

405

WEST BANK LANDING - PORTAGE BUILDING

3RD STREET NW, GREAT FALLS, MT
GREAT FALLS, MT 59404

FOR LEASE

OFFICE/RETAIL BUILDING

PayneWest
INSURANCE

FOR MORE INFORMATION, CONTACT:

KRISTA SHAFFER | ASSOCIATE BROKER | CRRP | CSM
KRISTA@MACEKCO.COM
406.282.0244

MARK MACEK - MBA, CCIM | PRESIDENT / BROKER
MARK@MACEKCO.COM
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104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

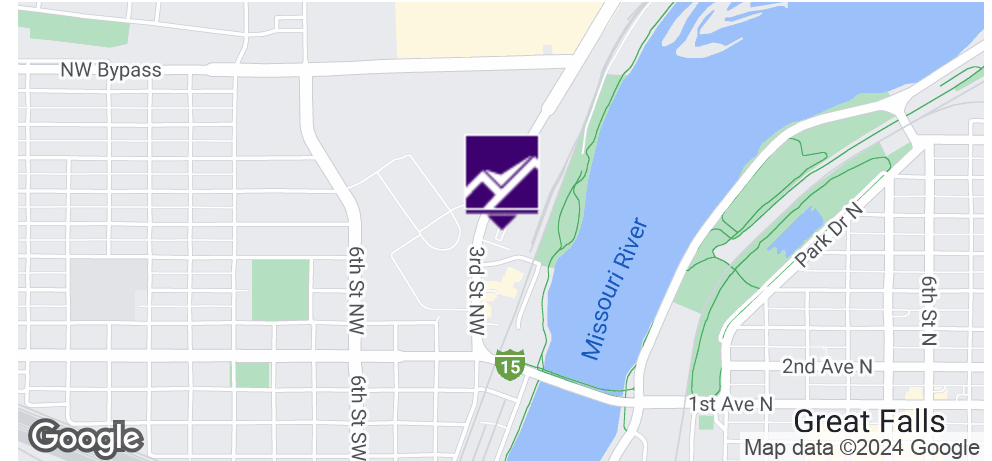
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	36,852 SF
Available SF:	2,500-5,264 SF
Lot Size:	1.16 Acres
Year Built:	2018
Zoning:	M2 - Mixed Use Transitional
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	16,443

PROPERTY OVERVIEW

New high visibility Class A office/retail location in the new West Bank Landing project adjacent to the Missouri River. Near the US Federal Courthouse and west side power retail users which include Sam's Club, Ace Hardware, TJ Maxx, Ulta Beauty, Staples, Dollar Tree, the new North 40 Outfitters, Albertson's supermarket and Super Walmart. Next to the new Marriott Springhill Suites, Staybridge Suites and the Peak-West Bank Landing. Current Tenants in the building include PayneWest Insurance, Edward Jones and the Great Fall Development Authority. Second and third floors are fully leased. Lease rate is quoted based on a warm shell - Landlord will consider funding tenant improvements.

PROPERTY HIGHLIGHTS

- New Class A Development Project
- Adjacent to the Missouri River & River's Edge Trail
- Fantastic Views of the Missouri River
- Open / Flexible Floor Plans and Size Options
- Easy Access & Parking



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AVAILABLE SPACES

LEASE TYPE		NNN
TOTAL SPACE		2,500 - 5,264 SF
LEASE TERM		60 months
LEASE RATE		Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	2,500 - 5,264 SF	NNN	Negotiable



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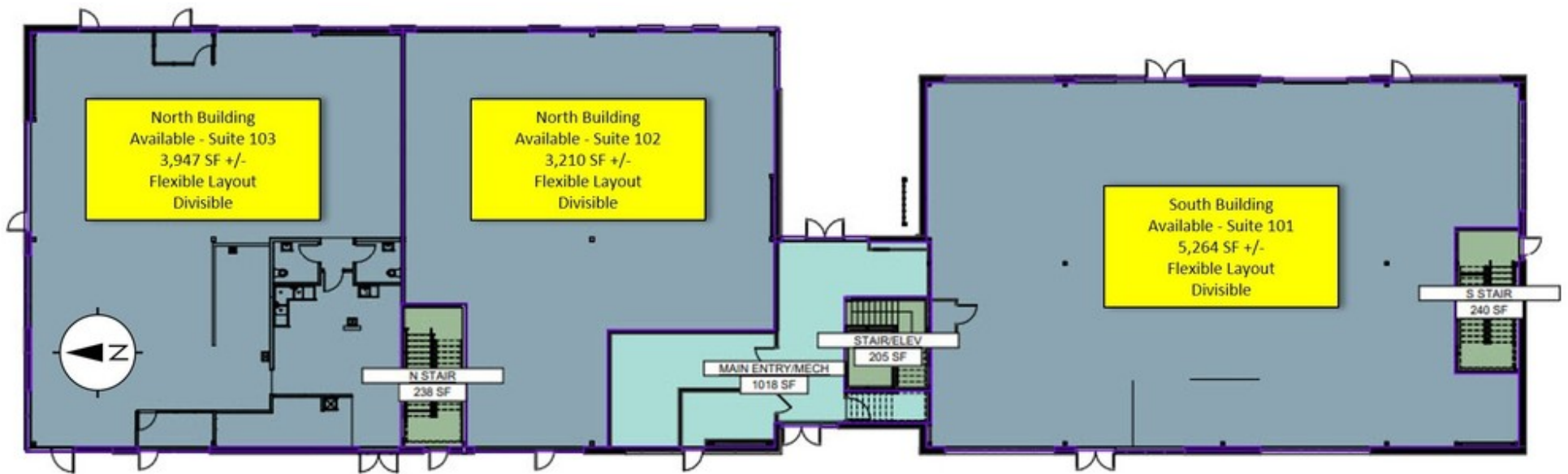
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FLOOR PLAN 1ST FLOOR



1st Floor



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PORTAGE BUILDING PHOTOS



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SURROUNDING PROPERTY PHOTOS



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SITE PLAN



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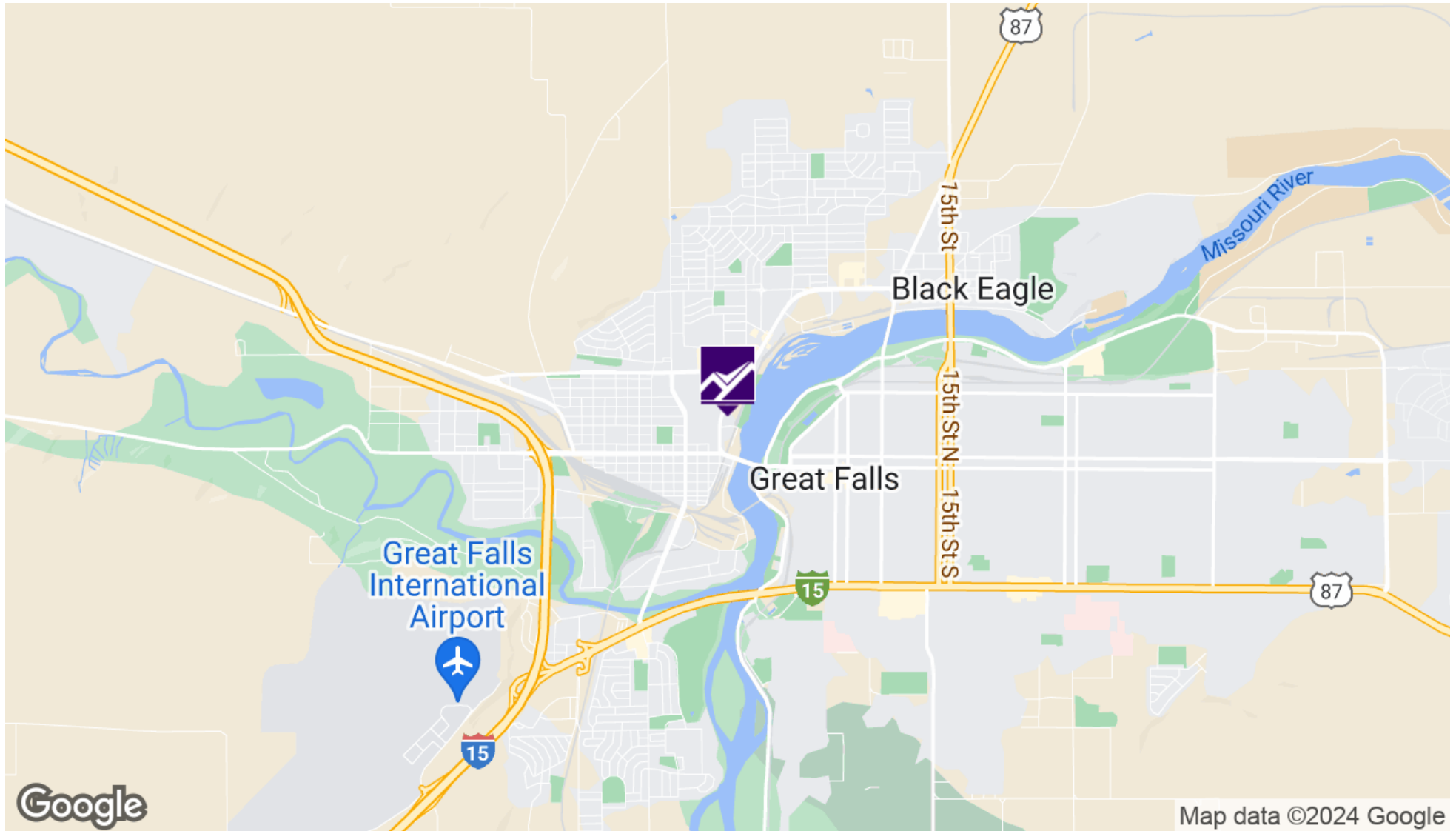
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LOCATION MAP



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AERIAL MAP



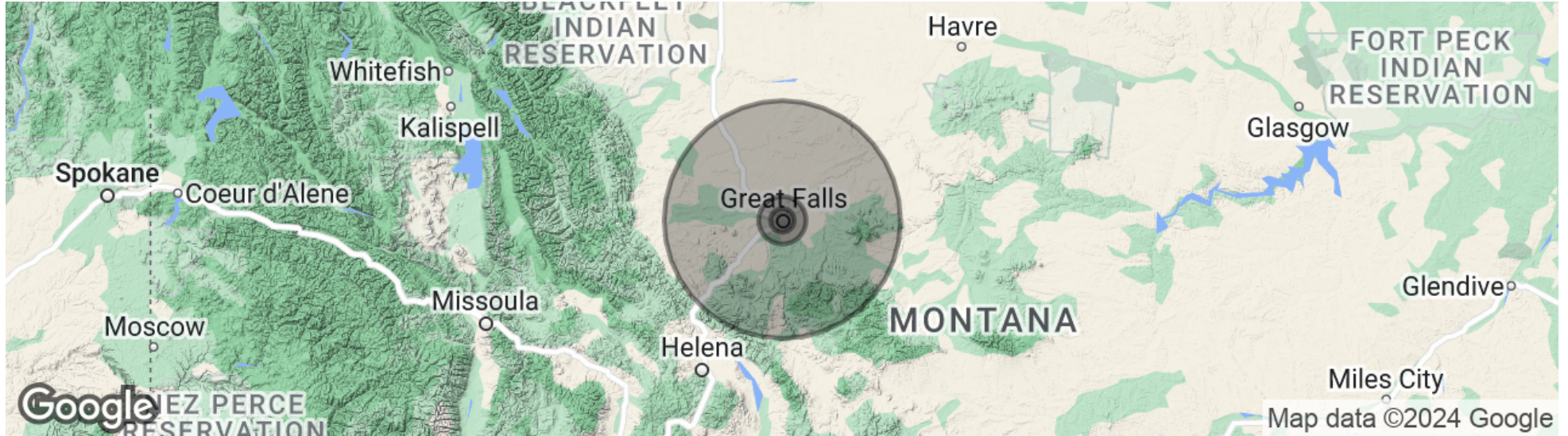
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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	50 MILES
Total population	64,478	96,292	130,037
Median age	38.5	38.7	39.6
Median age (Male)	38.4	37.9	38.6
Median age (Female)	39.9	40.6	41.4

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	50 MILES
Total households	27,767	40,424	54,088
# of persons per HH	2.3	2.4	2.4
Average HH income	\$49,476	\$52,761	\$52,744
Average house value	\$164,193	\$171,080	\$171,837

* Demographic data derived from 2020 ACS - US Census



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KRISTA SHAFFER

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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 leasing, 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



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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)
- Montana Association of REALTORS® – State Director (GFAR - 2019)
- Montana Association of REALTORS® – Board of Directors (2019)
- Montana Association of REALTORS® – Professional Development Committee Member (2020-2022)
- Montana Regional MLS – Board of Governors (2019 & 2020)
- Montana Regional MLS - Treasurer (2020)

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MEET THE TEAM



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