

FOR LEASE



401 15TH AVENUE S, SUITE 104

GREAT FALLS, MONTANA 59405 · PROSPECT HEIGHTS MEDICAL CENTER

LEASE RATE

\$23.00/SF GROSS

SUITE

±2,600 SF

EST. MONTHLY

\$4,983

USE

MEDICAL OFFICE

PROPERTY OVERVIEW

Well-maintained 2,600 SF medical office suite for lease at Prospect Heights Medical Center, next to the Benefis West Campus. The layout includes multiple exam rooms, private offices, a reception and nurse station, storage and break room facilities, suited to medical, wellness, therapy or specialty practices, with on-site parking.

PROPERTY HIGHLIGHTS

- ±2,600 SF medical suite
- Multiple exam rooms with sinks
- Reception and nurse station
- Private offices, storage and break room
- Gross lease — \$23.00/SF/yr
- Established medical center
- Next to Benefis West Campus
- On-site parking

Lease rate is per square foot per year, gross. Showings by appointment. Estimated monthly rent is calculated from the listed rate and suite size. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

RYAN PACHEK

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CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

MLS #30071246



RECEPTION



EXAM ROOM



WORKROOM / STORAGE



EXAM ROOM COUNTER



NURSE STATION



RECORDS / STORAGE

PROPERTY DETAILS

ADDRESS	401 15th Avenue S, Suite 104
CITY / COUNTY	Great Falls / Cascade County, MT
BUILDING	Prospect Heights Medical Center
LEGAL DESCRIPTION	S13, T20N, R03E, Imp Only on MK 5A
ASSESSOR NUMBER	0001893900
YEAR BUILT	1978
MLS NUMBER	30071246

LEASE RATE	\$23.00 / SF / yr gross
EST. MONTHLY RENT	\$4,983
SUITE SIZE	±2,600 SF
BUILDING AREA	±32,322 SF
LAYOUT	Exam rooms, offices, break room
PARKING	On-site
SHOWINGS	Appointment only

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