



Laurel Development

103 S. 1st Ave
Laurel, Montana 59044

Property Highlights

- Brand new development
- Opportunity for design preference
- Competitive rates
- 3-Story Building

Property Overview

Now leasing space for medical, a QSR and professional office in Laurel. This brand new development is ready for your business! Whether expanding, adding a second location or bringing something brand new to Laurel, the possibilities are wide open. The first business in has the opportunity to choose their preferred location and space size! Be part of this 3-story building development new to Laurel!

CONSTRUCTION TO BEGIN SPRING 2021!

Offering Summary

Lease Rate:	\$18.00 - 40.00 SF/yr (NNN)
Building Size:	up to 21,000 SF
Available SF:	1500 - 7,000 SF
Lot Size:	1.79 Acres

[View Property Video](#)

For More Information

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For Lease

1,500 - 20,000 SF | \$18.00 - 40.00 SF/yr

Retail Space

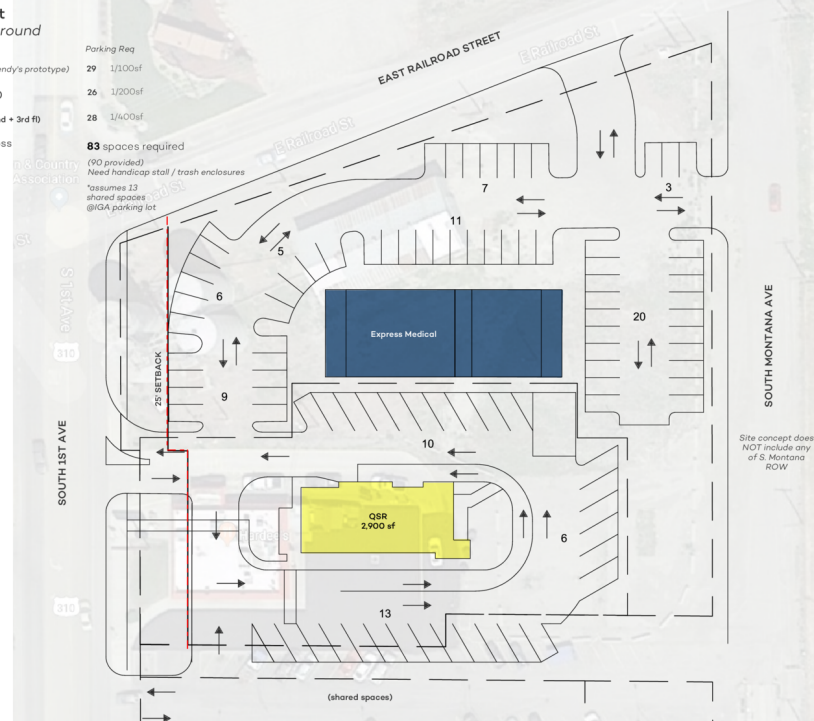


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**Laurel Development
Concept 4A loop around**

- 2,900 sf QSR (based on Wendy's prototype)
- 5,180 sf Medical (1st floor)
- 11,000 sf Micro Offices (2nd + 3rd fl)
- 19,080 (sf) TOTAL gross**



SITE PLAN
1" = 40'-0"



Multi-building plan with QSR

01.09.20 LAUREL DEVELOPMENT SITE STUDY



Single building with approximately 7,000 SF footprint



Google

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