

◆ ◆ FOR LEASE ◆ ◆

**HIGH TRAFFIC WESTEND LOCATION
2060 OVERLAND AVENUE, SUITE A**



- ◆ Total space for lease is 3,500 sq. ft. with plenty of open space and natural light.
- ◆ 2060 Overland Avenue, Suite A (located off busy King Avenue West).
- ◆ Space has 7-8 private offices or treatment rooms, break room, and retail space.
- ◆ Currently built out with 850 SF of salon space or open cubicle space.
- ◆ Very large, welcoming front reception area with additional sink up front.
- ◆ Parking out front for customers with separate employee parking area, with approximately 30 total spaces.
- ◆ Space is perfect for salon/med spa with plenty of plumbing and HVAC capacity.
- ◆ Common area ADA restrooms shared with 2 other Tenants.
- ◆ Leases for \$14 PSF + \$5 PSF estimated CAM expenses - \$5,542 per month all-in
- ◆ Space available now – reserve now with LOI and deposit. 5-10 year lease term

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