

LEASE / SPACE AVAILABLE - PROPERTY PROFILE

ADDRESS: 1 North Last Chance Gulch
Helena, MT 59601

Mls# 278214

Contact Info: Mike Casey
(406) 443-0333 - office
(406) 439-3744 - cell

Ownership: Bancserve Inc.
Parcel ID # 0518883030401050001

Taxes: 2009-\$2,258.95

Space Offered: Unit #3-1,347.sq ft

Year Built: 1974 c

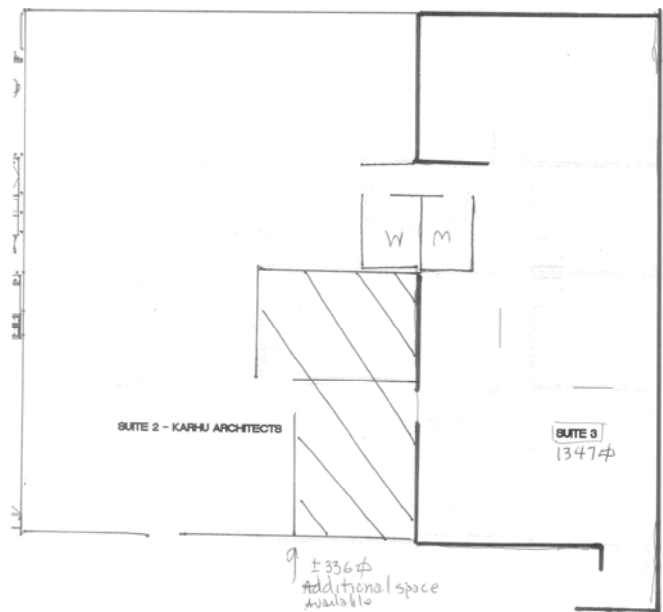
Quoted Rent: \$ 1122.50 monthly
\$10.00 PSF/Full Service

Utilities: gas- \$158 est
electric- \$75 est

T.I. Allowance: Negotiable (paint & carpet)
Landlord may remodel to suit

Parking: Public-Permit/Street
Tenant pays parking, call
City of Helena for location and cost information.

Showing Instructions: CLA



QUALITY OF BUILDING & LOCATION:

- Class B+ building located on the corner of 1 N. Last Chance Gulch and Broadway, with direct access to the Walking Mall. Remodeled 2008
- Current build out is office with server room with separate A/C.
- ADA Accessibility is limited – door width to bathrooms interior.
- Glass walled offices- Convenient location.

COMMENTS:

- Major tenants in the building include: Montana Bankers Assoc, Cummins Law Firm, Karhu Architects
- Storage space available.