

Prestigious Business Under Big Skies™



THE SUSSEX COMMERCIAL BUILDING



HELENA, MONTANA




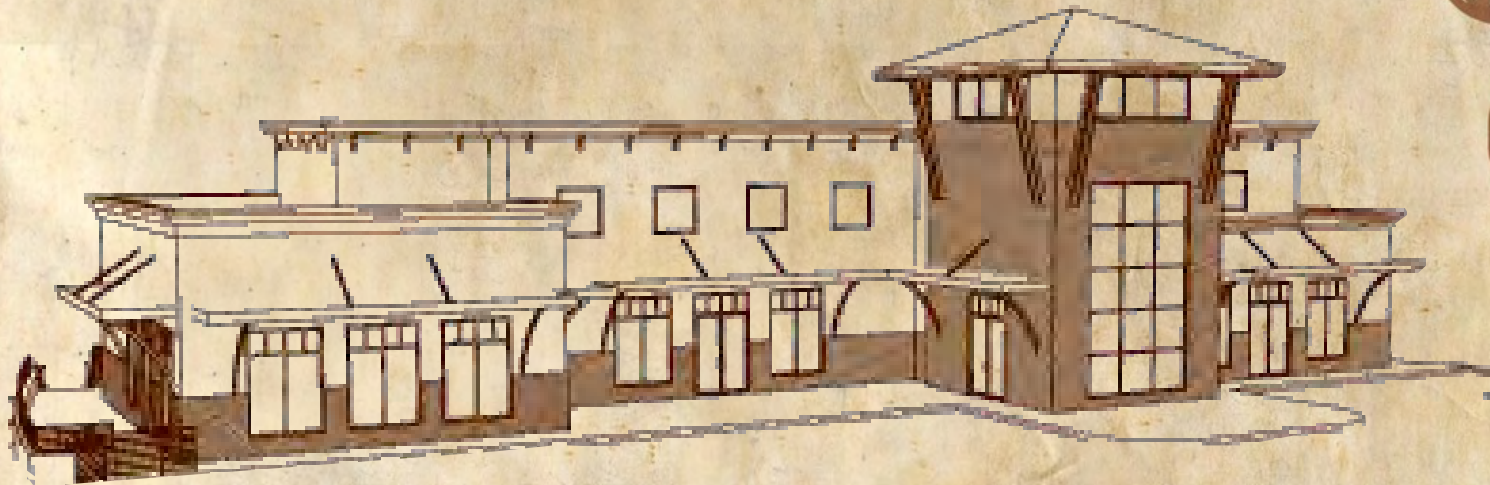
WELCOME

TO THE MOST PRESTIGIOUS
COMMERCIAL BUILDING IN
HELENA, MONTANA

Position your business where tradition and innovation meet. Set in the heart of Helena's planned growth passage, yet in close proximity to the hospital and the Montana State Capitol, this elegant building is prominently located at Helena's newest, southeast entrance.

*Your business will be located for success at the
Sussex Commercial Building.*





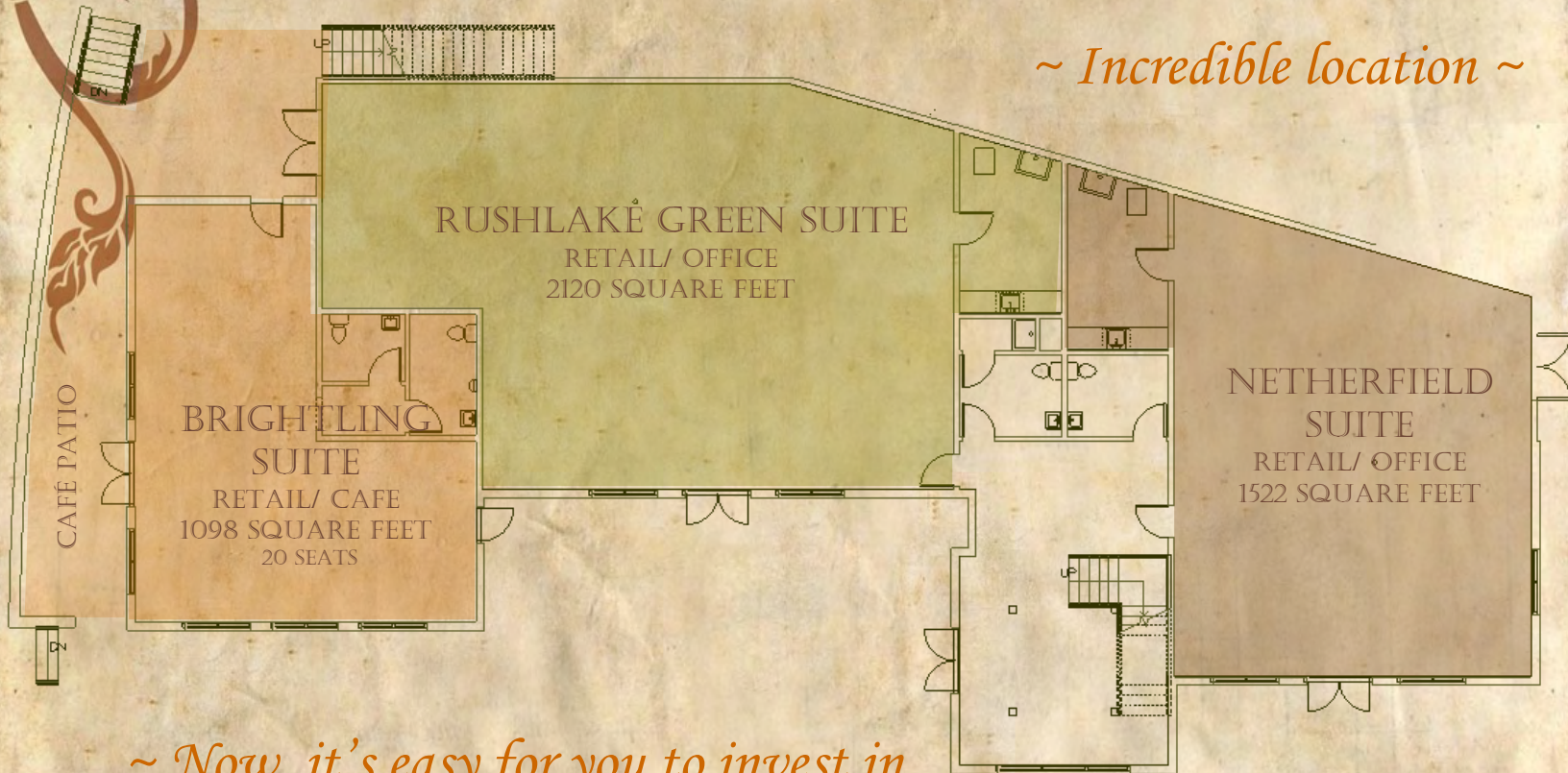
VIEW FROM SOUTHWEST CORNER



VIEW FROM SOUTHEAST CORNER

MAIN FLOOR PLAN

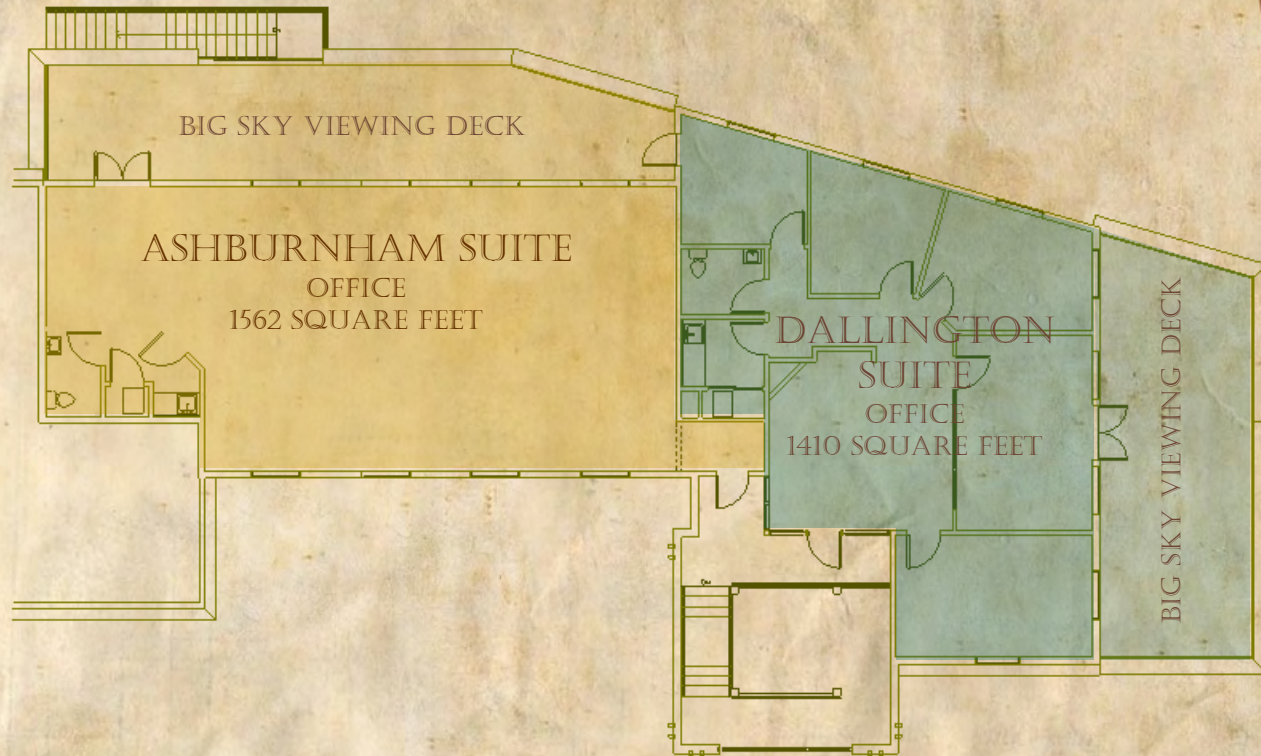
~ Incredible location ~



*~ Now, it's easy for you to invest in
Helena's newest frontier~*

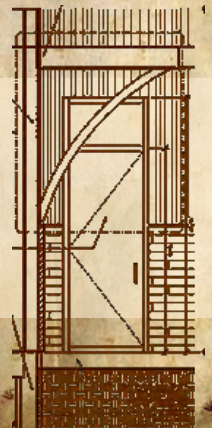
The Sussex Building is a revival of Montana's rugged architectural past infused with graceful modern lines and cutting edge technology. The atrium tower at the front of building will house public art, an impressive entrance for your clients.

SECOND FLOOR PLAN



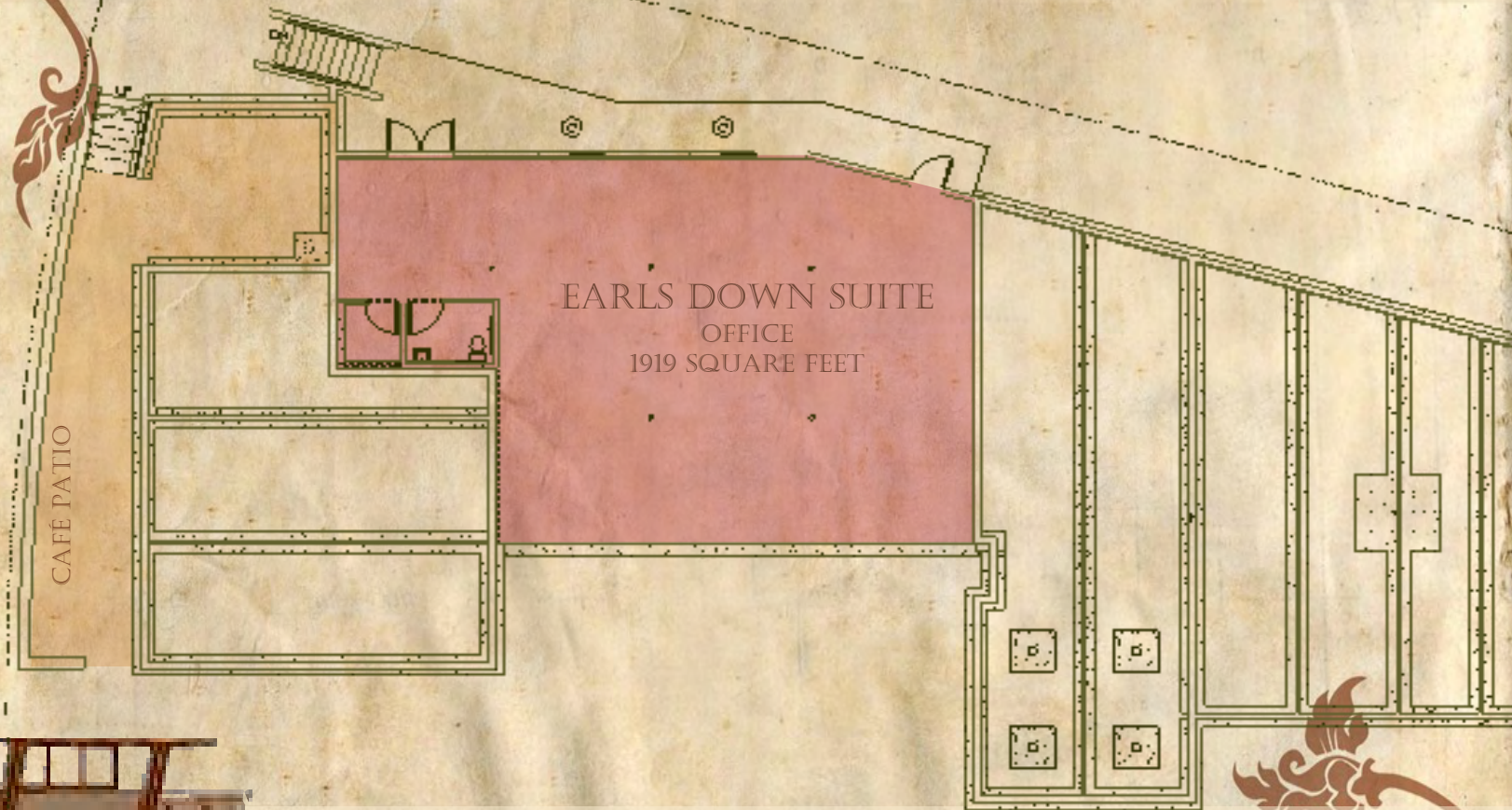
*~You will have access to thousands
of customers~*

Already your clientele includes neighborhood residents, healthcare professionals, and government employees. Your prospective client base will quickly expand with the mixed zoning infill of Nob Hill on the West side of the highway, and Padbury Ranch Properties to the East.



LOWER FLOOR PLAN

~ Beautiful, maintained landscaping ~



The delightful setting of The Sussex Building will appeal to all. Outdoor spaces include a charming Café patio, two Big Sky viewing decks, and elegant, manicured grounds.

THE ARRANGEMENTS

SUITE	AREA SF	FLOOR	RENTAL PRICE/SF	GRAY SHELL SALE PRICE	CAMS/SF
<i>Brightling</i>	1248	<i>main</i>	\$20.00	\$243,360.00	\$3.38
<i>Rushlake Green</i>	1970	<i>main</i>	\$20.00	\$374,300.00	\$3.38
<i>Netherfield</i>	1522	<i>main</i>	\$20.00	\$289,180.00	\$3.38
<i>Ashburnham</i>	1562	<i>second</i>	\$18.00	\$257,730.00	\$3.38
<i>Dallington</i>	1410	<i>second</i>	\$18.00	\$232,650.00	\$3.38 SOLD
<i>Earls Down</i>	1919	<i>lower</i>	\$15.00	\$205,972.00	\$3.38 SOLD



Choose your option:

- *Tenancy—customizable lease options*
- *Ownership—a shrewd business investment*
- *Joint Venture—benefits of tenancy and ownership combined*



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