

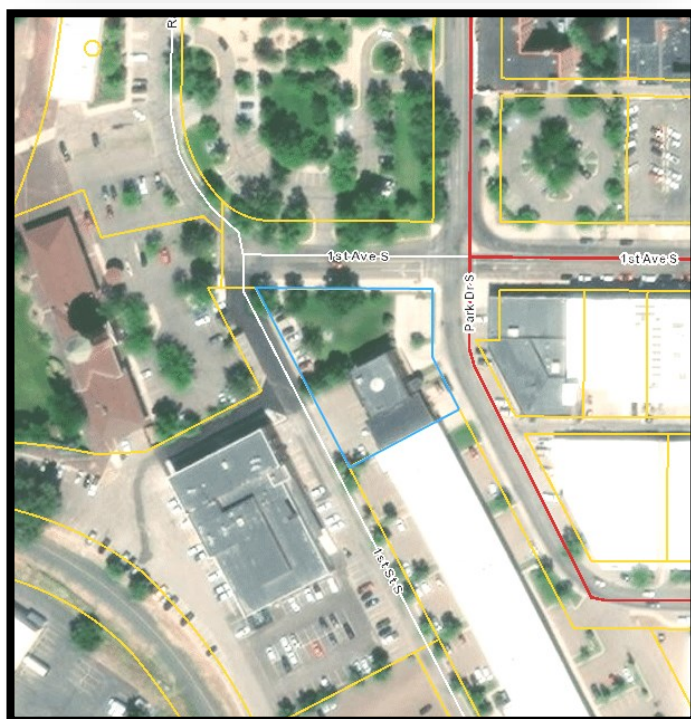
Downtown Office Building Lease

100 Park Drive South
Great Falls, MT 59405

\$18.00/SF/YR NNN

Approx. 11,819 SF of Interior Space

Approx. 0.72 Acre Lot



FEATURES

- Approx. 11,819 SF of interior space on approx. 0.72 acre lot
- Built in 1913; remodeled in 1989
- Paved parking lot
- 8'-14' ceiling height
- Central air
- Zoned C-4; many permissible uses
- 2020 Taxes: \$16,623.81
- Current home of HUB International; lease expires 10-31-21 but could become available prior to lease expiration
- 2012 upgrades: New rooftop HVAC unit; 70% roof replaced & 30% roof patched; new carpet throughout
- 2016 upgrades: New sprinkler box and landscaping
- 2018 upgrades: New central A/C compressor unit
- 2019 upgrades: New sprinkler pipe under front driveway
- 2020 upgrades: New sump pump

FOR MORE INFORMATION

PLEASE CONTACT

Scott Blumfield

Broker

406.750.0276

scott@catalyst-cre.com



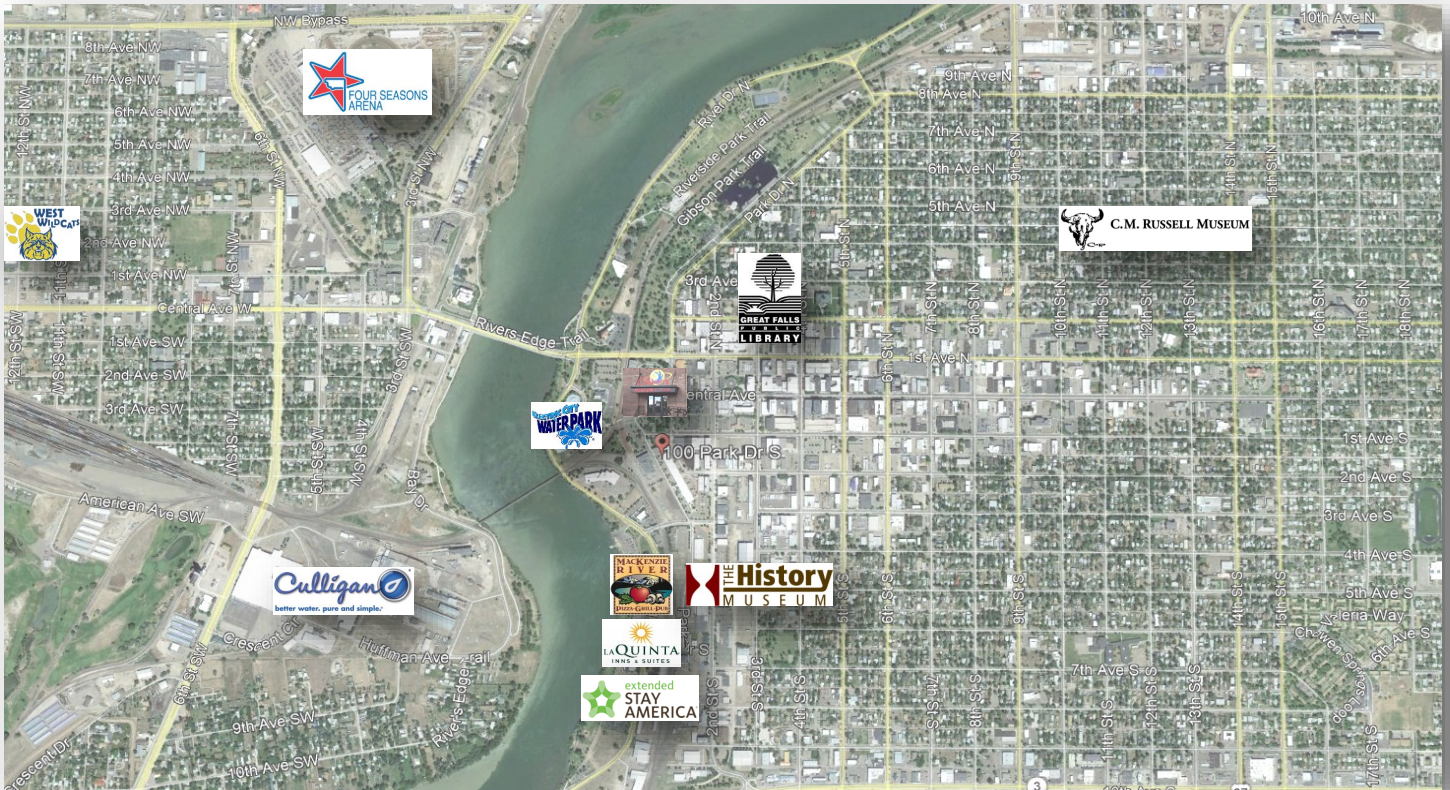
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