

FOR LEASE

1015 Broadwater Ave Billings, MT 59102



Property Overview

The office space at 1015 Broadwater is a multi-tenant facility. The lower portion houses Billings Clinic and the upper portion is recently renovated and ready for an office user needing private offices and open space. Large amounts of parking, updated lighting and street visibility.

Property Highlights



14,276

BUILDING SIZE



0

AVAILABLE SQFT



16,000+

CARS PER DAY



\$9.00/SF (NNN)

LEASE PRICE

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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NAI Business Properties

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	14,909	67,454	113,512
Median age	33.3	36.4	37.5
Median age (Male)	31.0	35.0	35.8
Median age (Female)	37.9	39.0	39.5
Total households	7,044	29,414	49,178
Total persons per HH	2.1	2.3	2.3
Average HH income	\$47,361	\$53,900	\$56,375
Average house value	\$142,888	\$173,807	\$178,546



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