

For Lease

# Office Building

N/A



## 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

#### Rica Dombrovski

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## Additional Photos







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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	-



