



3333 2nd Ave N

Billings, Montana 59101

Property Highlights

- Excellent Parking
- Natural Light
- ADA Accessible
- Gross lease

Property Description

Downtown office space with ample on site parking and an additional private lot.

Lease Rate: \$14.00 SF/yr (Gross)

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (Gross)
Available SF:	450 - 1,700 SF
Lot Size:	21,220 SF
Building Size:	12,864 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,650	6,177	11,408
Total Population	3,070	12,260	23,239
Average HH Income	\$55,615	\$52,183	\$53,007





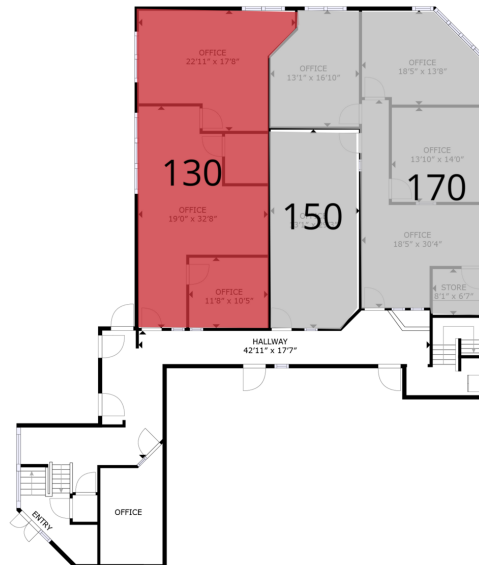
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	450 - 1,700 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

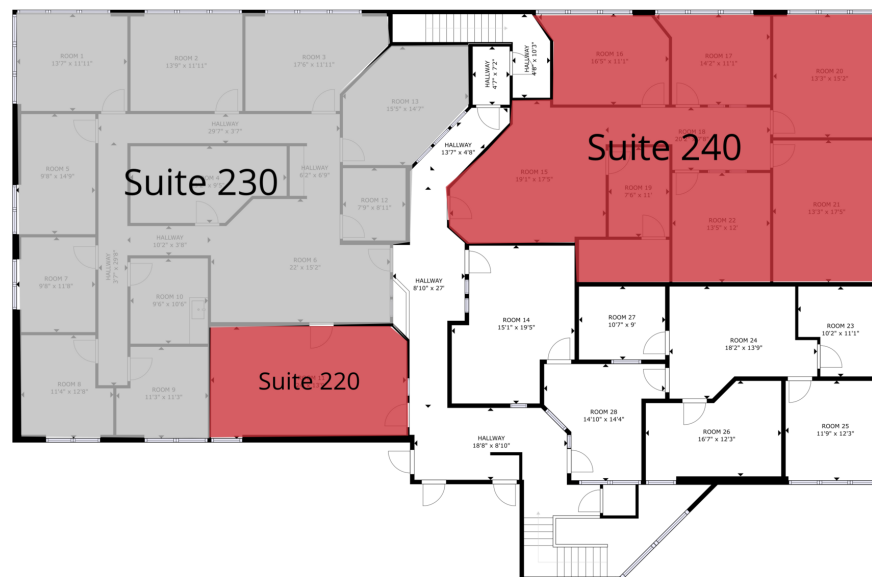
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
3333 2nd Ave N, 240	Available	1,700 SF	Gross	\$14.00 SF/yr	-
3333 2nd Ave N, Suite 130	Available	950 SF	Gross	\$14.00 SF/yr	-
3333 2nd Ave N, Suite 220	Available	450 SF	Gross	\$14.00 SF/yr	-





1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 2,998 sq. ft, 2ND FLOOR: 3,570 sq. ft
TOTAL: 6,568 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 3057 sq ft, FLOOR 2: 5999 sq ft
TOTAL: 9056 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







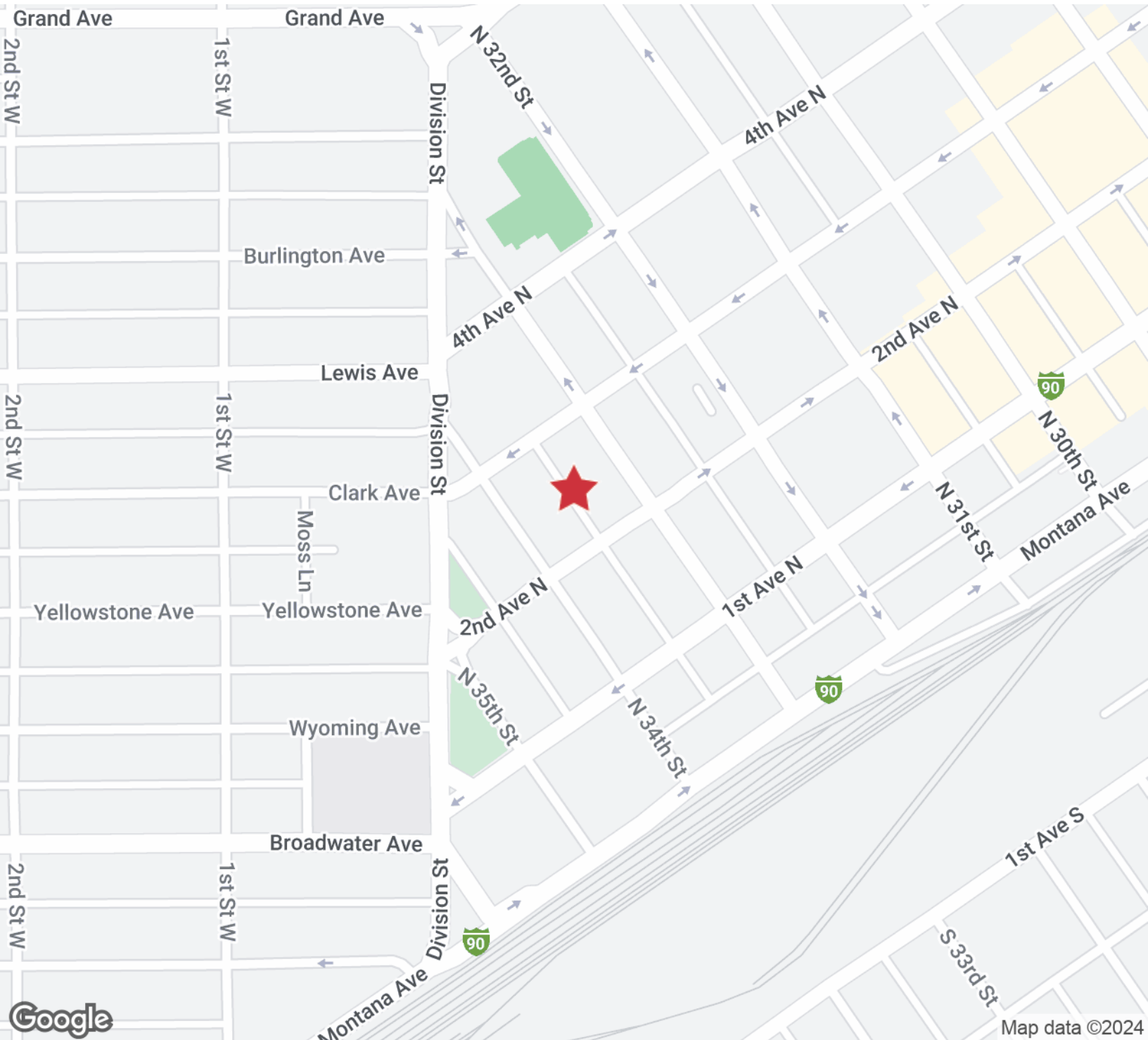
FOR LEASE



OFFICE



**450 - 1,700
SF**



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