



Columbus Center

1601 2nd Ave N, Great Falls, MT 59401

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Columbus Center

\$6 - \$12 /SF/Year

Beautifully restored historic building that was originally the Columbus Hospital. New ownership has updated and preserved the original beauty of this well built brick building. On site parking, security system with keyless entry, on site property management, secretarial service, and a wonderful mixture of tenants including a restaurant, coffee shop, beauty salon, women's health club, dental office, numerous art studios, therapists, naturopaths, engineers, attorneys, insurance agents, internet, investment advisors, property managers, and many more. Several conference rooms available at no charge to Tenants, along with a 300 seat Chapel for banquets, luncheons, weddings, etc. The Columbus Center is Montana's premier office destination, with easy access and fabulous views looking out over the city! No other office building in Great Falls offers the amenities and security that the Columbus Center offers. There are no CAM charges at the Columbus Center. Our location is in a residential neighborhood that offers an unsurpassed feeling of being secure and friendly, and has the most beautiful scenic views with the sense of being in the best part of the City of Great Falls!!

Total Space Available:	21,865 SF
Rental Rate:	\$6 - \$12 /SF/Year
Min. Divisible:	165 SF
Max. Contiguous:	5,500 SF
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Creative/Loft, Institutional/Governmental, Medical Office
Building Size:	150,000 SF
Building Class:	A

5th Floor

1

Space Available	5,500 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Office-R&D,Medical Office,Institutional/Governmental
Min. Divisible	1,500 SF
Lease Type	Modified Net

Beautiful, bare, open space with Marble floors ready to be renovated to suit. This is an entire wing of the 5th floor west end of building with expansive views of the city. See above building photos for examples of recent renovations. Spectacular!!

2nd Floor

2

Space Available	800 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Lease Type	Modified Gross

1st Floor

3

Space Available	1,400 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Lease Type	Modified Gross

6th Floor

4

Space Available	800 SF
Rental Rate	\$12 /SF/Year
Space / Lot Type	Office Building
Lease Type	Modified Gross

1st floor

5

Space Available	4,000 SF
Rental Rate	\$6 /SF/Year
Space / Lot Type	Creative/Loft
Lease Type	Modified Gross

3rd Floor West

6

Space Available	4,700 SF
Rental Rate	\$7.50 /SF/Year
Space / Lot Type	Office Building
Additional Space / Lot Types	Medical Office, Institutional/Governmental
Min. Divisible	165 SF
Lease Type	Full Service

Entire west wing of the 3rd floor. Previous tenant was a Naturopathic Medical Office. can be used for a variety of uses.

all floors

7

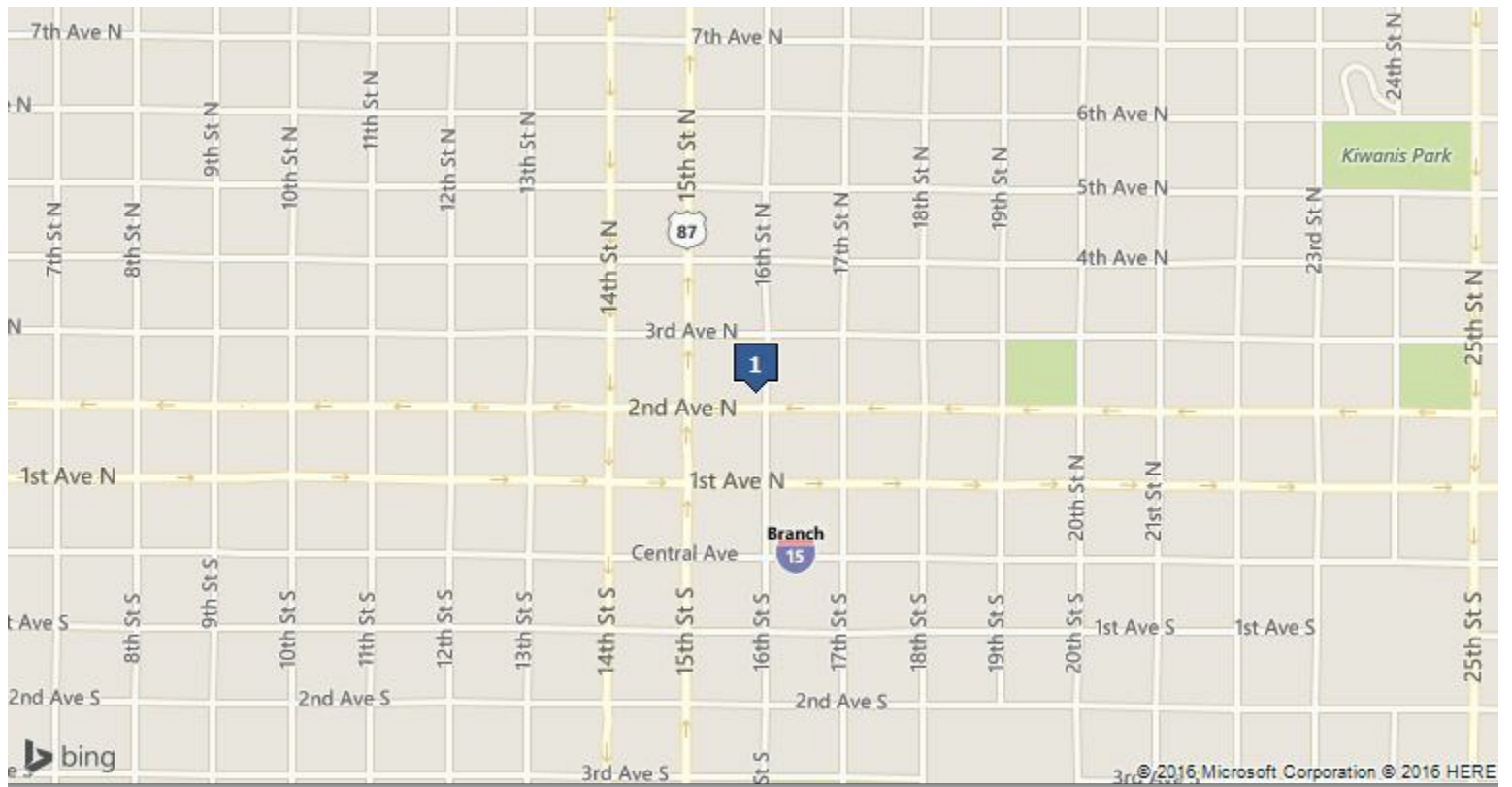
Space Available	165 SF
Rental Rate	\$12 /SF/Year
Space / Lot Type	Office Building
Lease Type	Modified Gross

4th Floor

8

Space Available	4,500 SF
Rental Rate	\$11 /SF/Year
Space / Lot Type	Office Building
Lease Type	Full Service
Pct. Procurement Fee	3.00%

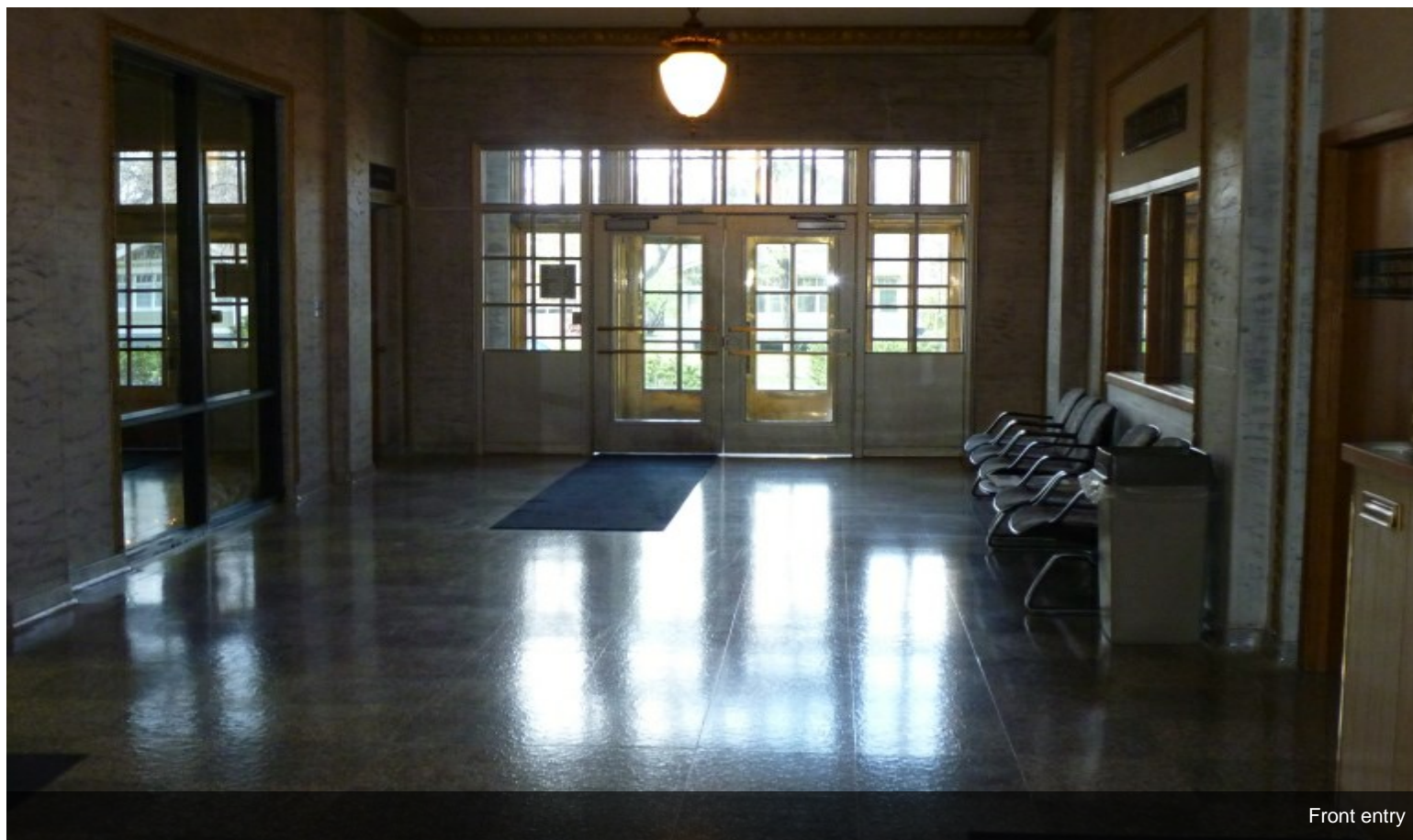
This is a spectacular completely remodeled deluxe office space with a large reception area, break room, handicap bathrooms, conference room, and individual climate control in every office.



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Located on 2nd Ave. N and 16th Street, near the Paris-Gibson Art Museum, and the Charles Russell Art museum.

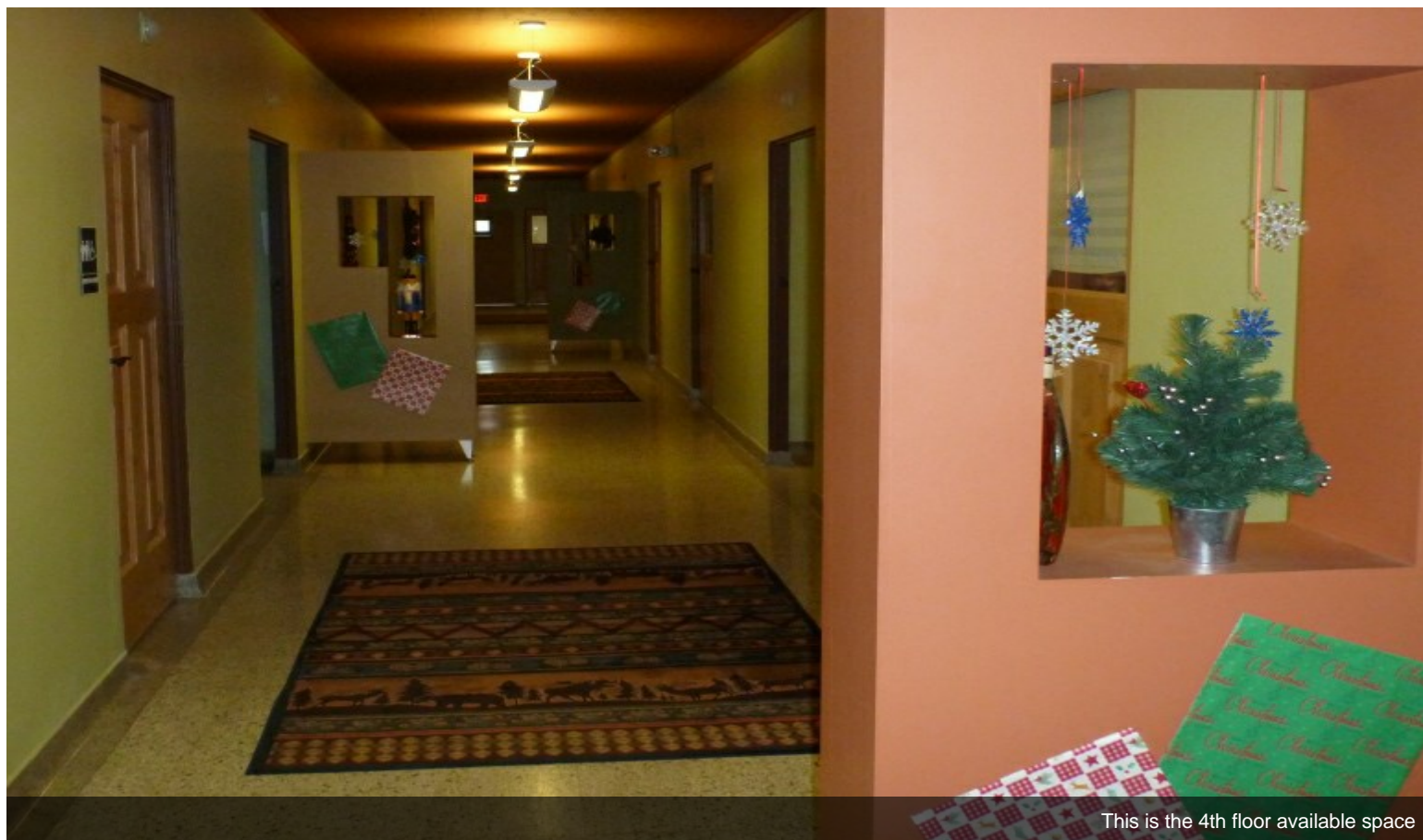
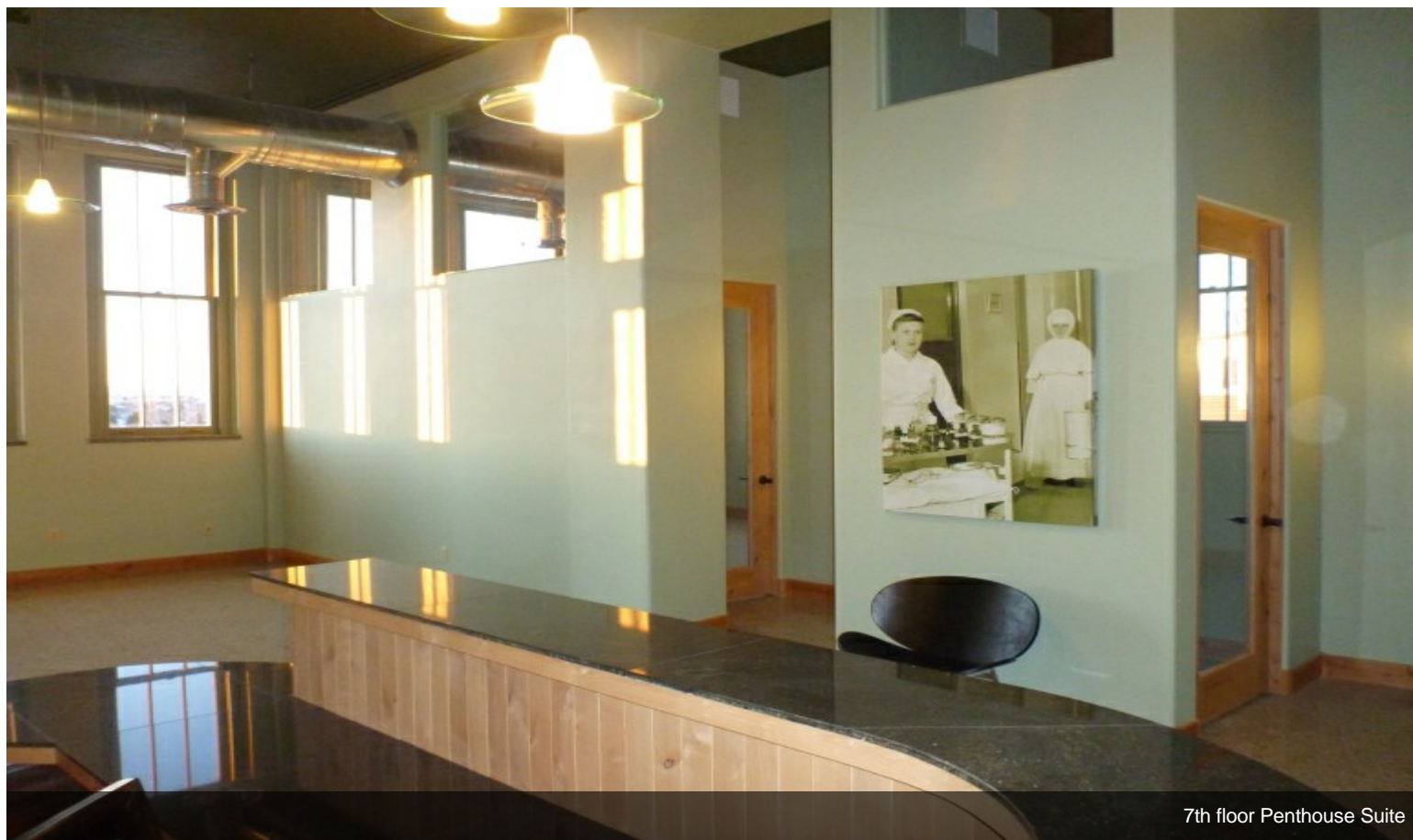
Property Photos



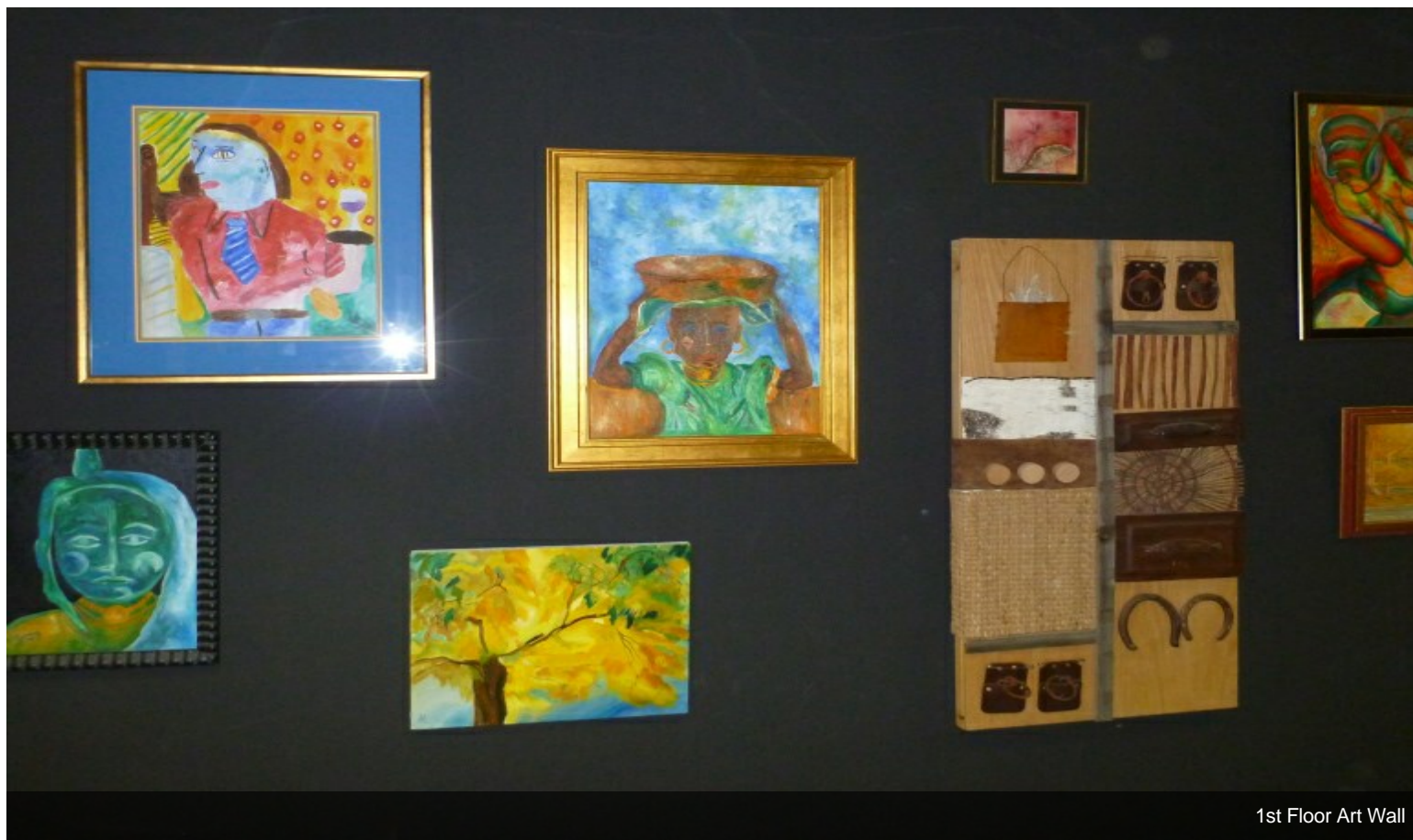
Front entry



Property Photos



Property Photos



1st Floor Art Wall



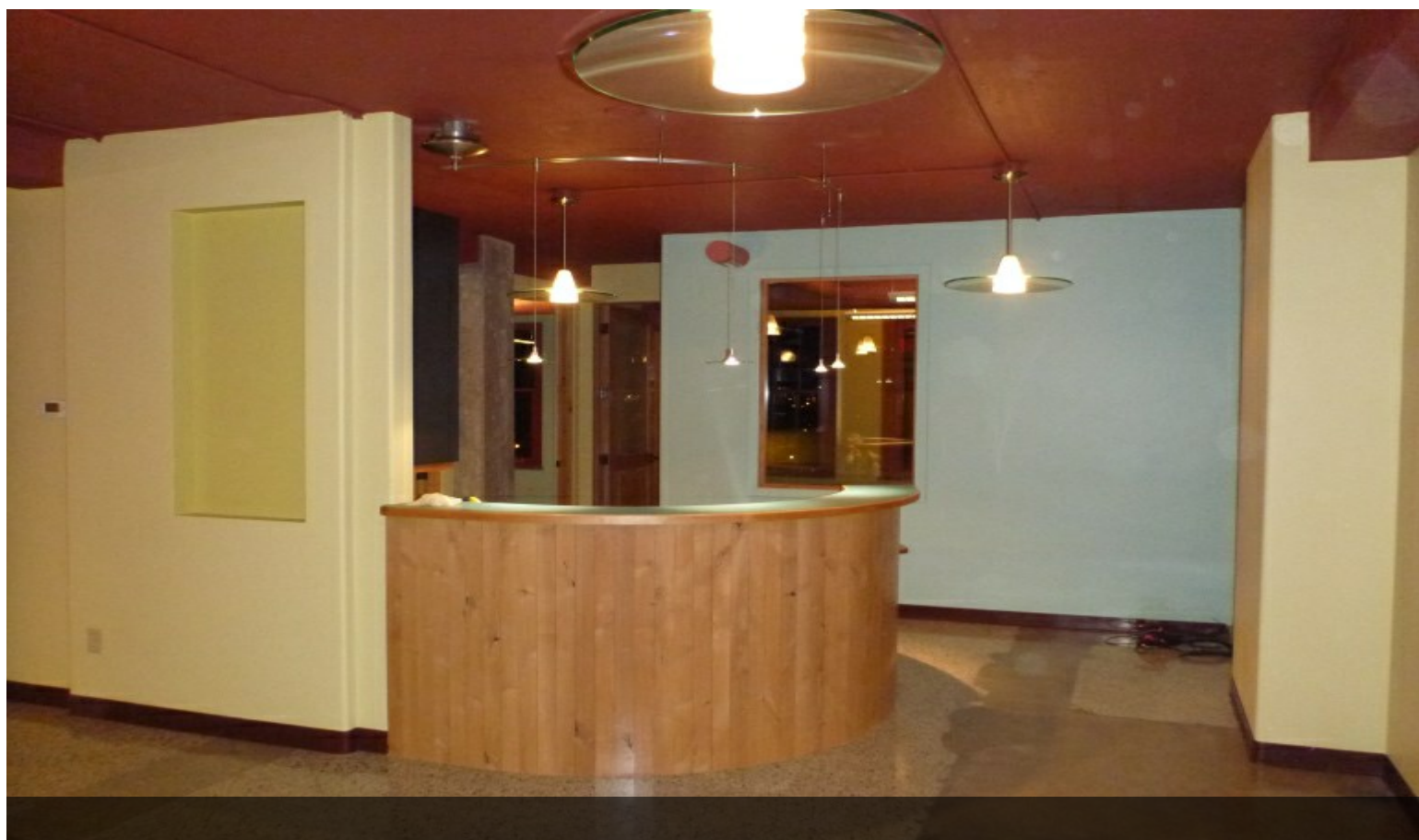
Rear Entry

Property Photos

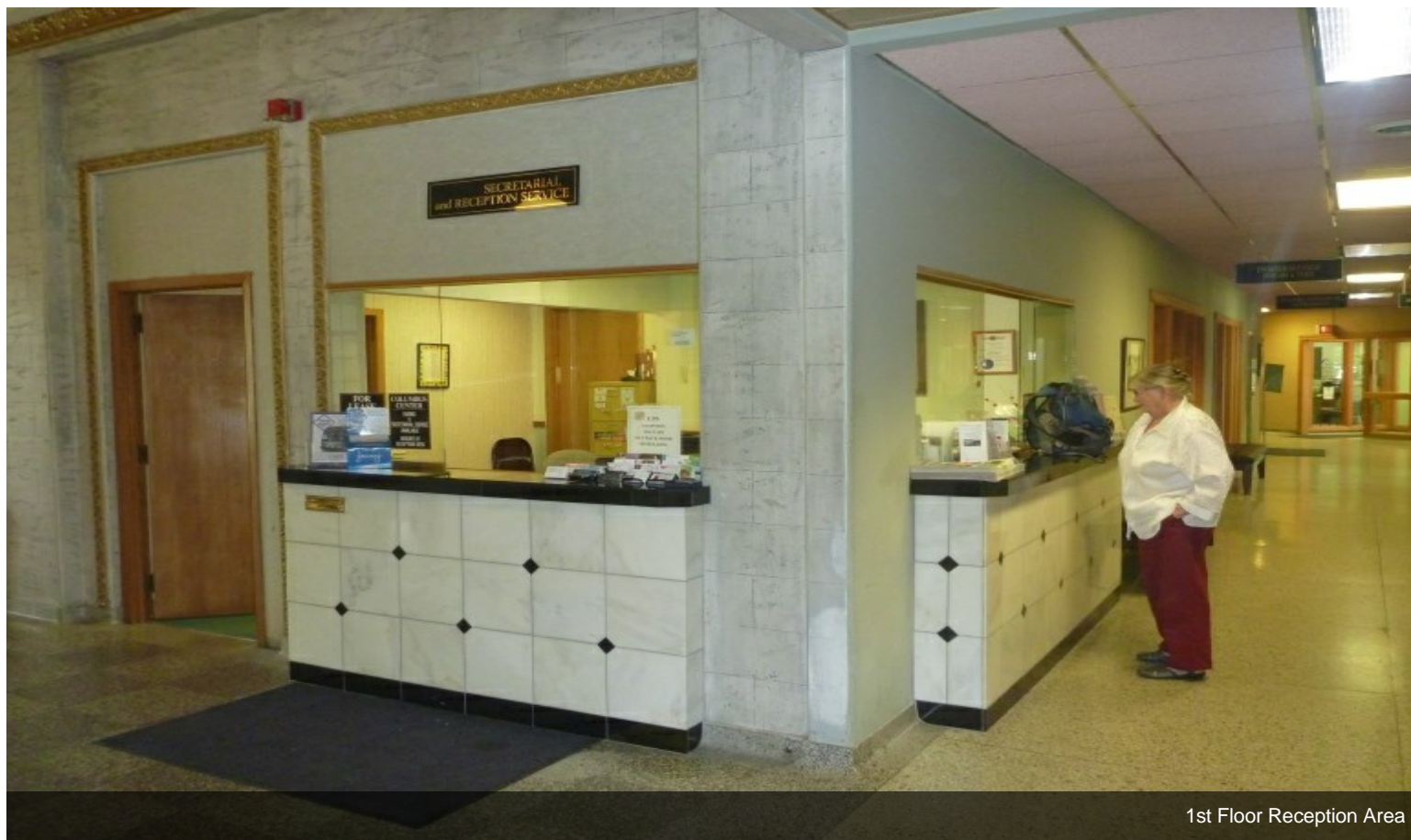


New Tenant Space on 5th Floor

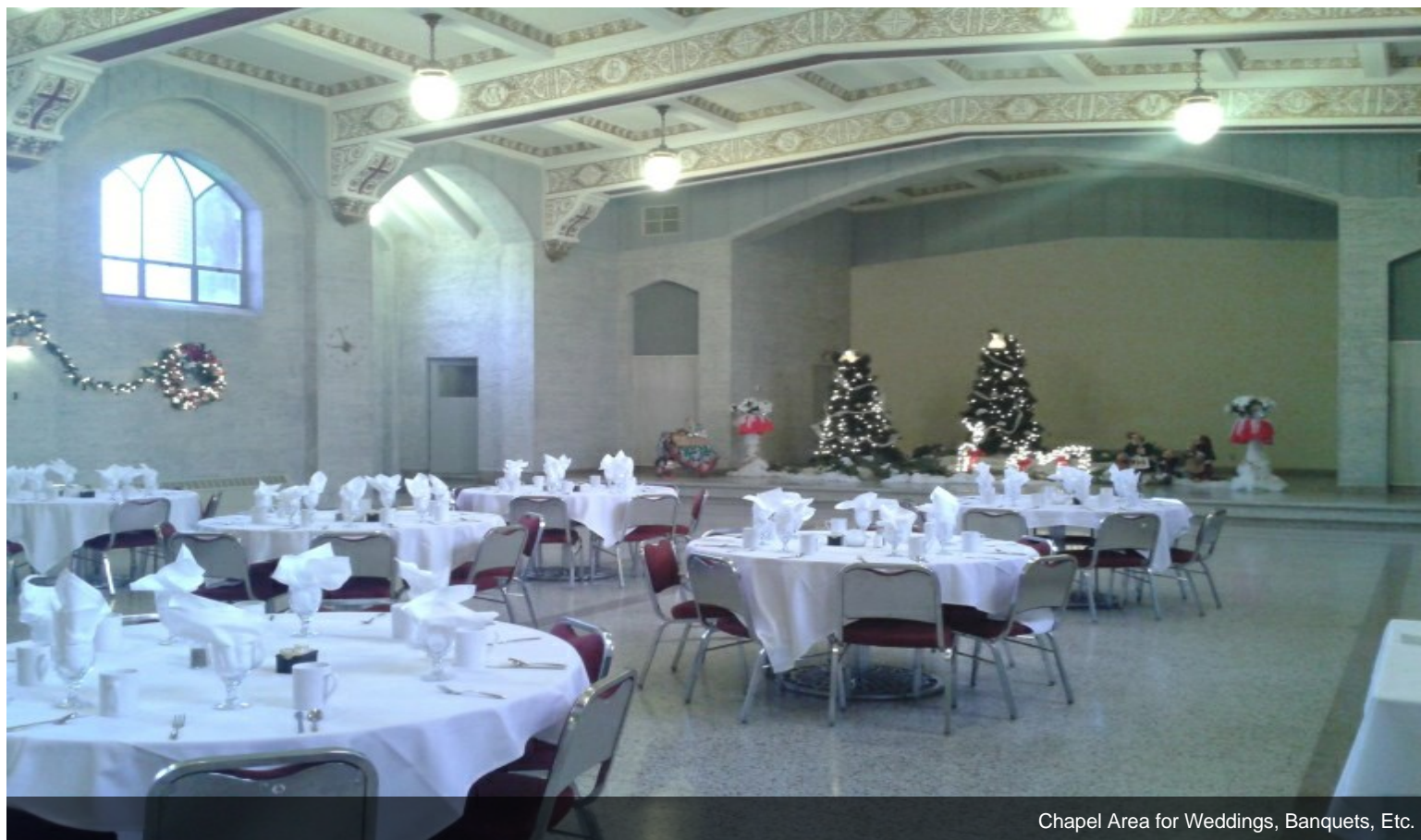
Property Photos



Property Photos



1st Floor Reception Area



Chapel Area for Weddings, Banquets, Etc.

Property Photos

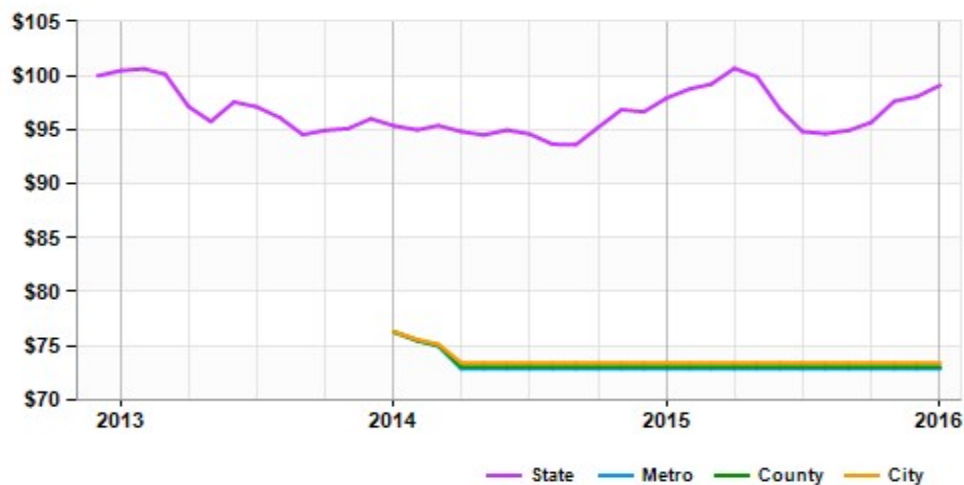


Great Entrance!!



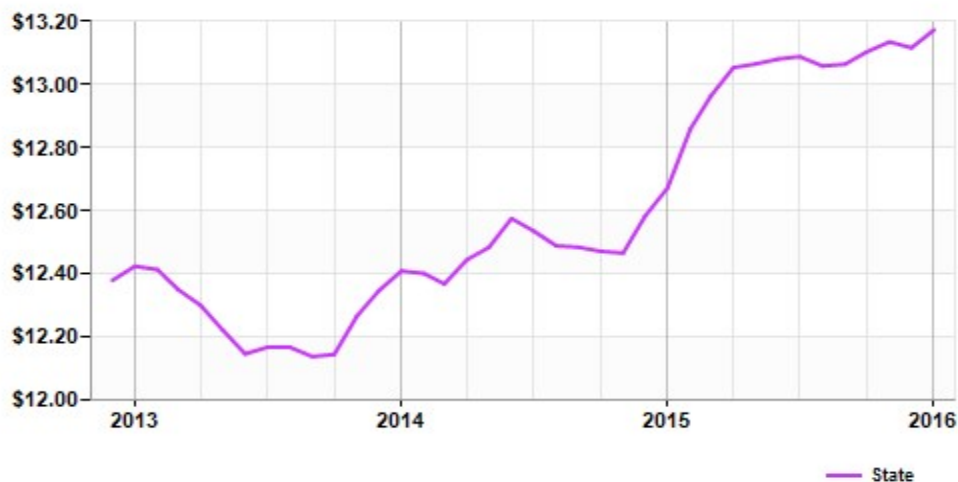
Market Trends

Asking Prices Office for Sale Great Falls, MT (\$/SF)



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$99	+3.6%	+1.2%
Metro	\$73	0.0%	0.0%
City	\$73	0.0%	0.0%
County	\$73	0.0%	0.0%

Asking Rent Office for Lease Great Falls, MT (\$/SF/Year)



	Jan 16	vs. 3 mo. prior	Y-O-Y
State	\$13.17	+0.5%	+3.9%