NAIBusiness Properties

OFFICE BUILDING

3.000 SF



FOR LEASE

Granite Tower 222 N 32nd St | Billings, Montana 59101

Property Highlights

- · Large on site parking lot
- Convenient location
- Quality tenant mix
- Gross lease
- Lots of natural light

Property Description

Granite Tower is located downtown just off the core. The 10-story building is home to a variety of professional office users and affords high quality office space. The available parking on site allows for ease of access and convenience.

Lease Rate: \$18.00 SF/yr (Gross)



Matt Robertson, SIOR Broker/Principal | 406.294.6308

Haley Vannatta, CCIM Broker | 406.294.6317 mrobertson@naibusinessproperties.com hvannatta@naibusinessproperties.com | MT #62446

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Gross)		
Available SF:	3,000 SF		
Lot Size:	42,000 SF		
Building Size:	82,796 SF		

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,616	6,123	11,097
Total Population	2,872	12,008	22,633
Average HH Income	\$53,781	\$51,382	\$52,855

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, FRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AST OTHER CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

N Business Properties

FOR LEASE



3,000 SF















Matt Robertson, SIOR Broker/Principal | 406.294.6308

Haley Vannatta, CCIM Broker | 406.294.6317 mrobertson@naibusinessproperties.com hvannatta@naibusinessproperties.com | MT #62446

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 WARRANTES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS AND CONTAINED THEREIN AREA WTO BE IMPLIED.

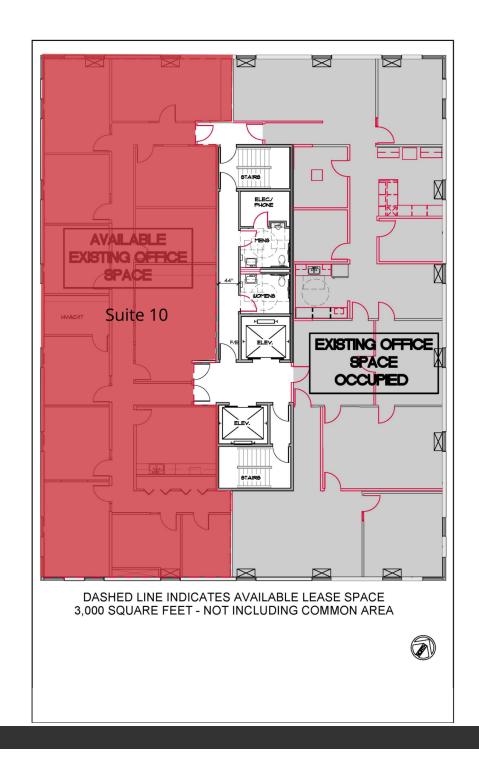
NA Business Properties

FOR LEASE



OFFICE BUILDING

3,000 SF



New Plan

https:www.naibusinessproperties.com

Matt Robertson, SIOR Broker/Principal | 406.294.6308

Haley Vannatta, CCIM Broker | 406.294.6317 mrobertson@naibusinessproperties.com hvannatta@naibusinessproperties.com | MT #62446

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 WITHDRAWAL WITHOUT NOTICE, AND DE ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZAROS CONTAINED THEREIN AREAW TO BE IMPLIED.

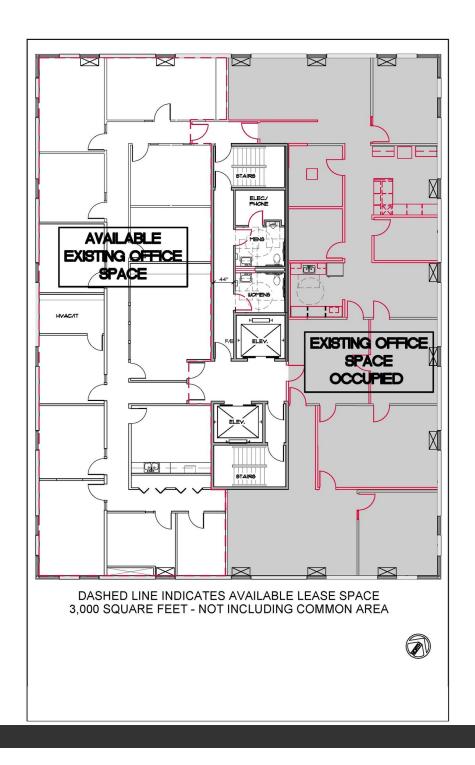
NA Business Properties

FOR LEASE



OFFICE BUILDING

3,000 SF



Tenth Floor Plan



Matt Robertson, SIOR Broker/Principal | 406.294.6308

Haley Vannatta, CCIM Broker | 406.294.6317 mrobertson@naibusinessproperties.com hvannatta@naibusinessproperties.com | MT #62446

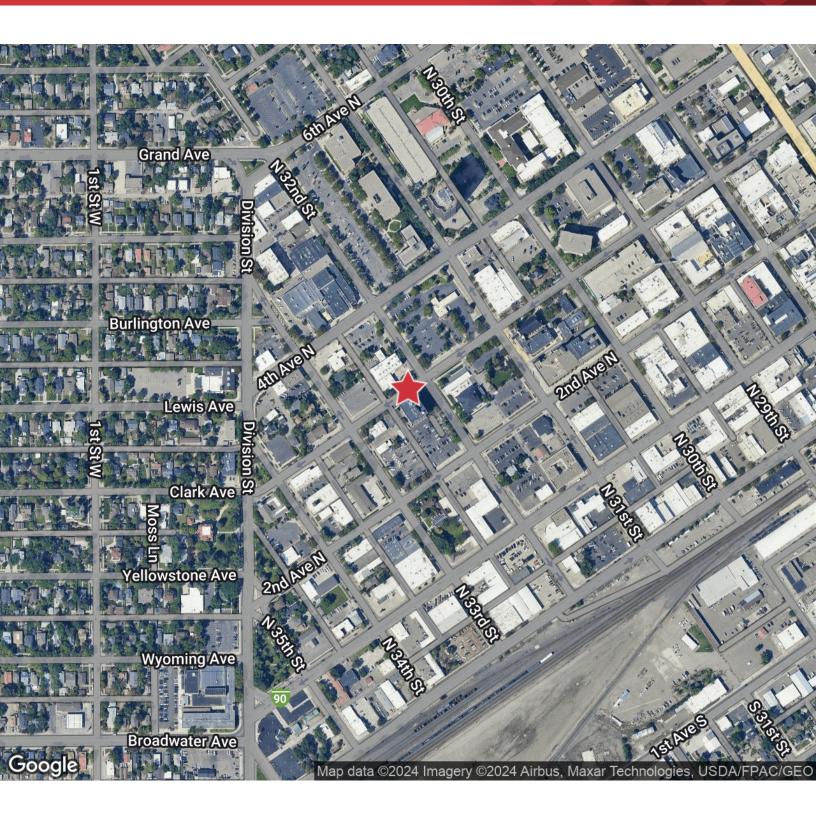
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHDRAWAL WITHOUT NOTICE, AND DE ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZAROS CONTAINED THEREIN AREAW TO BE IMPLIED.

NAIBusiness Properties

FOR LEASE

OFFICE BUILDING

3,000 SF





Matt Robertson, SIOR Broker/Principal | 406.294.6308

Haley Vannatta, CCIM Broker | 406.294.6317 mrobertson@naibusinessproperties.com hvannatta@naibusinessproperties.com | MT #62446

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, FRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AST OTHER CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.