

**VELTKAMP COMPANIES**  
**P.O. Box 20791**  
**Billings, Montana 59104-0791**

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## **OFFICE CONDO DEVELOPMENT COMING SUMMER 2020**

- LOCATED AT 4046 AVENUE C
- APPROX 13,000 SQ FT OF NEW PROFESSIONAL/MEDICAL OFFICE SPACE
- 1500-6500 SQUARE FEET SUITES AVAILABLE
- GREAT LOCATION ADJACENT TO THE NORTH OF FULLER FAMILY MEDICINE
- IN GROWING BUSTLING NORTHWEST CORRIDOR
- CONSIDER 5-10 YEAR LEASES WITH GENEROUS TENANT IMPROVEMENT ALLOWANCE
- \$20 PER SQ FT PER YEAR BASE RENT, PLUS CAM (ESTIMATED AT \$4.00 PER SQ FT)
- PURCHASE OPTION AVAILABLE AFTER 5 YEARS
- AVAILABLE FOR SUMMER/FALL 2020 OCCUPANCY
- CURRENTLY RESERVING SPACE WITH DEPOSIT

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**ROB VELTKAMP BROKERAGE**  
**406-656-2201 or 406-855-9089**  
**[www.RobVeltkampBrokerage.com](http://www.RobVeltkampBrokerage.com)**