

**1325 8<sup>th</sup> Avenue North  
Great Falls, MT 59401**

**\$ 11-12.00/SF All Inclusive**

**For Lease**

**Ironworks Square Building**

**Great Location – Great Visibility**

Close proximity to one-ways, 8<sup>th</sup> Avenue North, and established businesses

- Great visibility from 8th Avenue North & 14<sup>th</sup> Street North
- 2 Story Building w/ Restaurant on-site & several office users
- Street and Off-street Parking
- Well maintained interior

**Site Data:**

- Zoned M-2 Mixed Use Transitional
- Land: 13,500 SF

**Available Spaces:**

- Suite 204/205 – 2,250 SF

**Building Data:**

- Built in 1915
- Total Building Size: 20,000 SF



**Krista Macek – Associate Broker**

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