

# Professional Office/Retail Space for LEASE

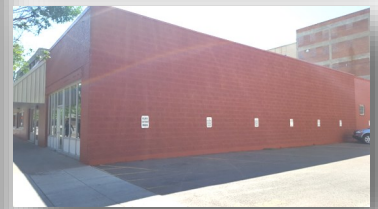
26 4th Street North

\$14.00/SF/YR NNN

Approx. 7,519 SF of Interior Space

Great Falls, MT 59401

Parking Garage Across Street



## FEATURES

- Grade A; built in 1930; remodeled in 2015
- Many offices, restrooms, conference areas, dedicated waiting room and reception, kitchen and exam rooms
- 12' wall height; central air
- Right across the street from City parking garage and paved parking lot behind building
- Ideal for professional service, retail, or medical
- Landlord offering discounted rent to nonprofits!
- Opportunity Zone; in the heart of Downtown
- Local management provided by Cottonwood Property Management
- Tenants include Keen Kut and The Sun Spot
- Triple Net Lease (Tenant their share of building expenses)
- Zoned C-4 Central Business Core; Tenant to verify its intended use with City



FOR MORE INFORMATION

Scott Blumfield

PLEASE CONTACT

Broker

406.750.0276

scott@catalyst-cre.com



[www.catalyst-cre.com](http://www.catalyst-cre.com)

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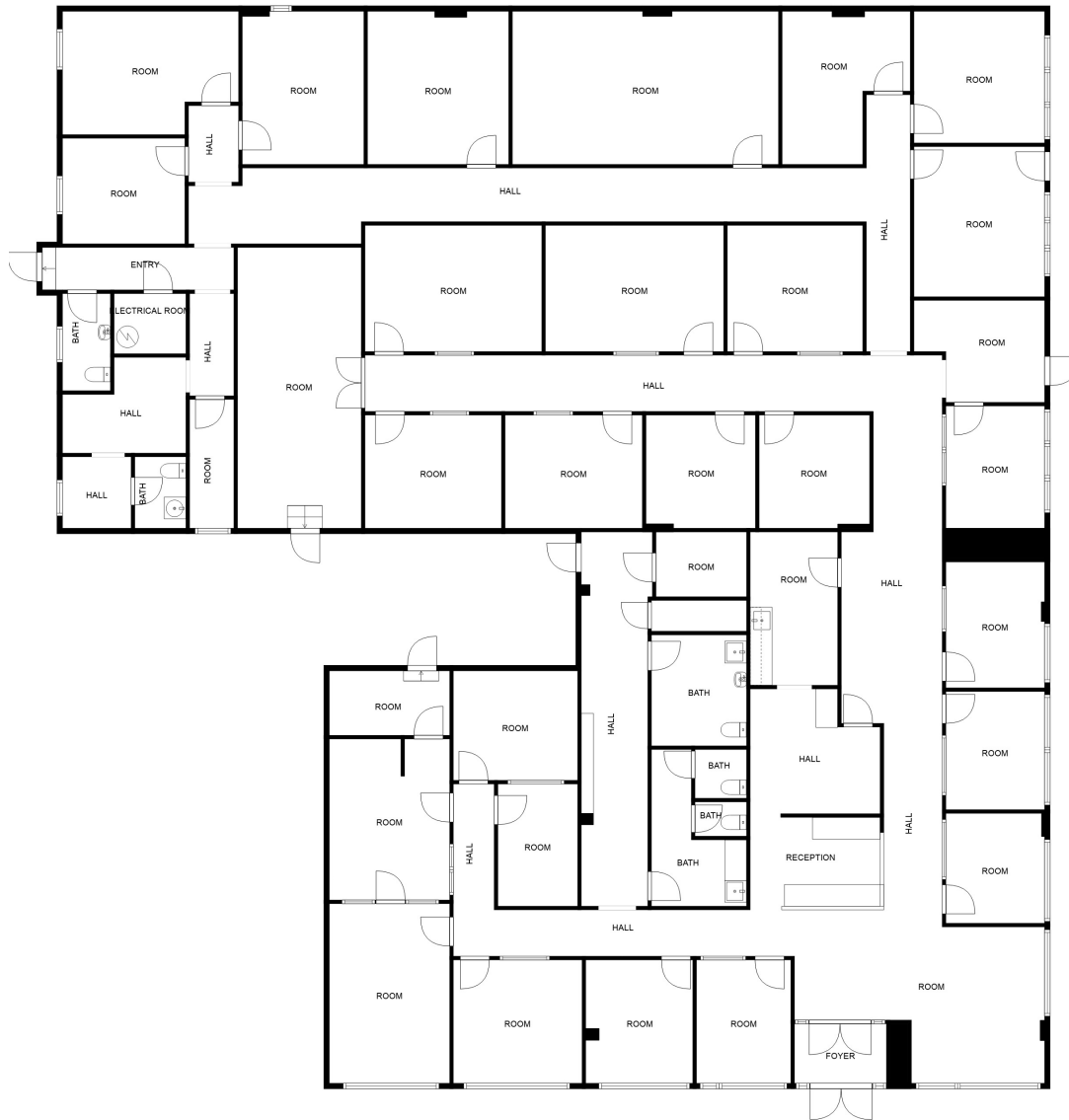
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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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