

Scottsbluff NE: 601 5th Avenue, Suite B
601 5th Avenue, Suite B | Scottsbluff, NE | US | Scotts Bluff County
Available SF: 6,636 | Lease Rate: \$66,360



Building Type:	Office
Available SF:	6,636
Within City Limits:	Yes
Lease Rate:	\$66,360
Lease Rate Note:	Lease rate: \$10.00/sf or \$66,360/year
Last Updated:	Feb 12, 2025

Economic Development Contact

Anthony Gurrola
Twin Cities Development Association, Inc.
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Realtor/Owner Contact

Owen Palm
21st Century
3086310082 | opalm@21stcenturyequip.com

Property and Area Description

Currently set up as a medical clinic. Large lobby/reception area, 2 large meeting rooms, 6 exam rooms, 2 telehealth rooms, several offices, IT room, laboratory, break room, storage & 7 bathrooms. Many possibilities with this property! Address: 601 5th Avenue, Suite B, Scottsbluff, NE 69361 Year finished: 2018 Square Footage = 6,636 square feet Lease rate: \$10.00/sf or \$66,360/year Minimum 3 year lease required with 3% escalation per year. No common area fees or charges for snow removal or lawn care

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown