

406-210-6986



214 Main Street Suite D, Kalispell MT 59901 \$3,000/Month

Commercial Lease 4,217 Sq Feet Call 406-210-6986

Discover an exceptional opportunity at 214 N Main to elevate your business in the heart of Kalispell, MT. Basement level Suite D spans a total of 4,217 square feet and consists of 4 office/ rooms, and 3 large bullpen open areas and a traffic count (18k AADT). There is an additional 1,000 square feet of common area which includes bathrooms and storage area. Competitive lease incentives available. Ownership is prepared to negotiate rate and terms to secure the right tenant-now is the time to position your business on Main Street.



HEATHER REDDIG
Realtor®

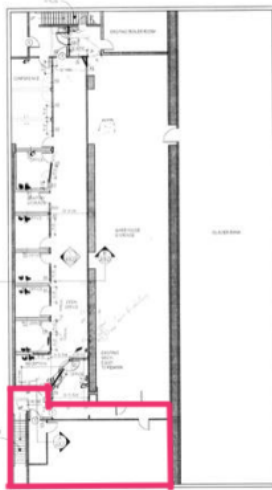
M: 406.210.6986 O: 406.892.2801
heatherreddig@purewestmt.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



The blue box signifies the 4,227 sq feet for this lease.



KEY NOTES

- ① 20 MIN. DOOR
- ② 60 MIN. DOOR
- 1 HR. CONSTRUCTION
- ⊕ EXIT SIGN
- ⊕ EXIT SIGN WITH DIRECTIONAL INDICATOR

WALL TYPES

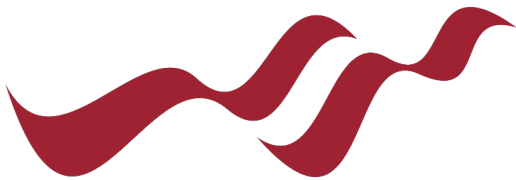
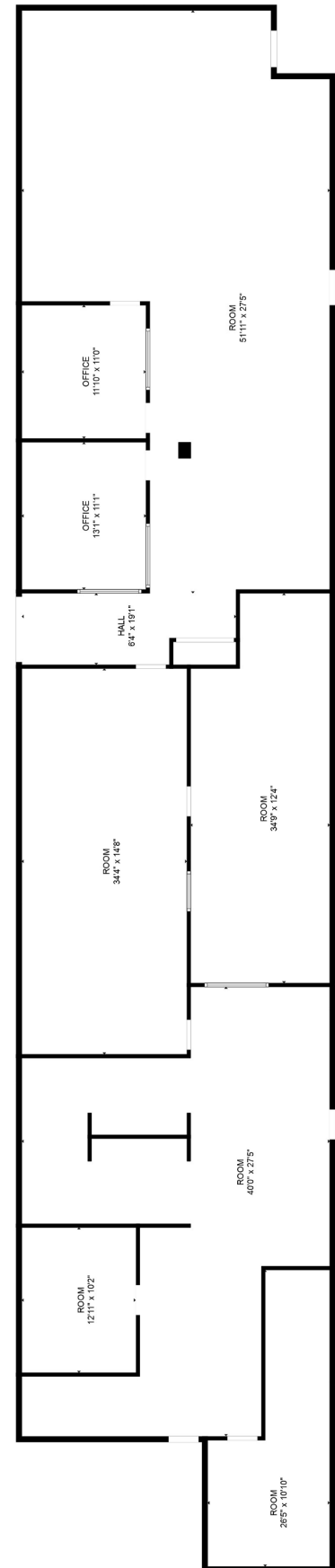
- SOUND INSULATION WALL TYPE
- WALL HEIGHT (IF NOT FULL)

- A 0-6" GYP/PLUM WALL BOARD
- 2-2" GYP/PLUM STUDS @ 16" O.C.
- 0-6" GYP/PLUM WALL BOARD
- 2-2" GYP/PLUM STUDS @ 16" O.C.
- B 0-6" GYP/PLUM WALL BOARD
- 2-2" GYP/PLUM STUDS @ 16" O.C.
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CODE STUDY

Occupancy	B S B-1
Occupancy Separation	No Requirement
Type of Construction	Type I - 1 hour
Allowable Area	14,000 s.f.
Actual Area	10,079 s.f.
Subordinate Signifier for 1-hour Construction	Section 1003.7 Exception 5. Require smoke detection and alarm.
State	1-hour Construction Required

The red box signifies the common area.



PureWest

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