

# LEASE

2231 NORTH MONTANA AVENUE

Helena, MT 59601



LEASE RATE \$30.00 SF/yr

AVAILABLE SF 4,050 SF

David Mitchell, SIOR/CCIM

(801) 860-4299

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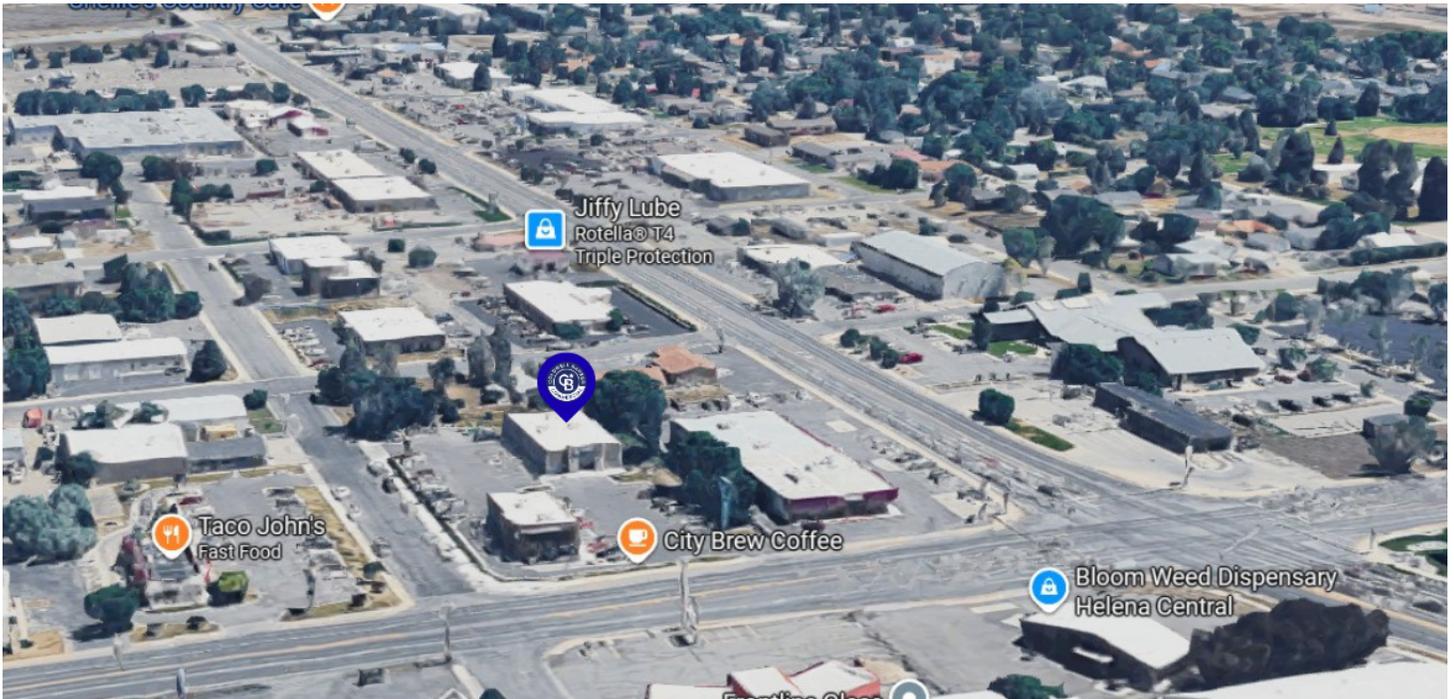


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2231 NORTH MONTANA AVENUE

Helena, MT 59601



## LOCATION DESCRIPTION

Positioned along highly visible North Montana Avenue, this 4,050 SF medical office building offers an exceptional opportunity for healthcare providers seeking a professional, accessible location in Montana's capital city.

The property features a well-designed medical layout ideal for a variety of healthcare uses including primary care, specialty practice, dental, therapy, or outpatient services. The space offers functional efficiency, strong street presence, and convenient access for patients and staff alike.

Located within Helena's established medical and commercial corridor, the building benefits from strong daily traffic counts, proximity to surrounding retail and service amenities, and easy accessibility from major thoroughfares.

This is an excellent opportunity for medical professionals looking to expand, relocate, or establish a presence in a high-demand corridor with long-term stability.

## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	4,050 SF

## PROPERTY DESCRIPTION

Medical Office For Lease  
2231 N Montana Ave | Helena, MT

Lease Rate: \$30.00 PSF/Year NNN  
Available Space: 4,050 SF

## PROPERTY HIGHLIGHTS

- 4,050 SF medical office building
- \$30.00 PSF/Year NNN
- Prime North Montana Avenue location
- Strong visibility and traffic exposure
- Professional medical layout
- Convenient patient access and parking

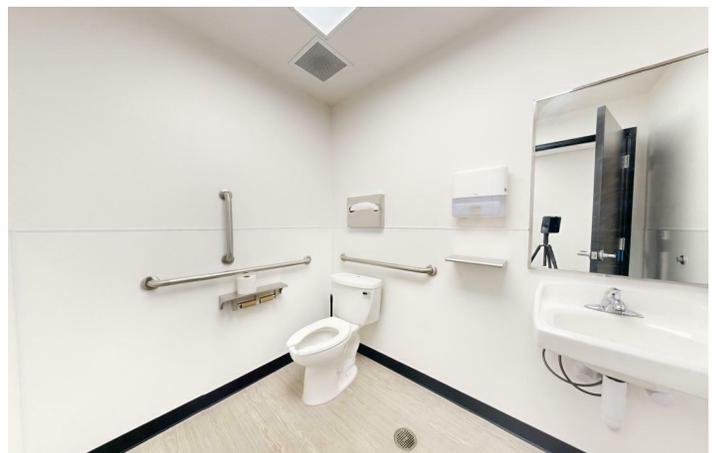
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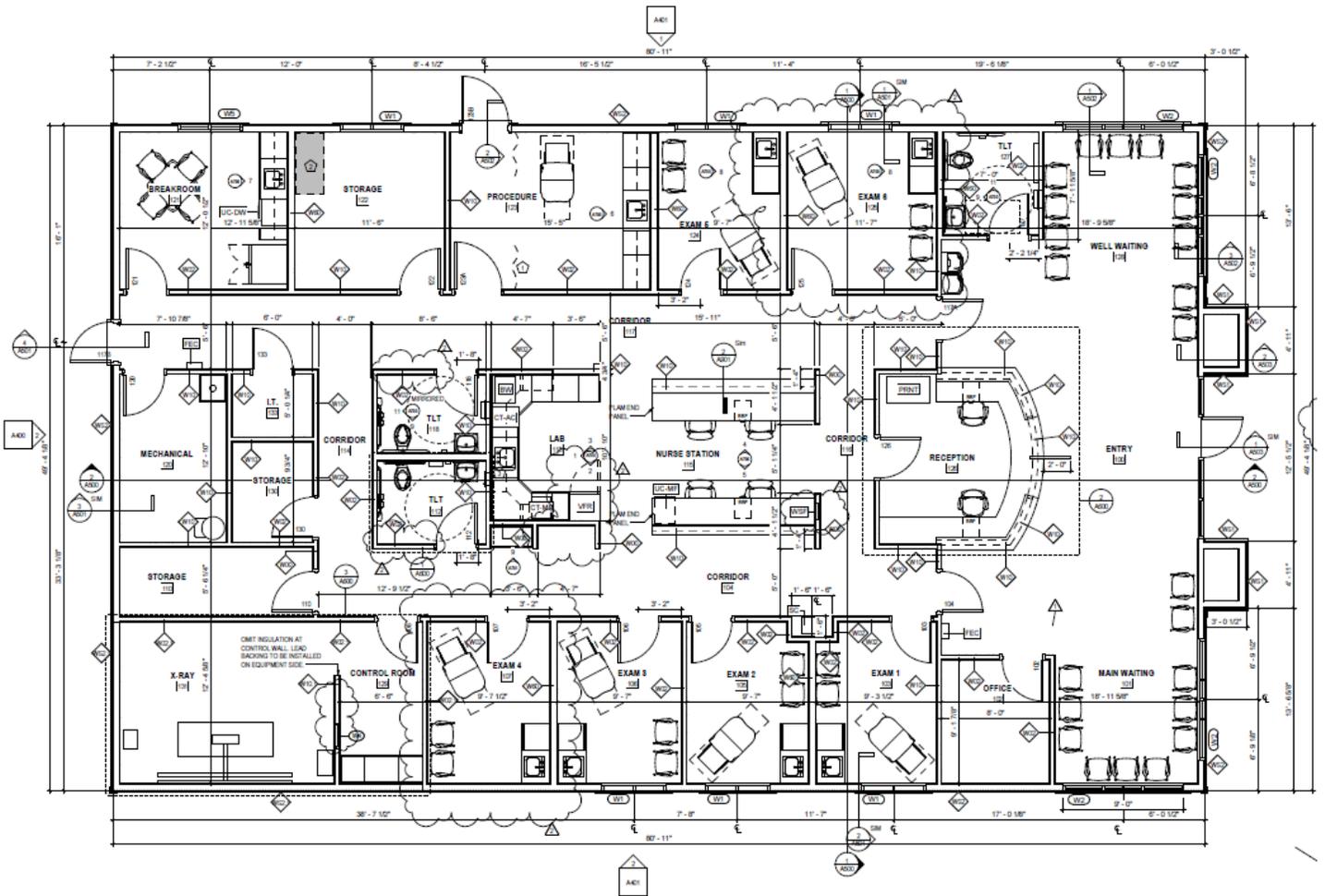
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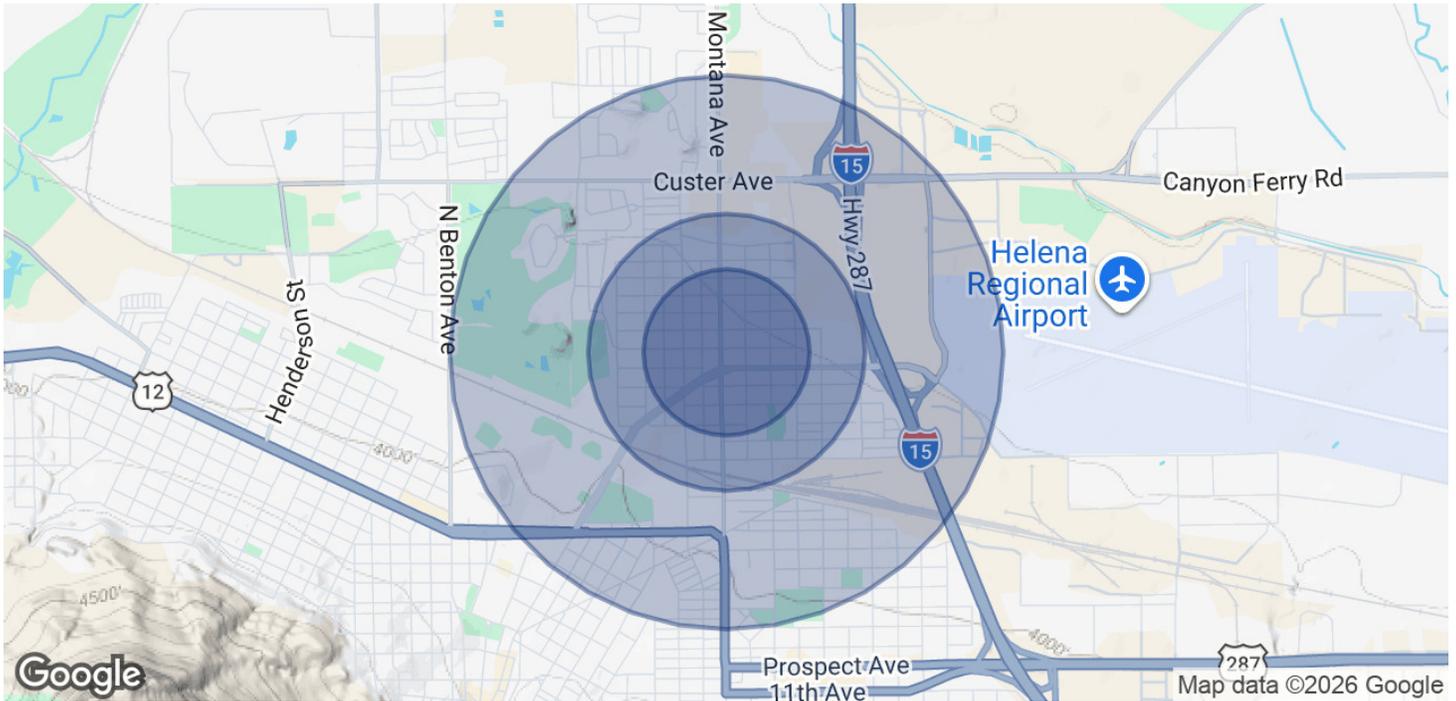


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## 2231 NORTH MONTANA AVENUE

Helena, MT 59601



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	366	1,975	5,895
Average Age	41	42	40
Average Age (Male)	39	40	39
Average Age (Female)	42	43	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	171	924	2,625
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$62,181	\$64,472	\$75,976
Average House Value	\$347,746	\$349,259	\$352,136

Demographics data derived from AlphaMap

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### DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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MT #RRE-RBS-LIC-24708

### PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT for 2018, 2019, and 2020.

### EDUCATION

MBA, Emporia State University  
B.S., University of Utah

### MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate  
Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)  
Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce  
40 under 40, Billings Gazette 2018  
Board of Directors, Billings Chamber of Commerce  
Board of Directors, Riverstone Health Foundation  
Board of Adjustments, City of Billings, MT  
Eagle Scout  
Silver Circle of Distinction, Coldwell Banker Commercial (2018 and 2019)

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