

OFFICE SPACES AVAILABLE FOR LEASE

THE BANK ELECTRIC BUILDING · 505 West Main Street, Downtown Lewistown, MT



✓ ALL LEASES INCLUDE ALL UTILITIES (water · heat · electric) — Tenant responsible for internet only

SUITE 108 — PREMIER SUITE	SUITE 101 — MAIN FLOOR	2ND & 3RD FLOOR OFFICES
<p>\$4,000/month · ~2,715 sq ft</p> <p>Available April 1. Private entrance off West Main Street with prominent storefront signage. Formerly Snowy Mountain Development.</p> <ul style="list-style-type: none">■ 7 private offices■ Conference room■ Break room & private restroom■ Street-level access & signage■ All utilities included except internet <p><i>Ideal for: medical/dental · law firm · counseling · financial services · wellness/spa · government · nonprofit</i></p>	<p>\$1,650/month · 925 sq ft</p> <p>Spacious main-floor suite with excellent visibility.</p> <ul style="list-style-type: none">■ Main floor presence■ Great natural light■ Move-in ready■ All utilities included except internet <p><i>Ideal for: professional office, insurance, financial services</i></p>	<p>From \$300–\$400/mo · 156–260 sq ft</p> <p>Private offices with connecting doors — lease one or combine several and grow without moving.</p> <ul style="list-style-type: none">■ Individual or combined suites■ Connecting doors available■ Flexible month-to-month or annual■ All utilities included except internet <p><i>Ideal for: counselors · consultants · therapists · nonprofits · solo practitioners</i></p>

SCHEDULE A SHOWING · Bundle pricing available for multiple spaces · Flexible lease terms

■ 720-541-4444 ✉ leah@overwatchinvest.com

Historic landmark since 1913 · Corner of Main & 5th Avenue, Lewistown, MT · Part of the Lewistown Central Business Historic District