



# 644 Grand Avenue

Billings, Montana 59101

## Property Highlights

- \$14/PSF MG
- Level 2: 6,377 SF of Office w/Call Center
- Features 18 Built-In Work Stations
- ADA Restrooms
- Built-In Reception Area
- Conference Room
- Level 1: Approx 1,541 SF
- Features 3 Offices and Open Conference/Reception Area
- Shared Common Patio Area
- Public ADA Restrooms
- Ample Parking
- New Flooring

## Property Description

Move-In Ready Professional Office Space on corner of Grand/6th Street West. NO CAM. Leases include gas, electricity, water. Tenant pays internet/phone & janitorial.

### OFFERING SUMMARY

Available SF	
Lease Rate	N/A
Lot Size	0.72 Acres
Building Size	12,090 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	15,523	\$48,969
3 Miles	65,520	\$52,465
5 Miles	110,965	\$55,829

### VIEW PROPERTY VIDEO

For more information

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## Additional Photos



For Lease

# Office Building

| N/A

LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | N/A



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
644 Grand Avenue > Suite 1	STEP	2,000 - 6,334 SF	Modified Gross	\$14.00 SF/yr	New Carpet 2018
644 Grand Avenue > Suite 3	-	253 SF	Modified Gross	\$14.00 SF/yr	-
644 Grand Ave> Suite 5	-	1,252 SF	Modified Gross	\$14.00 SF/yr	-