

**◆ ◆ SALON SPACE FOR LEASE ◆ ◆**  
**HIGH TRAFFIC WESTEND LOCATION**  
**2060 OVERLAND AVENUE, SUITE A2**



- ◆ Approx. 800 sq. ft. of salon space with separate exterior entrance.
- ◆ 2060 Overland Avenue, Suite A2 (located off busy King Avenue West).
- ◆ Fully functional salon space ready for business.
- ◆ 3 professional hair washing stations.
- ◆ 10 stations built out and ready with electrical and storage.
- ◆ Plenty of extra storage.
- ◆ Parking out front for customers with separate employee parking area, with approximately 30 total spaces.
- ◆ Common area shared ADA restrooms.
- ◆ Leases for \$1350 per month including base rent and CAM expenses.
- ◆ Space available now – reserve with deposit.

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