

# 219

## CUSHING TERRELL OFFICE BUILDING

2ND AVENUE SOUTH  
GREAT FALLS, MT 59401

### FOR LEASE

UNIQUE CLASS "A" OFFICE SPACE



104 2ND STREET SOUTH

SUITE 100

GREAT FALLS, MT 59401

406.727.5505

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

FOR MORE INFORMATION, CONTACT

**MARK MACEK - MBA, CCIM** | PRESIDENT / BROKER

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

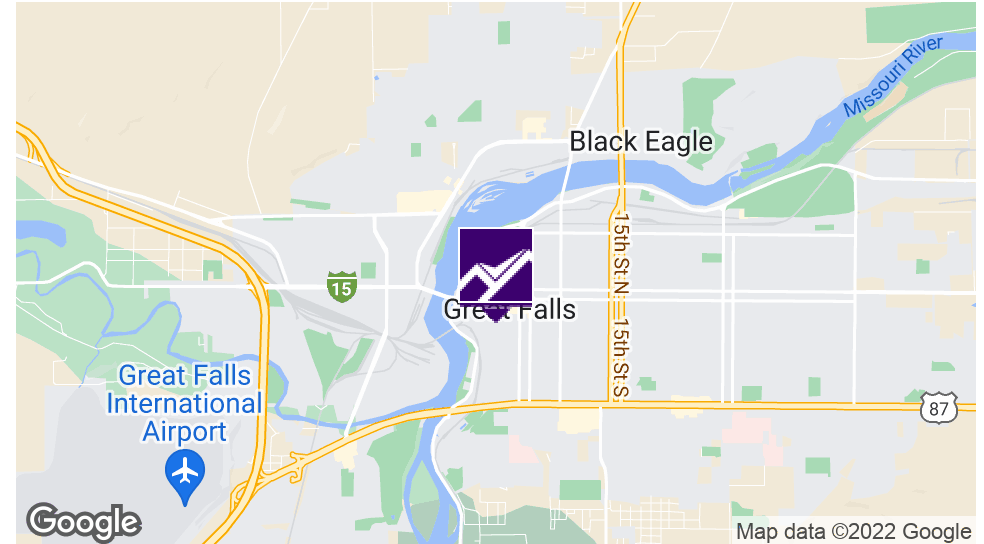
406.282.0240

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EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$12.00/SF Base
Building Size:	18,599 SF
Available SF - 2nd Floor (Rentable):	5,436 SF
Available SF - 3rd Floor (Rentable):	2,133 SF
Lot Size:	12,600 SF
Year Built:	1914
Renovated:	2014
Zoning:	C4-Central Business Core
Market:	Central Montana
Submarket:	Great Falls

### PROPERTY OVERVIEW

2nd and 3rd Floor space in the Cushing Terrell office building in downtown Great Falls. Very unique architectural class "A" finishes. Both spaces available have front & rear stairwell as well as ADA elevator access. Outstanding layout and design will provide an excellent image for your business. Individual offices as well as open work areas provide significant flexibility for company operation. Located in a major redevelopment area of downtown Great Falls.

### PROPERTY HIGHLIGHTS

- Very Unique Class "A" Architecture
- ADA Elevator and Stairwell Access
- Individual Offices and Open Work Areas
- Major Redevelopment Area of Downtown Great Falls
- Highly Energy Efficient Building



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ENTRANCE & 2ND FLOOR PHOTOS



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### 360° VIRTUAL TOUR

### 360° VIRTUAL TOUR

## second floor suite 4,845 square feet

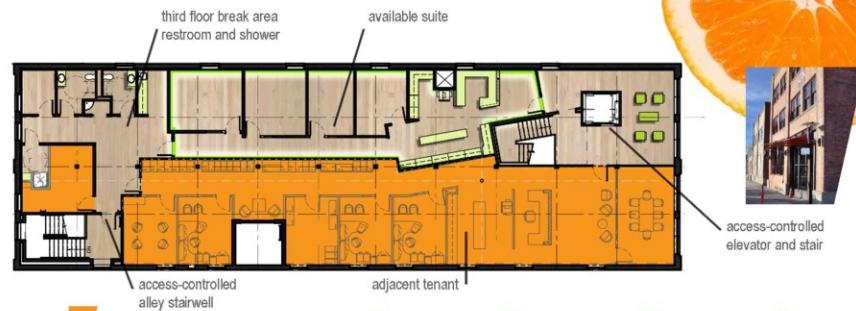


#### Amenities

- recycling and re-use for the Great Falls community
- natural day lighting
- energy efficiency - ground source heat pump
- natural materials - existing brick, classic timbers
- wired for advanced technological needs
- secure, controlled access
- adjacent parking lot



## third floor suite 1,837 square feet



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3RD FLOOR PHOTOS



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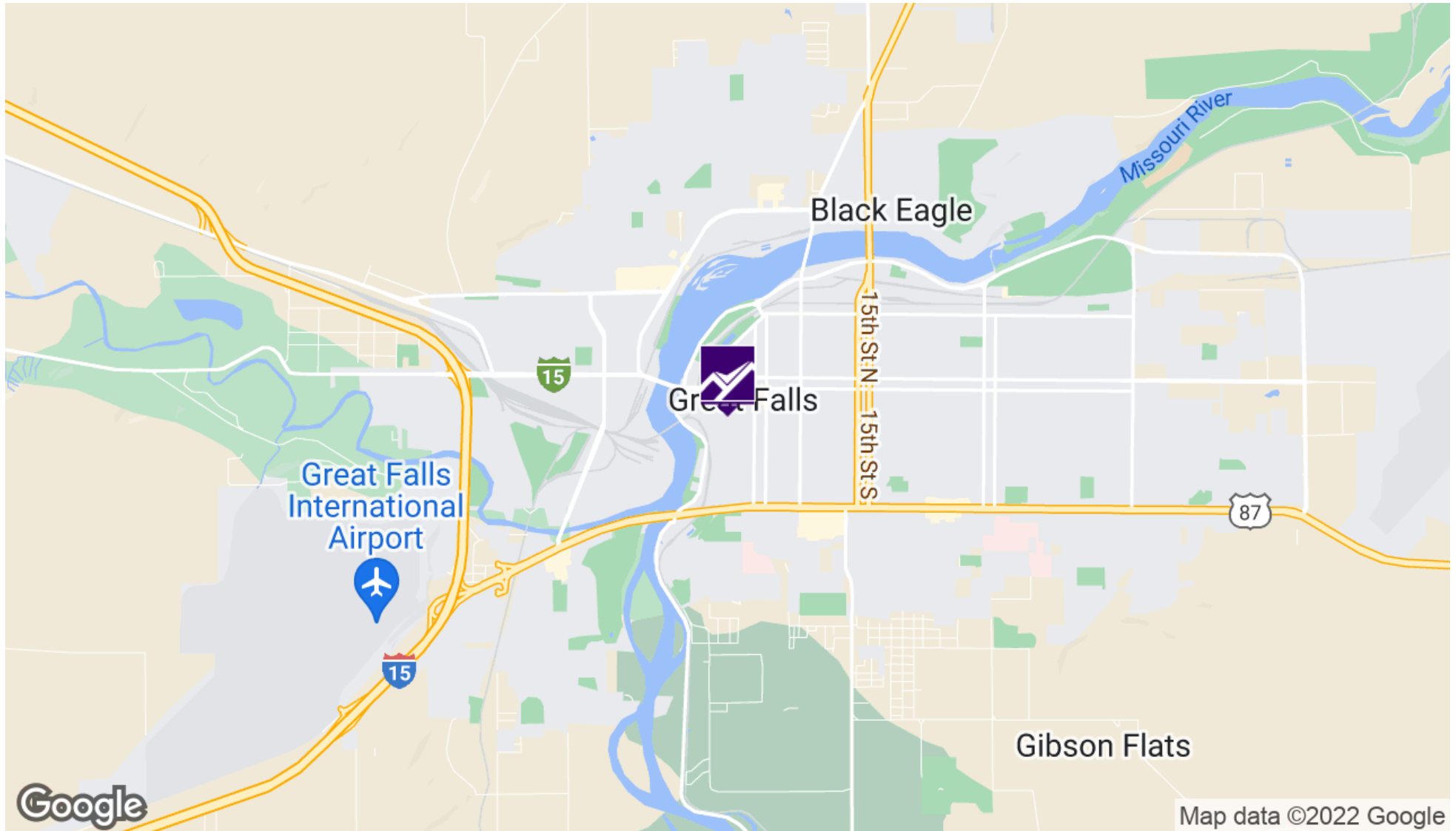


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LOCATION MAP



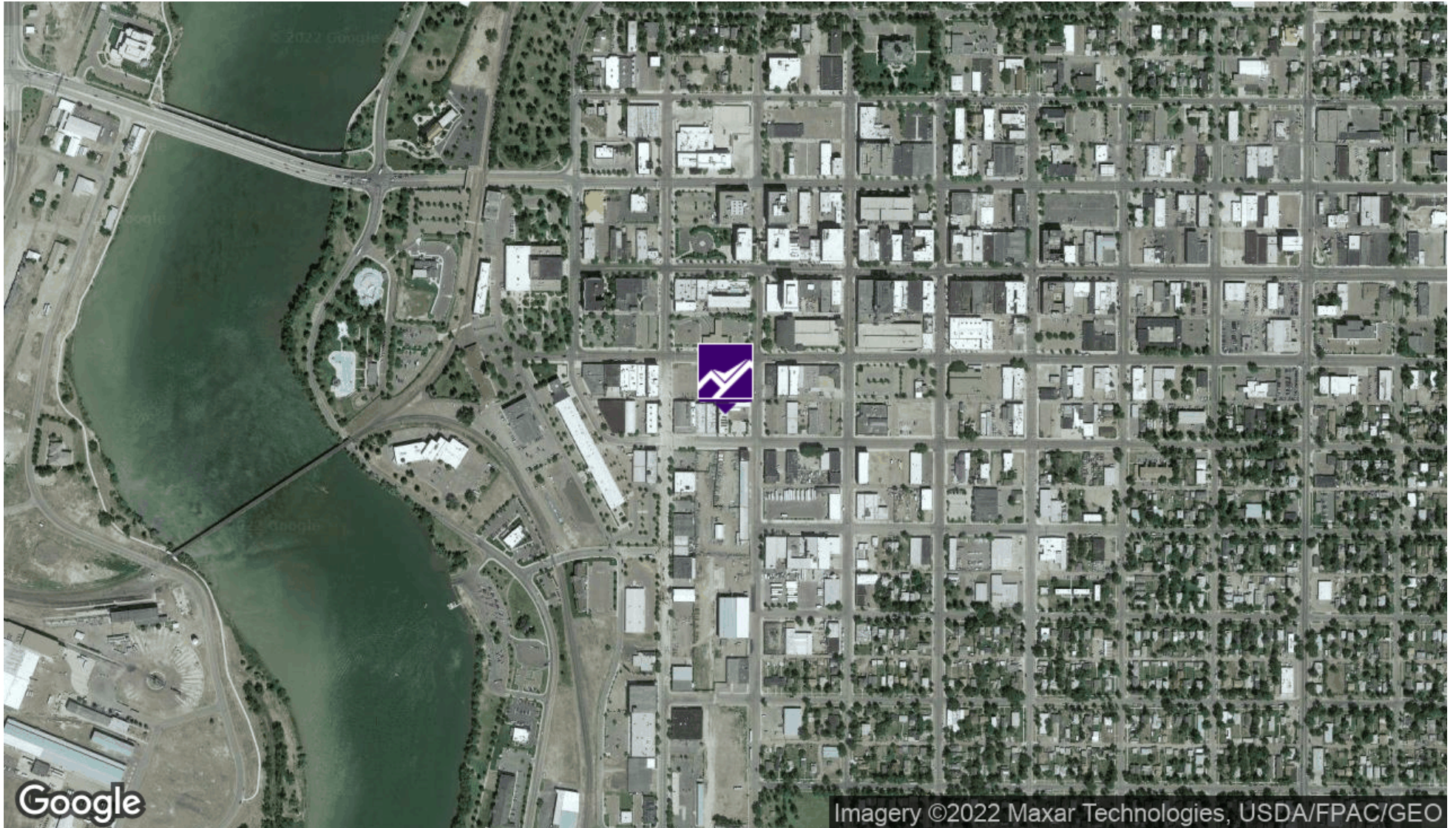
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AERIAL MAP



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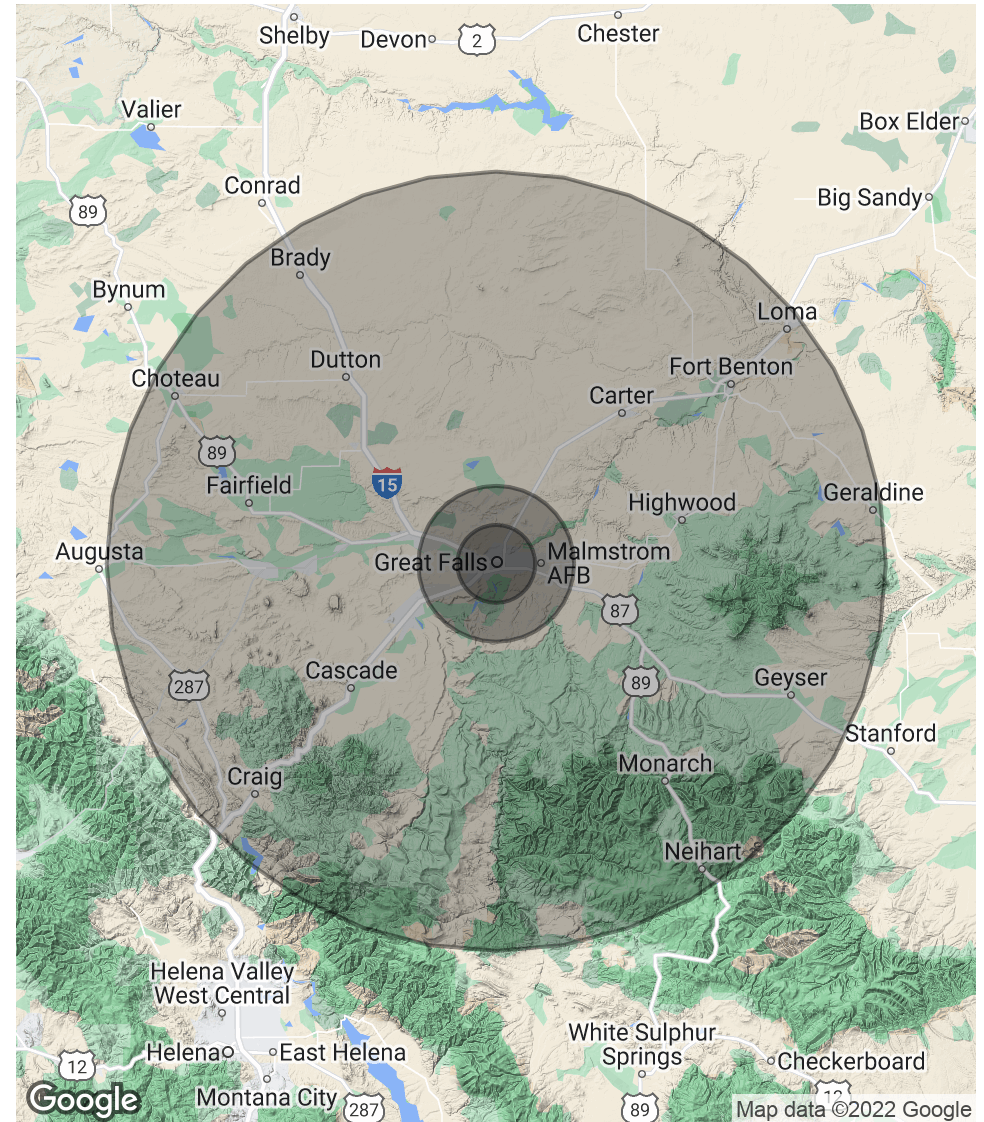
DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	69,187	95,383	108,380
Average age	38.9	38.6	40.9
Average age (Male)	38.5	37.7	39.7
Average age (Female)	40.5	40.4	42.4

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total households	29,792	39,789	43,715
# of persons per HH	2.3	2.4	2.5
Average HH income	\$49,886	\$52,708	\$56,804
Average house value	\$163,370	\$170,776	\$180,137

\* Demographic data derived from 2010 US Census



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MT #RRE-BRO-LIC-6296

**PROFESSIONAL BACKGROUND**

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

**EDUCATION**

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

**MEMBERSHIPS**

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Treasurer / Executive Committee / Director

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary

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