



Business Center One

2110 Overland Avenue | Billings, Montana 59102

Property Highlights

- Office & Warehouse Spaces Available
- Tenant pays their own electricity, gas & internet/phone.
- Overland Frontage
- Tenant Improvements Negotiable
- \$9.00 PSF Base rent
- \$4 PSF NNN

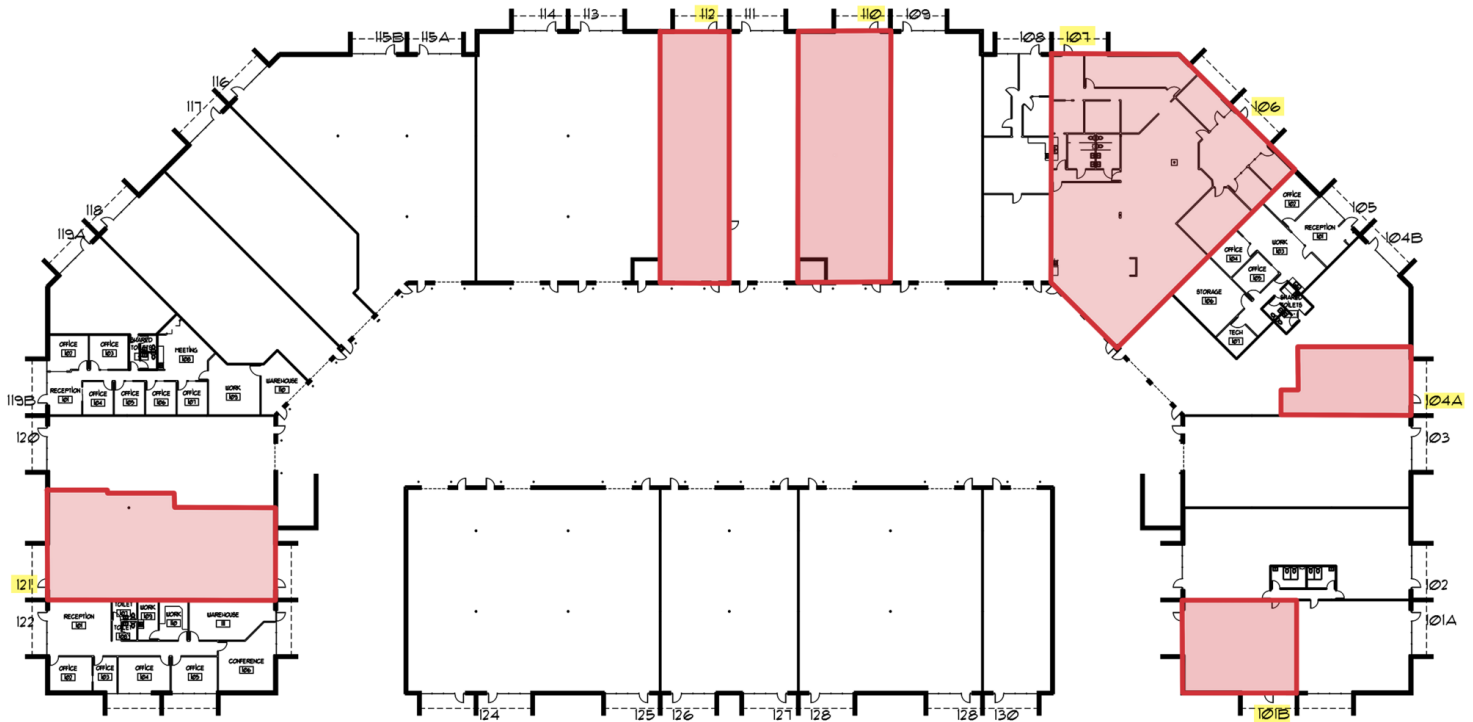
SPACES	LEASE RATE	SPACE SIZE
Suite 101B	\$9.00 SF/yr	1,500 SF
Suite 104A - Office	\$9.00 SF/yr	1,020 SF
Suite 106 - 107	\$8.00 SF/yr	6,068 SF
Suite 110A	\$9.00 SF/yr	1,330 SF
Suite 112	\$8.00 SF/yr	2,112 SF
Suite 121	\$9.00 SF/yr	2,765 SF

OFFERING SUMMARY

Lease Rate:	\$8.00 - 9.00 SF/yr (NNN)
Available SF:	1,020 - 6,068 SF
Lot Size:	179,990 SF
Building Size:	58,168 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,525	19,880	43,000
Total Population	3,620	43,671	97,661
Average HH Income	\$55,231	\$53,810	\$57,443





AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101B	Available	1,500 SF	NNN	\$9.00 SF/yr
Suite 104A - Office	Available	1,020 SF	NNN	\$9.00 SF/yr
Suite 106 - 107	Available	6,068 SF	NNN	\$8.00 SF/yr
Suite 110A	Available	1,330 SF	NNN	\$9.00 SF/yr
Suite 112	Available	2,112 SF	NNN	\$8.00 SF/yr
Suite 121	Available	2,765 SF	NNN	\$9.00 SF/yr





Suite 121



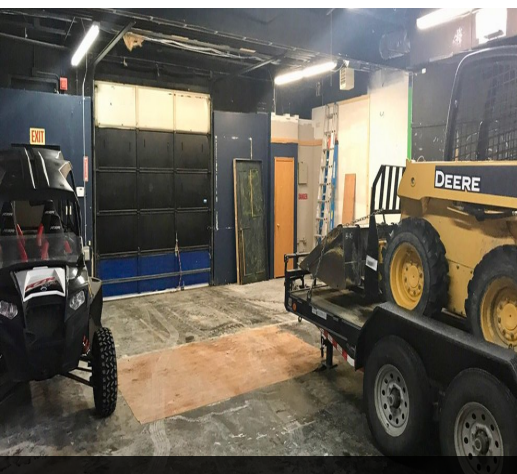
Suite 121



Suite 106



Suite 106





Drew Smith CCIM

Broker/Principal | 406.294.6306
dsmith@naibusinessproperties.com | MT #14070

Tyler Samson

Commercial Sales Agent | 406.294.6309
tsamson@naibusinessproperties.com

