

◆ ◆ NOW LEASING ◆ ◆
KING TOWN CENTER
HIGH TRAFFIC LOCATION
IMMEDIATE OCCUPANCY

- ◆ One unit available is approx. 4,334 SF restaurant/bar space known as Suite 6
- ◆ Located at 1911 King Avenue West, Suite 6 near the I-90 Interchange
- ◆ Great high traffic location just west of Texas Roadhouse, Hu Hot, Marriott Springhill Suites, and large car wash at King Ave West and Carbon Street
- ◆ Will consider a 5-10 year lease
- ◆ \$16.00 per SF per year base rent plus current CAM @ \$5.75 per SF per year
- ◆ Available for immediate occupancy – reserve now with deposit.
- ◆ Fantastic Visibility and Sign Exposure.
- ◆ Liquor and Gaming License NOT included.

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