



FOR LEASE



13,000 SF



FULLY
LEASED

Retail/Office Space for Lease

1215 S 25th Street West
Billings, MT 59102

Property Description

Beautiful west end retail/office center built in 1995/2007 offering newer commercial finishes and excellent visibility from S 24th St W/Gabel Road. Space for lease is the end cap suite (6&7) totaling 3,128 SF but can be demised down to 1,252 or 1,550 SF SF + load factor. Asking \$14/SF, NNN (CAM @ \$3/SF). Available December 1, 2019.

Property Highlights

- Open floor plan with private offices
- Retail or Office use (currently setup as a church)
- Two ADA bathrooms

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased
Lot Size:	68,520 SF
Building Size:	13,000 SF



<https://www.naibusinessproperties.com>

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LEASE TYPE - | TOTAL SPACE FULLY LEASED | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6	-	1,550 SF	NNN	\$14.00 SF/yr	Landlord to demise for qualified tenant
Suite 7	-	1,252 SF	NNN	\$14.00 SF/yr	Landlord to demise for qualified tenant
Suite 6/7 Combined	-	3,128 SF	NNN	\$14.00 SF/yr	Current configuration
Suite 4/5 Combined	-	4,128 SF	NNN	\$13.50 SF/yr	-



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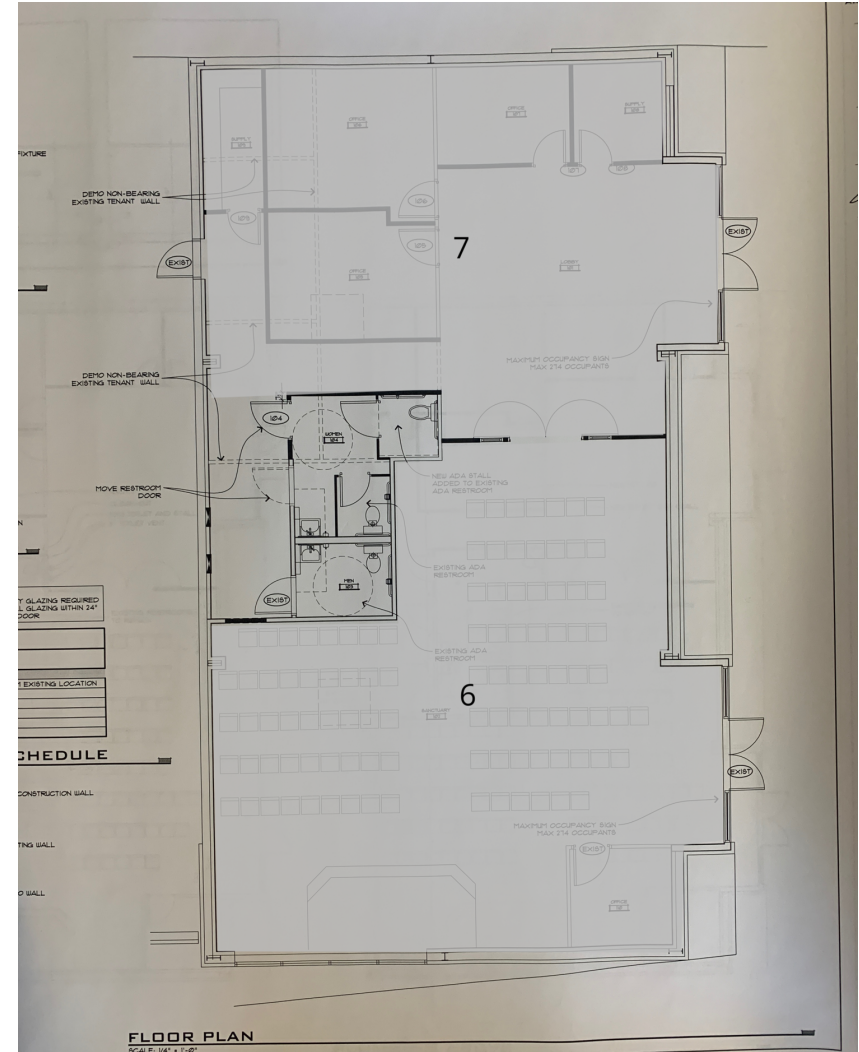
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LEASE TYPE - | TOTAL SPACE FULLY LEASED | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE
Suite 6	-	1,550 SF	NNN	-
Suite 7	-	1,252 SF	NNN	-



UNAVAILABLE



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