

**◆ ◆ NOW LEASING ◆ ◆**  
**HIGH TRAFFIC RETAIL CENTER**  
**Great King Avenue West Location**

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- ◆ Only 2 Suites Left!! Available sizes are 2,026 SF and 1,970 SF.
- ◆ The new Grant Towne Center development is located at 2212 Grant Road
- ◆ Great location on the 50 yard line of King Avenue West with great frontage exposure. Super high traffic storefronts and fascia signage.
- ◆ Consider 7-10 year leases with warm vanilla shell finish included with Tenant Improvement allowance for build out (amount depending on lease term).
- ◆ \$25 per sq. ft. per year base rent plus CAM expenses est. @ \$5.00 per sq. ft. per year first year.
- ◆ Anchors include Mazevo Coffee, TOPZ Sandwich Co., and Aspen Dental.
- ◆ Space ready for Tenant to lease and commence their build-out.

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