

12

## PROFESSIONAL OFFICE SPACE

3RD ST. NW  
GREAT FALLS, MT 59404

## FOR LEASE

OFFICE BUILDING

FOR MORE INFORMATION, CONTACT

**KRISTA SHAFFER** | ASSOCIATE BROKER | CRRP | CSM

[KRISTA@MACEKCO.COM](mailto:KRISTA@MACEKCO.COM)

406.282.0244



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

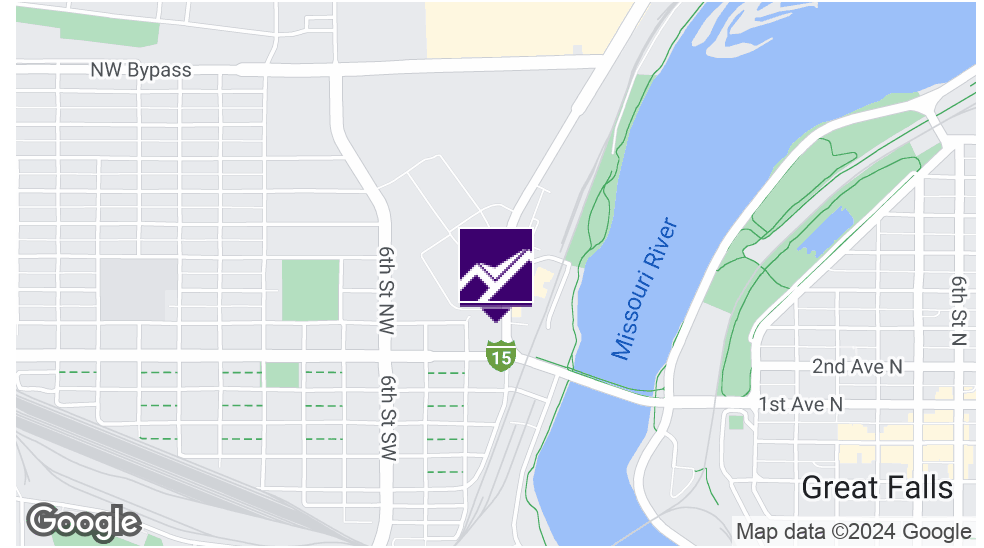
406.727.5505

[MACEKCO.COM](http://MACEKCO.COM)

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EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$17.00/SF/YR
Building Size:	32,849 SF
Available SF:	2,474 SF
Lot Size:	2.35 Acres
Year Built:	1995
Renovated:	2022
Zoning:	C-2
Traffic Count:	16,041

### PROPERTY OVERVIEW

This professional office space is centrally located in a high-traffic area. Located in a very professional building with professional office co-tenants. Don't let the lower-level fool you, this space has large windows that let in natural light. Space is currently an open floor plan but could be built out to your needs. Building has secured fob access, elevator, shared conference room, and abundant parking! Common area restrooms located on lower level for convenient access. Building signage & pylon signage negotiable. Rate includes all utilities, CAM, Taxes, & Insurance. Tenant pays internet/cable and interior janitorial. Contact Krista Macek at 406-282-0244, or your real estate professional.

### PROPERTY HIGHLIGHTS

- Plenty of Parking
- High Traffic Location
- Great Professional Co-Tenancy
- All Utilities, Parking, Taxes, & Building Insurance Included



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ADDITIONAL PHOTOS



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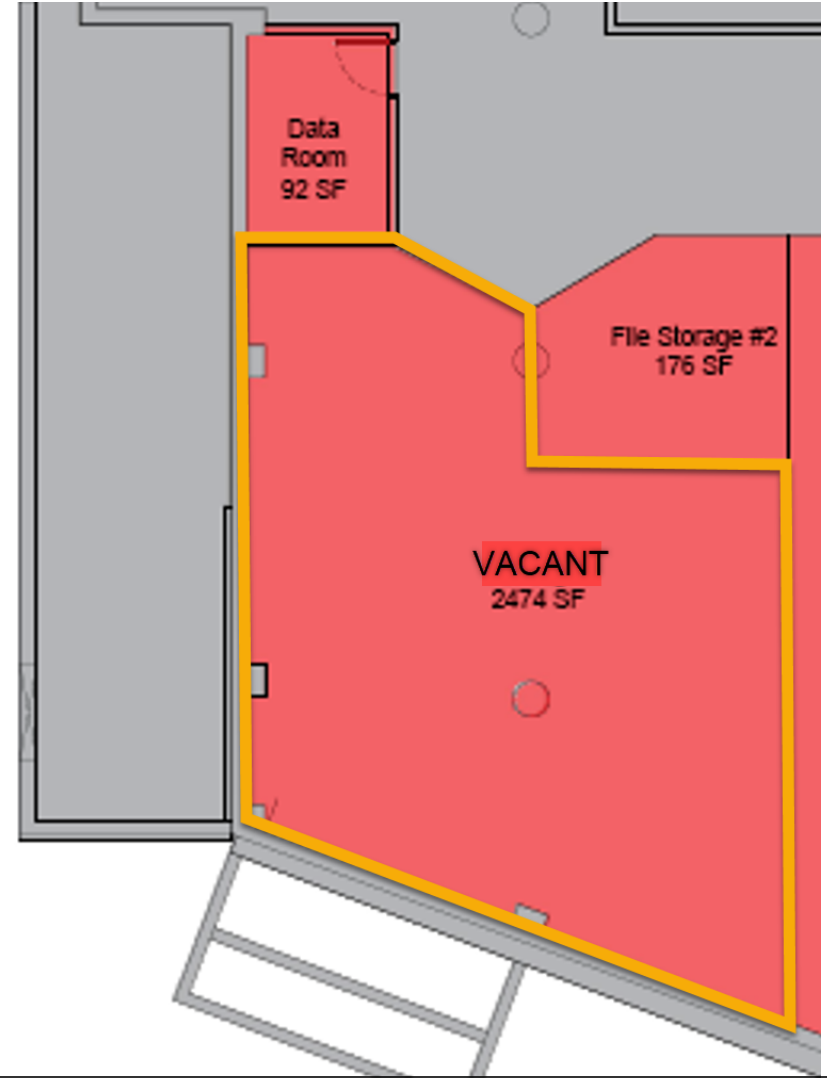
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SHARED CONFERENCE ROOM



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Lower level floor plan

Vacant Space



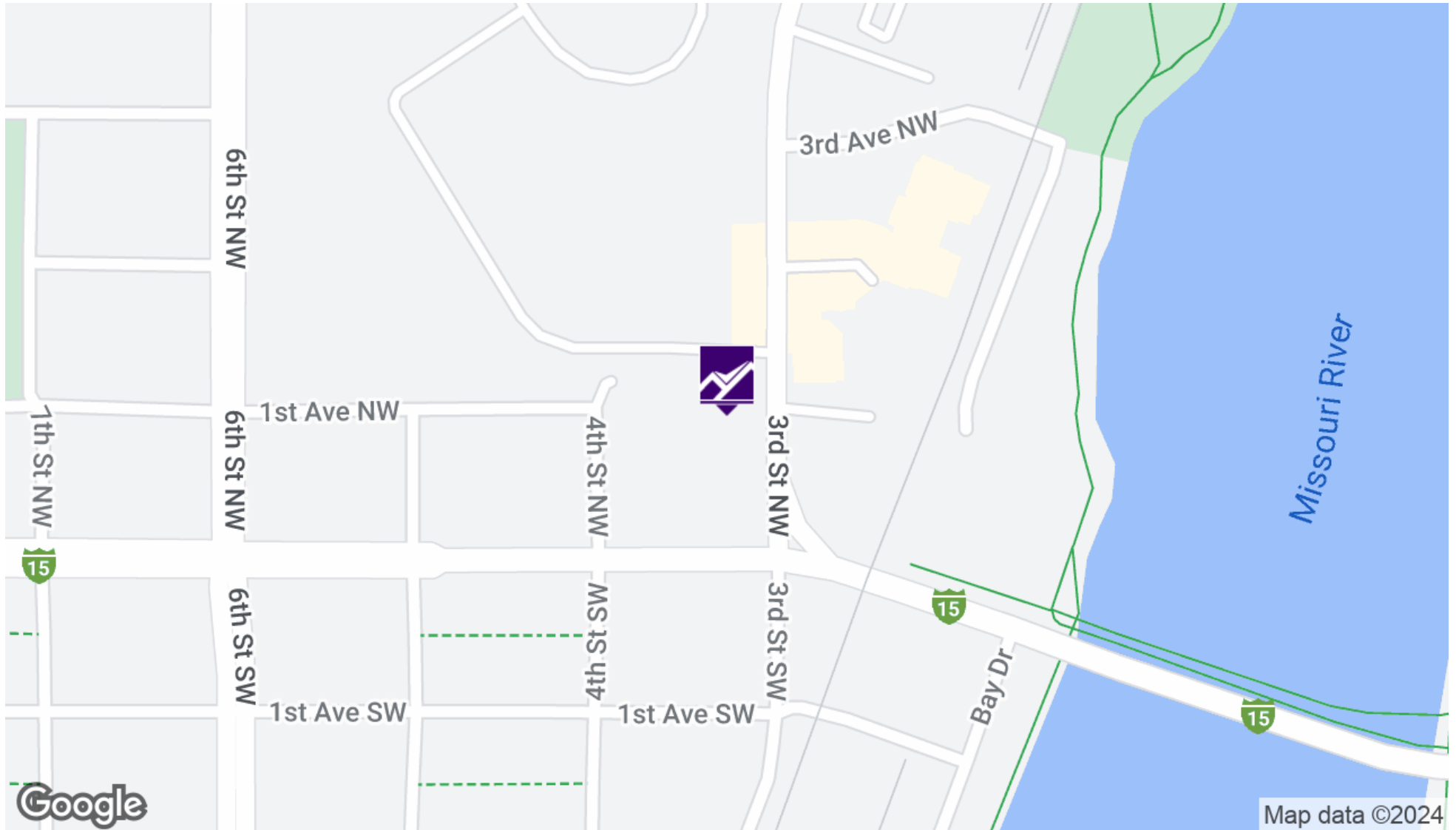
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LOCATION MAP

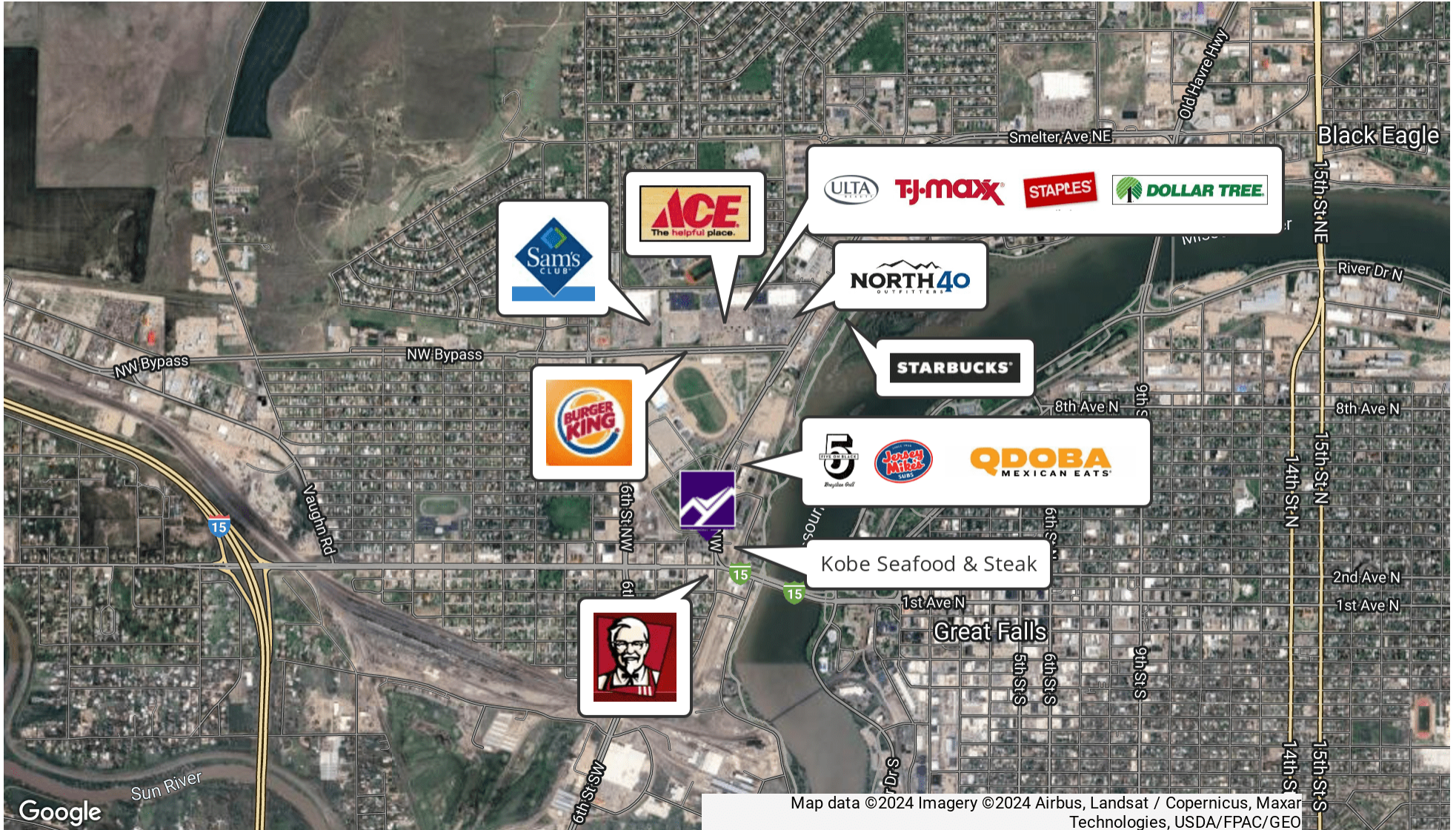


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RETAILER MAP



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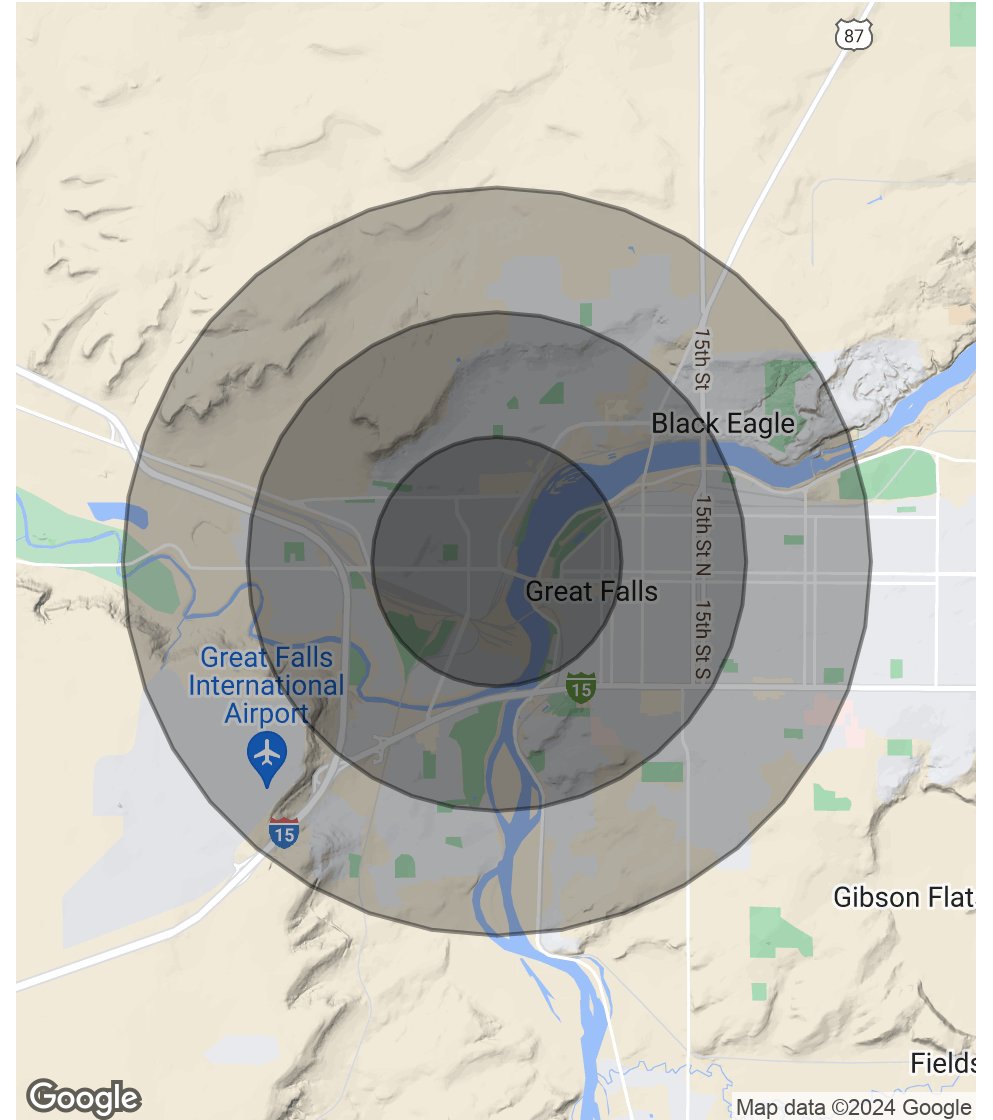
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,768	26,092	43,859
Average Age	40.8	39.7	38.9
Average Age (Male)	38.3	38.7	38.2
Average Age (Female)	41.3	40.3	40.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,371	12,672	21,027
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$47,727	\$53,958	\$58,124
Average House Value	\$136,658	\$158,323	\$169,633

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO

**KRISTA SHAFFER**

Associate Broker | CRRP | CSM

krista@macekco.com

**Direct:** 406.282.0244

MT #BRO-LIC-53657

**PROFESSIONAL BACKGROUND**

Krista was born and raised in Great Falls, Montana and is an Associate Broker at Macek Companies, Inc. She specializes in Commercial Sales, Commercial Leasing, and Commercial Property Management. She has been part of the Macek Companies team since 2009. Krista has won the National Association of REALTORS® Commercial Award three times; 2019, 2020, and 2021.

Krista is currently the only International Council of Shopping Centers (ICSC) Certified Shopping Center Manager (CSM) and Certified Retail Real Estate Professional (CRRP) in the state of Montana. ICSC is the global trade association of the shopping center industry with more than 70,000 members in over 100 countries. These designations are earned by demonstrating years of qualified work experience, a mastery of a body of knowledge, completion of eligibility requirements, passage of a rigorous examinations, and commitment to a code of professional ethics.

Krista Macek earned the Certified Shopping Center Manager (CSM) Designation in 2016 and the Certified Retail Real Estate Professional (CRRP) Designation in 2019. She is currently pursuing her CCIM designation.

Krista oversees the day-to-day operations of Commercial Retail, Industrial, Office, and Shopping Center facilities. She manages the full life cycle of the rental process including maintenance & insurance administration, investor & tenant relations, budgeting, CAM estimates, CAM reconciliations, and lease administration. She currently has hands-on experience with over 800,000 SF of Commercial, Retail, Industrial, and Shopping Center management.

She also represents buyers and sellers of commercial properties acting as an intermediary in negotiations, advising, preparing contracts, etc.

**MEMBERSHIPS**

Krista is honored to be involved alongside Great Falls Association of REALTORS®, Montana Association of REALTORS®, and the Montana Regional MLS. Krista volunteers in the following capacities:

- Great Falls Association of REALTORS®-MLS Advisory Board Chair (2019 & 2020)
- Great Falls Association of REALTORS® – Board of Directors (2018-19) as State Director
- Montana Association of REALTORS® – Board of Directors (2019)
- Montana Association of REALTORS® – Professional Development Committee Member (2018-Present)
- Montana Regional MLS – Board of Governors (2019-2021)
- Montana Regional MLS - Treasurer (2020)
- Montana Regional MLS - Vice President (2021)
- National Association of REALTORS® Commercial Award Winner - 2019
- National Association of REALTORS® Commercial Award Winner - 2020
- National Association of REALTORS® Commercial Award Winner - 2021
- 2021 REALTOR® of the Year - Great Falls Association of REALTORS®

**Macek Companies, Inc.**

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