



2016 Grand Avenue

Billings, Montana 59102

Property Highlights

- Lower level includes 7 Private Offices, Kitchenette, & 2 ADA Bathrooms
- Handicap accessible lift between floors
- 60 Parking Spaces
- Fiber Optic data line to building
- Building Tenants include Billings Public Schools & Yellowstone-West/Carbon County Special Services Cooperative
- FOR LEASE: 3,000 SF - \$4,500/month + CAM

OFFERING SUMMARY

Available SF:	3,000 SF
Building Size:	14,204 SF
Lot Size:	47,698 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,152	29,503	45,579
Total Population	11,231	66,552	103,504
Average HH Income	\$57,873	\$59,460	\$57,565

Property Description

Two-level office building located off of Grand Avenue available for Sale or Lease.

Brian McDonald
Broker/Principal | 406.294.6303
bmcdonald@naibusinessproperties.com





LEASE INFORMATION

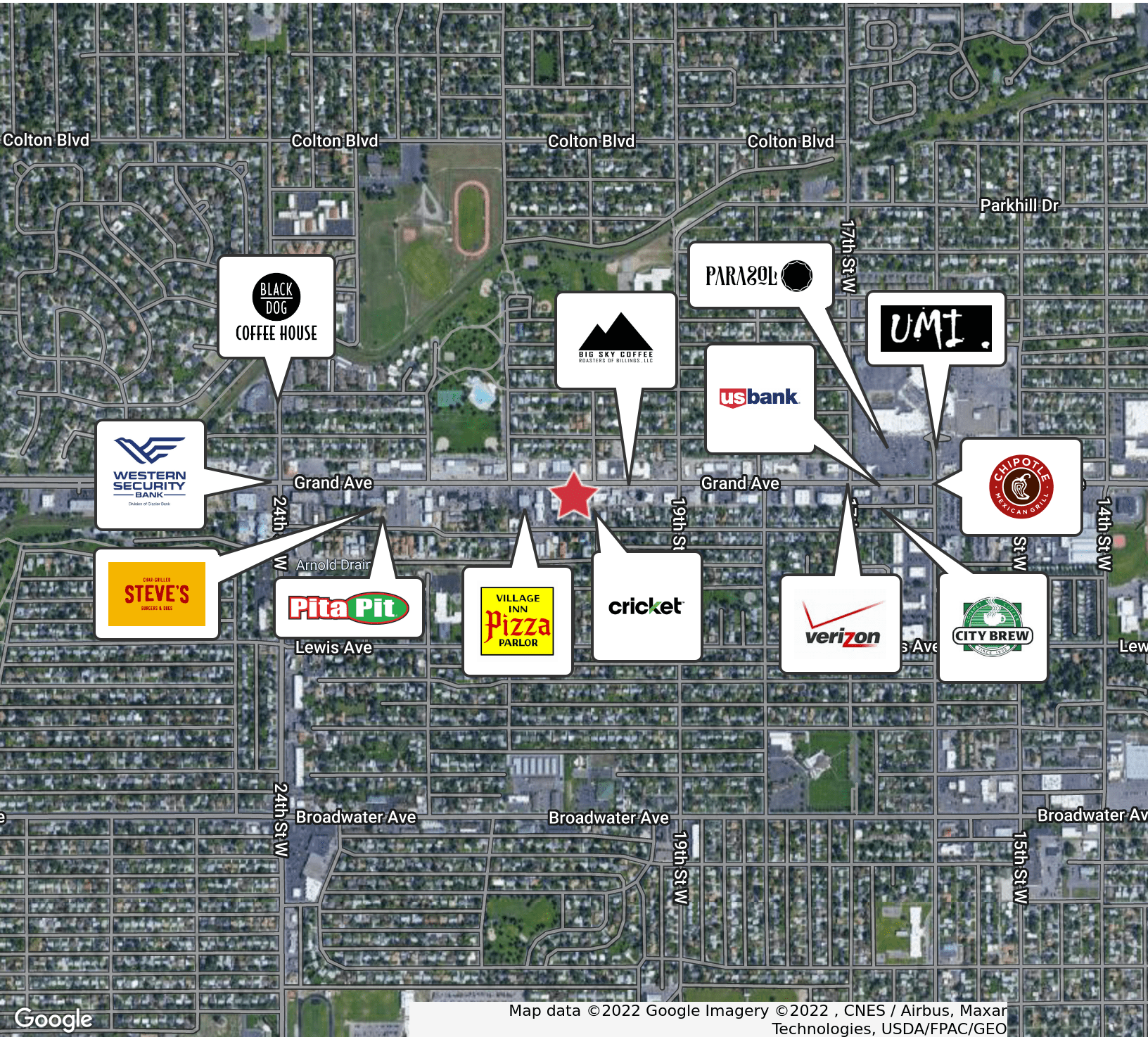
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	\$4,500 per month + CAM

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
West Lower Level	Available	3,000 SF	Modified Gross	7 Private Offices, Kitchenette & 2 ADA Bathrooms







Map data ©2022 Google Imagery ©2022 , CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

Brian McDonald
 Broker/Principal | 406.294.6303
 bmcDonald@naibusinessproperties.com

