

◆ ◆ **NOW LEASING** ◆ ◆  
**GREAT WESTEND LOCATION**  
**IMMEDIATE OCCUPANCY**

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- ◆ Unit is 1,109 sq. ft. known as Suite 3
- ◆ The Sapphire Plaza is located at 4010 Montana Sapphire Drive in Billings, Montana
- ◆ Great location west of Scheel's & Shiloh Crossing with great Shiloh Road frontage exposure. High traffic storefront and signage on Shiloh Road.
- ◆ Landlord will consider 5-10 year leases
- ◆ \$24.00 per sq. ft. per year base rent (\$2,218 per month) plus CAM expenses est. @ \$6.50 per sq. ft. per year (\$601 per month) all in at \$30.50 per sq. ft. per year (\$2,819 per month).
- ◆ Space is available for immediate occupancy.

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