

1,082 SQUARE FOOT COMMERCIAL SPACE IN POPULAR BUSINESS COMPLEX

1,082
SQUARE FEET

\$2,150.00
RENT

\$23.84 /yr
RENT / SF

(406) 645-4264
<http://www.jkrpm.com>



PROPERTY ADDRESS

2509 7th Ave S - C-4
Great Falls, MT 59405

COMMERCIAL TYPE: **Office**

LEASE TYPE: **Full Service** AVAILABLE: **Now**

DESCRIPTION

1,082 SF Office/Medical Suite – Move-in Ready

Unit C-4 at Lincoln Medical Center offers 1,082 SF of professional office/medical space in a high-traffic, established complex. This suite features a welcoming reception area, three Exam room/offices, and built-in storage cabinetry, making it an ideal layout for healthcare providers or professional services. Convenient staff workroom featuring sink, cabinetry, and counter space, accessible between reception and exam rooms.

Located within Great Falls' primary business district, the property benefits from excellent visibility, ample on-site parking, and easy access from 25th Street and 7th Avenue South. With full-service leasing and immediate availability, Unit C-4 provides a functional and professional environment ready to support your growing practice or business.

Lincoln Medical Center is a well-established professional complex located at the corner of 7th Avenue South and 25th Street, within Great Falls' primary business district. The property consists of 12 individual suites across four single-story buildings, offering flexible layouts designed to meet the needs of medical and professional tenants.

This center is home to a diverse mix of healthcare-related businesses, including physical therapy, medical laboratories, and wellness services. Past tenants have included birthing centers, dental offices, and healthcare providers, demonstrating the property's strong appeal to the medical community. Two of the buildings are currently undergoing full-scale renovations (from the studs out), ensuring modern finishes and updated systems

AMENITIES

- Custom Built-ins
- Parking
- Private Offices
- Reception Area

RENTAL TERMS

Rent	\$2,150
Security Deposit	\$2,150
Application Fee	\$50



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