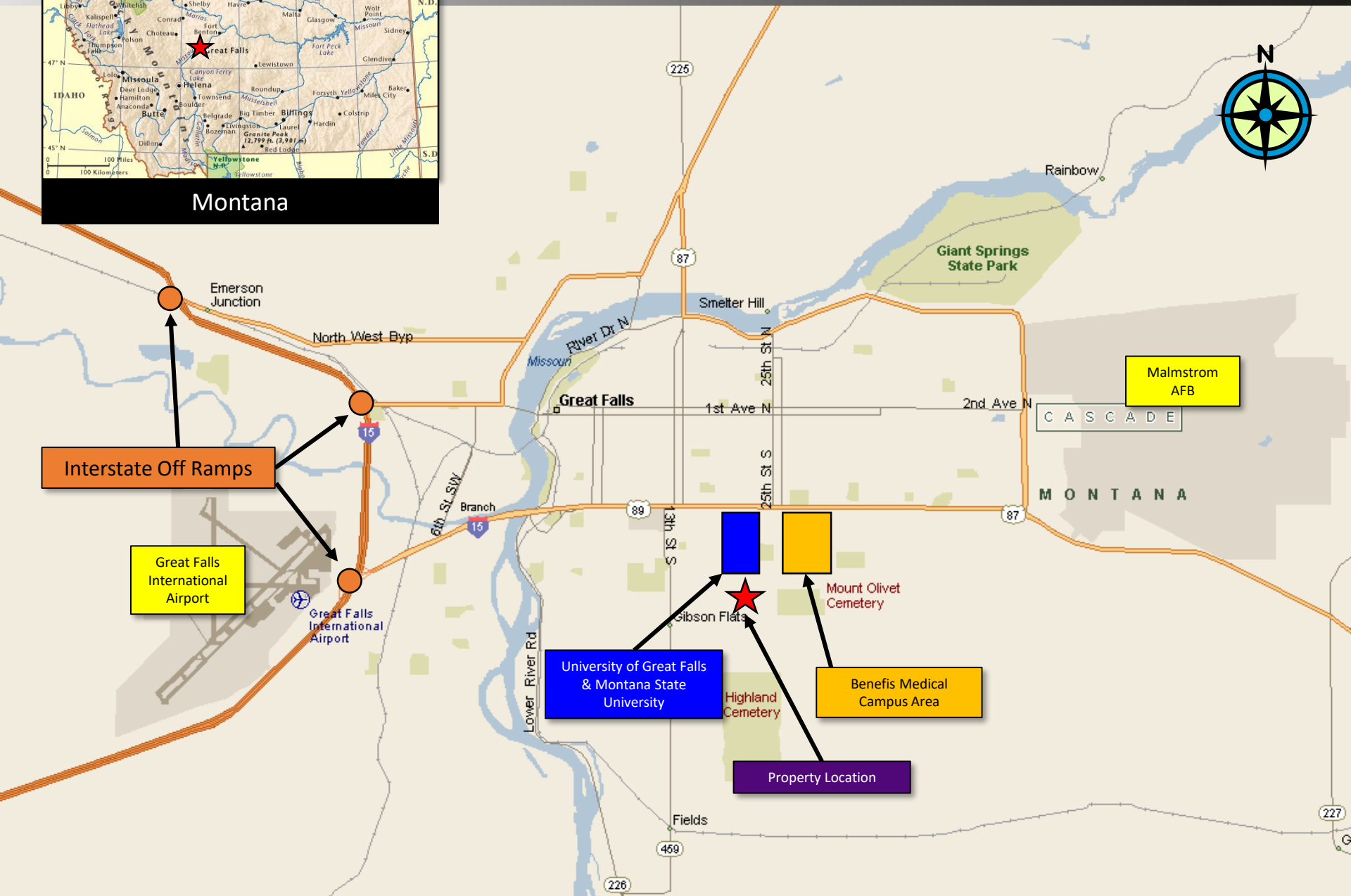


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City Location Map





10th Avenue South

Holiday Village Mall



Providence University Campus

Benefis Hospital & GF Clinic Campuses

23rd Street South

16th Avenue South

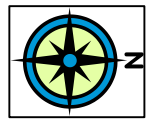
MSU Great Falls Campus

GF Central Catholic High School

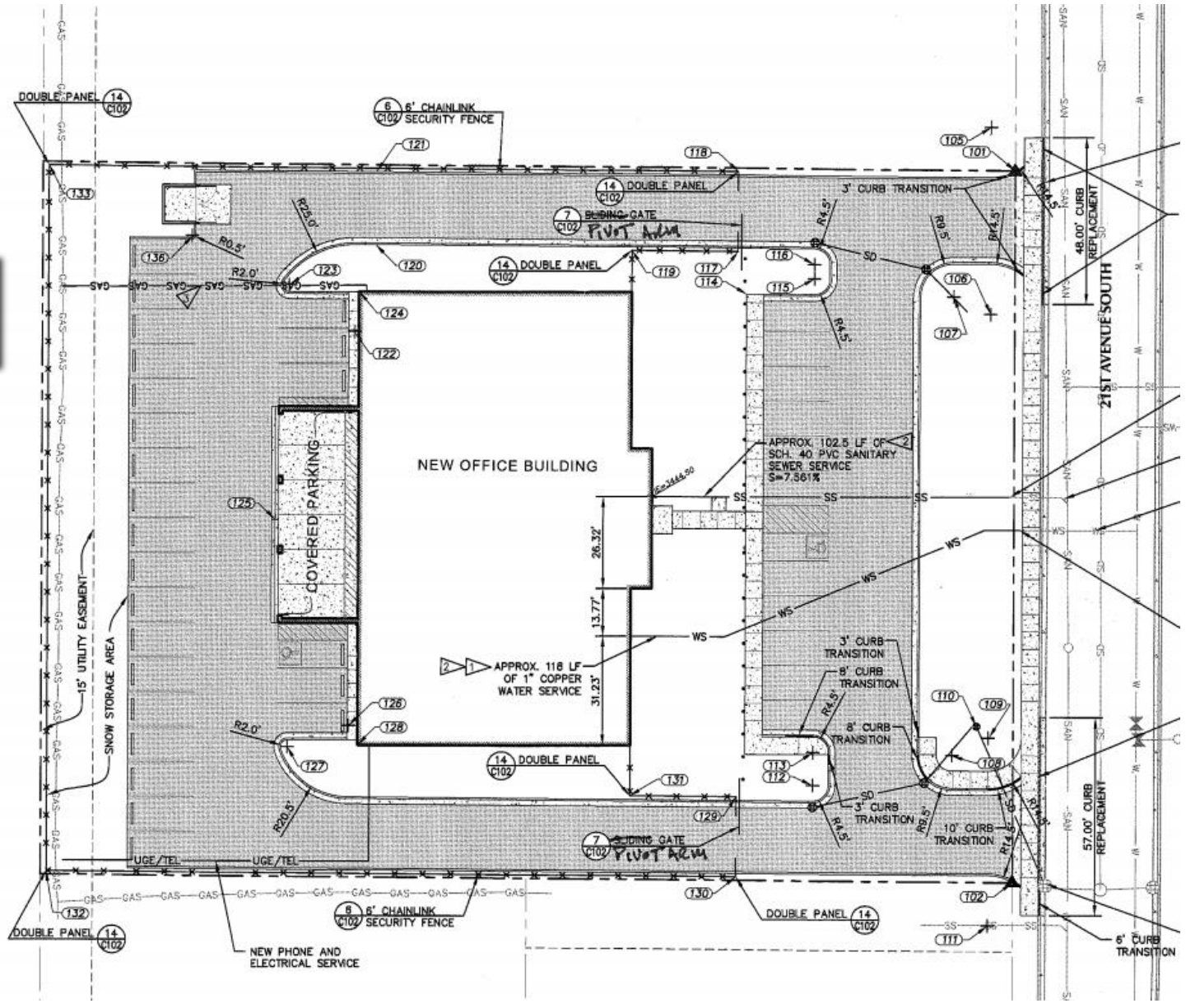
25th Street South

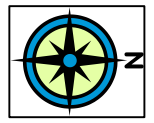
Subject Property

New Multifamily Development

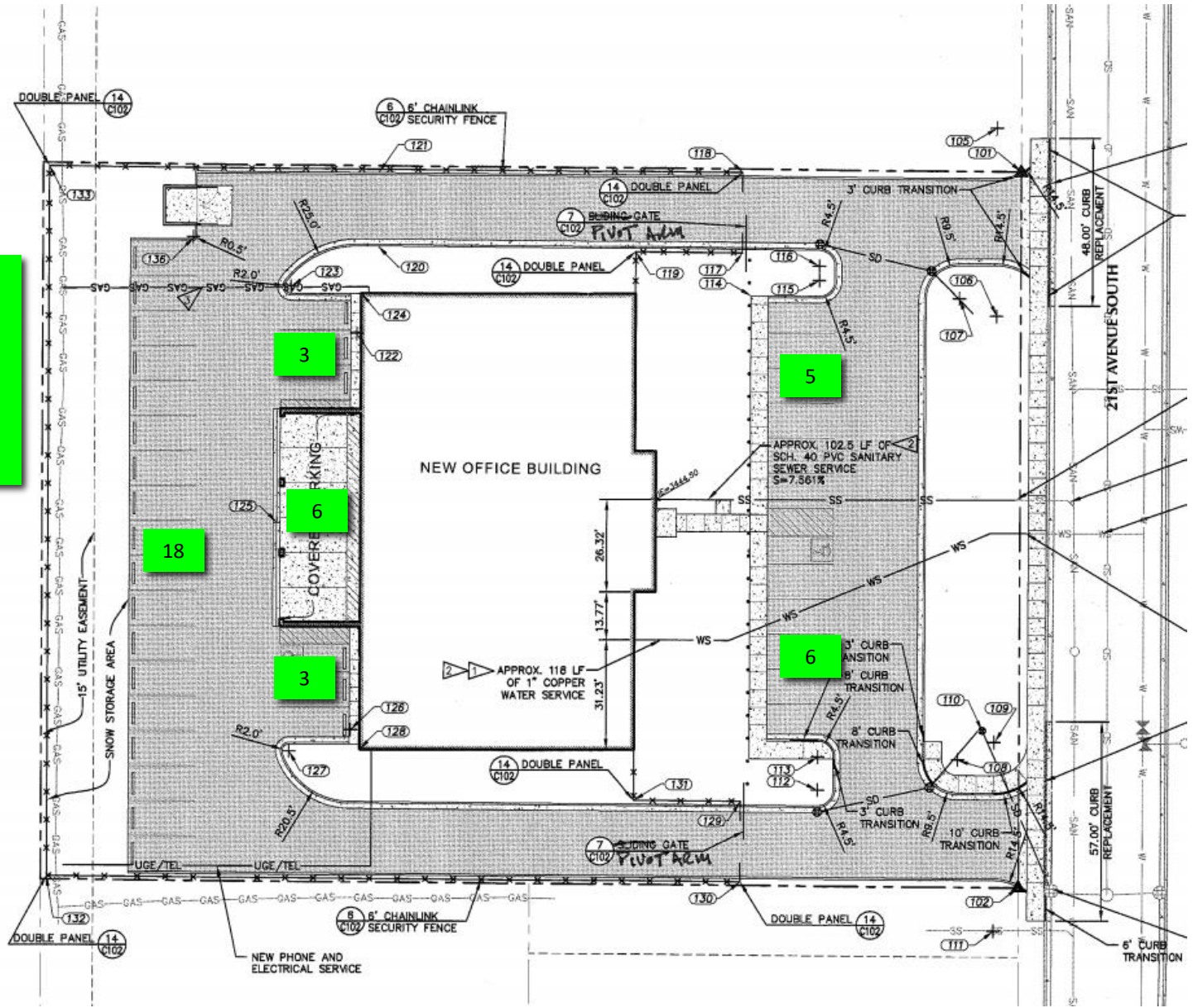


To Scale
Site Plan
Available





Parking Spots
Total: 41 Spots
Secure: 30 Spots
Parking Ratio:
4.14 / 1000



**Main Entrance
Facing North**



**Property Entrance on 21st Avenue South
Looking East
Towards US Social Security Offices**





**East Security Gate
Looking South**



**West Security Gate
Looking South**



**East Side of Building
Looking North**

**West Side of Building
Looking North**



Rear Entrance Door



**Covered Parking Area
Six (6) Stalls**



**High Security
Main Entry**



Typical Open Work Area

**Men's & Women's
Bathrooms**



Locker Room Areas





Break Room

**Significant New
Multifamily
Development
Nearby**

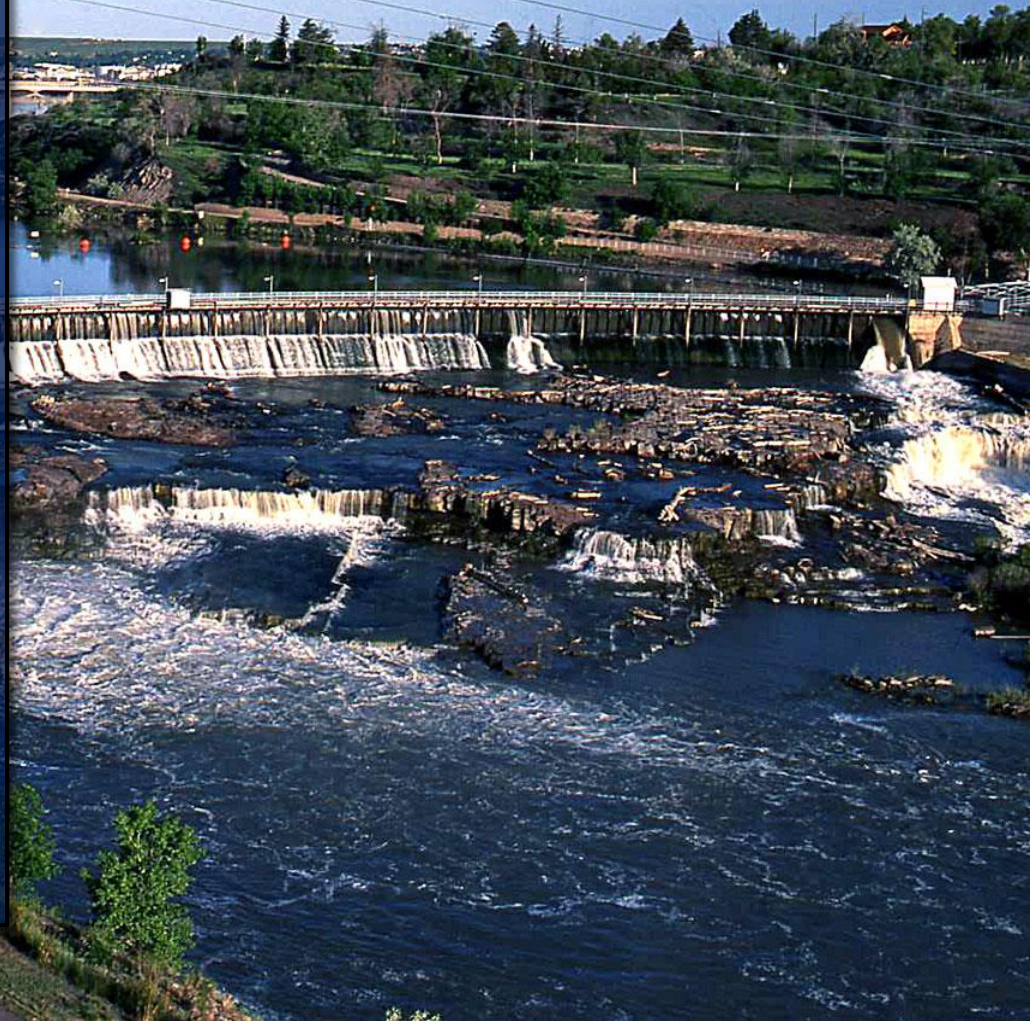


About Great Falls, MT ...

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*





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 served 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

- *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 Chamber of Commerce (Great Falls, MT)*
 - *Past Chairman of the Board*

Contact Information:

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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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