

**FOR LEASE
RETAIL SPACE
EVERGREEN MIDTOWN PLAZA**



- ◆ Approx. 3,000 sq. ft. retail in Evergreen Midtown Plaza
- ◆ 1313 Grand Avenue, Suite 13
- ◆ Great store front windows and fascia signage with good parking
- ◆ Space includes 2 ADA Restrooms
- ◆ Landlord to provide flooring allowance (amount varies by lease term)
- ◆ Consider 3-5 year term @ & \$4,250/mo. include base rent and CAM
- ◆ \$12.00 per sq. ft. per year base rent plus CAM expenses est. @ \$5.00 per square foot per year

**Contact Rob Veltkamp
Rob Veltkamp Brokerage
406-656-2201 or 406-855-9089**