

# LEASE TO SUIT

2820 1st Ave South Billings, MT 59101



## Office/Warehouse | 3,845 SF

- Significant exterior remodel pending
- Lease to Suit options for qualified tenants
- Suite A/B: 3,845 SF
- Suite A: 1,645 SF (to be verified)
- Suite B: 2,200 SF (to be verified)
- Lease rate: \$12/SF, NNN



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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## PROPERTY DESCRIPTION

2820 1st Ave South is a single or multi tenant office/retail building with a significant exterior remodel (pending) and lease to suit opportunities for qualified tenants. Property has good ingress and egress and a convenient location with great visibility and access to downtown Billings.

## PENDING EXTERIOR REMODEL:

- New exterior facade
- New ADA bathrooms, as needed
- New LED interior lighting
- New/repared sidewalk

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Proposed Exterior Finishes



Proposed Exterior Finishes

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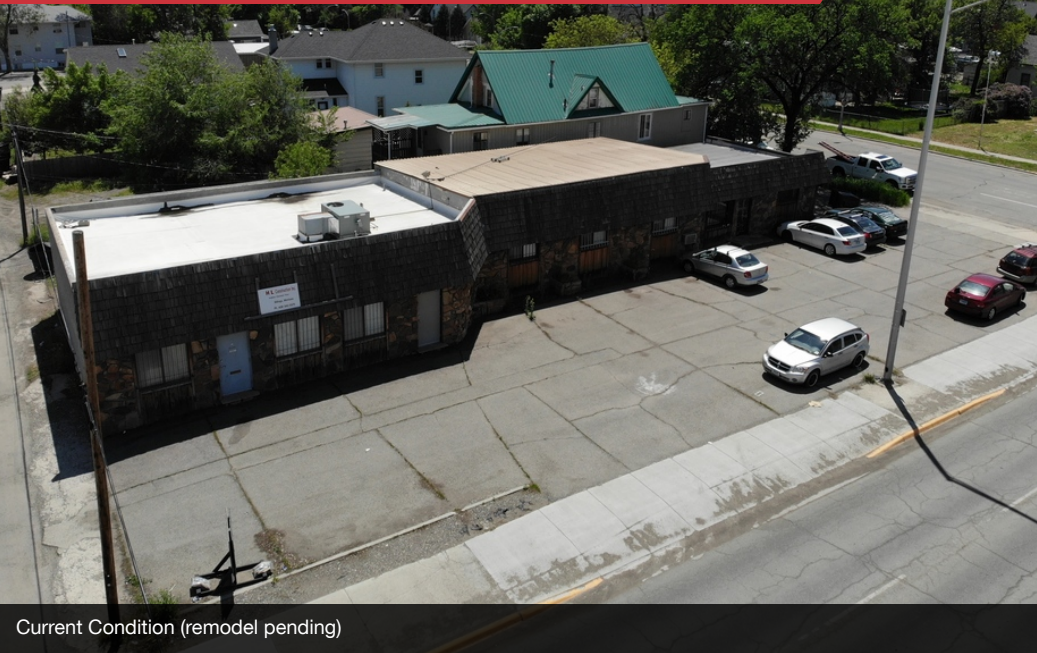
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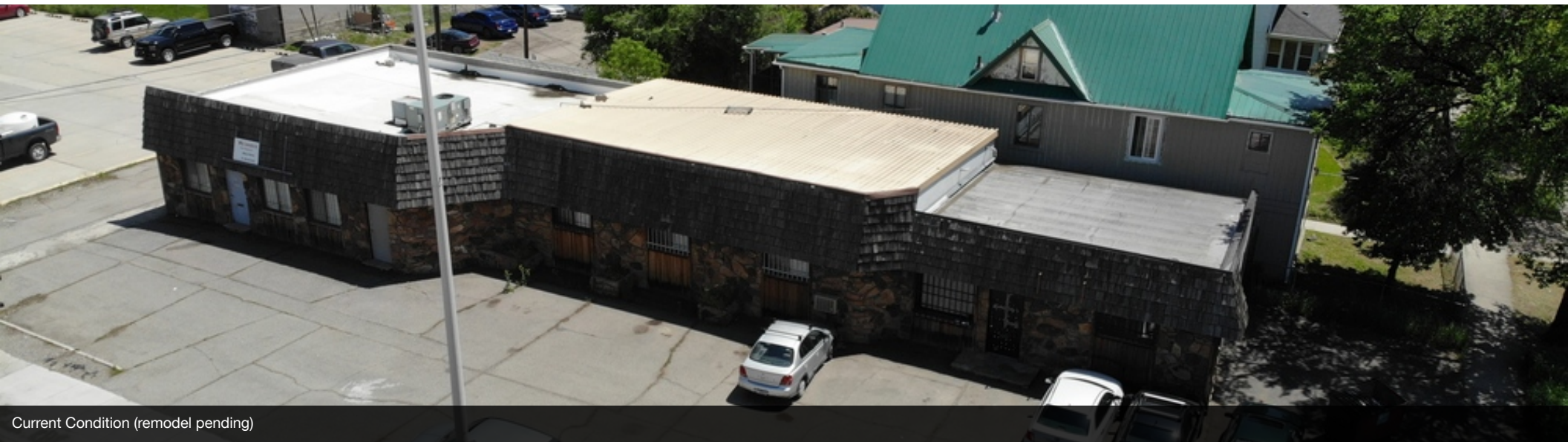
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Current Condition (remodel pending)



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