



# 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)**

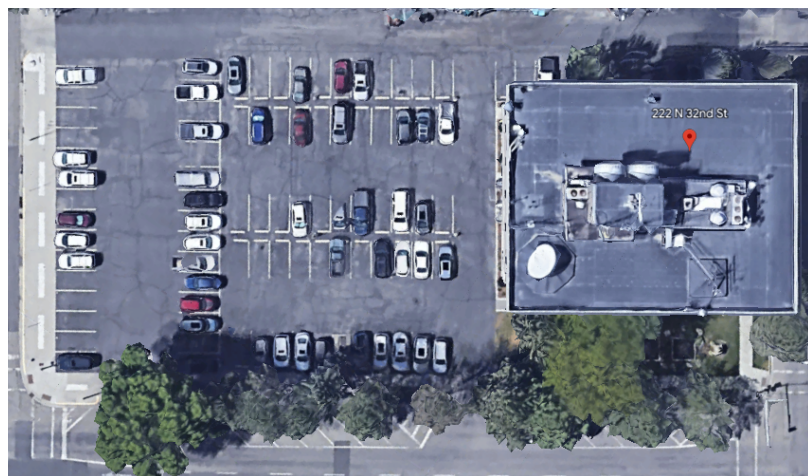
## OFFERING SUMMARY

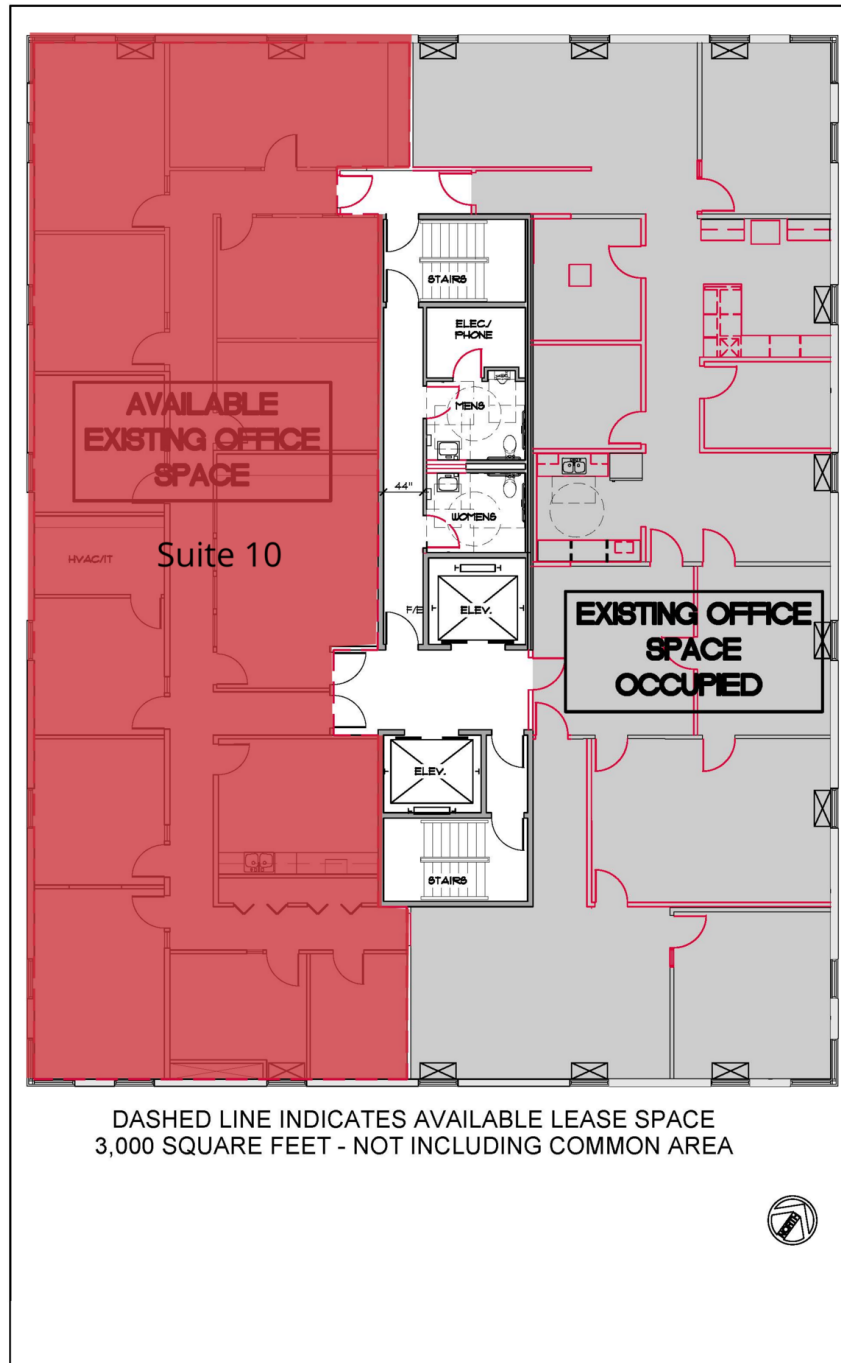
Lease Rate:	\$18.00 SF/yr (Gross)
Available SF:	3,000 SF
Lot Size:	42,000 SF
Building Size:	82,796 SF

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





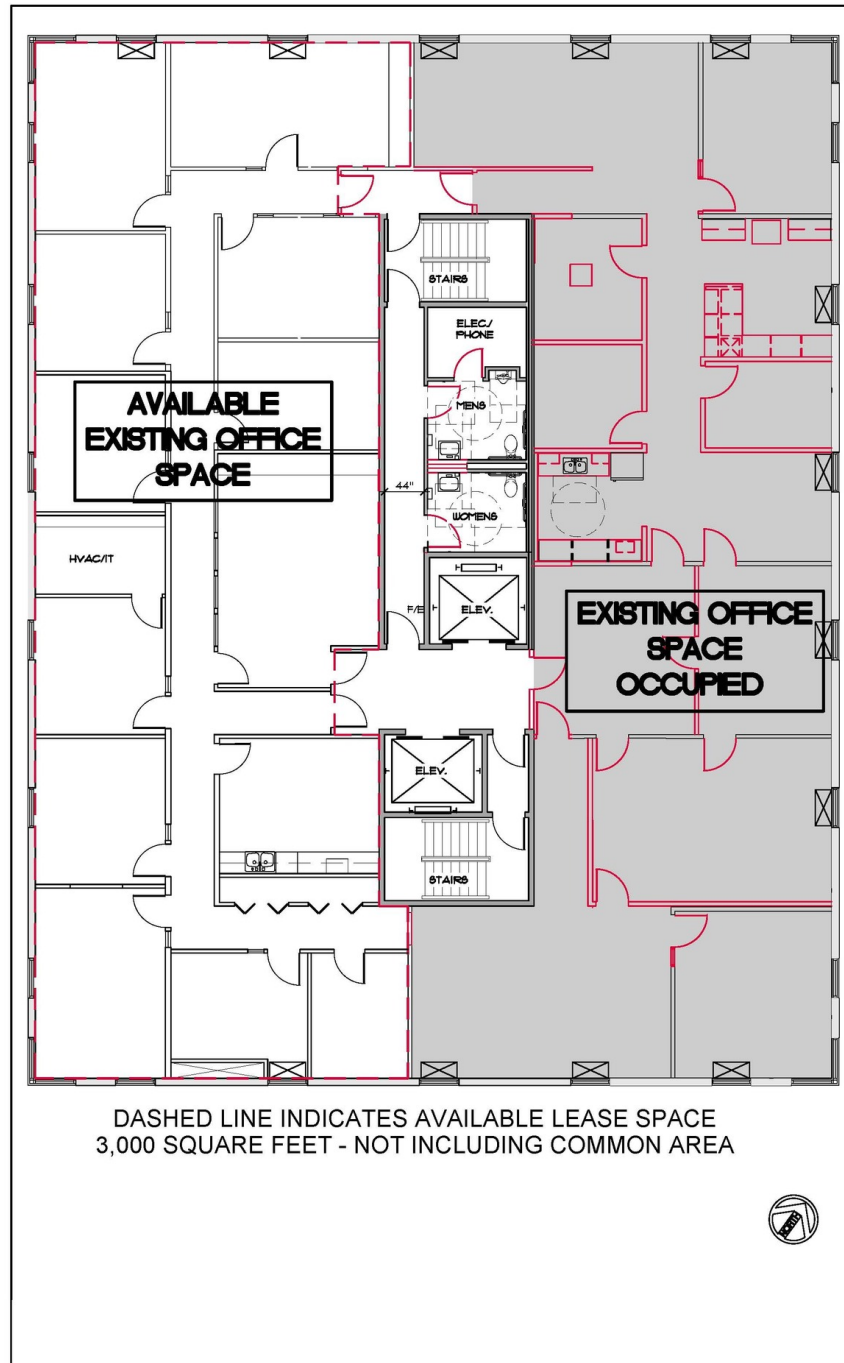




New Plan



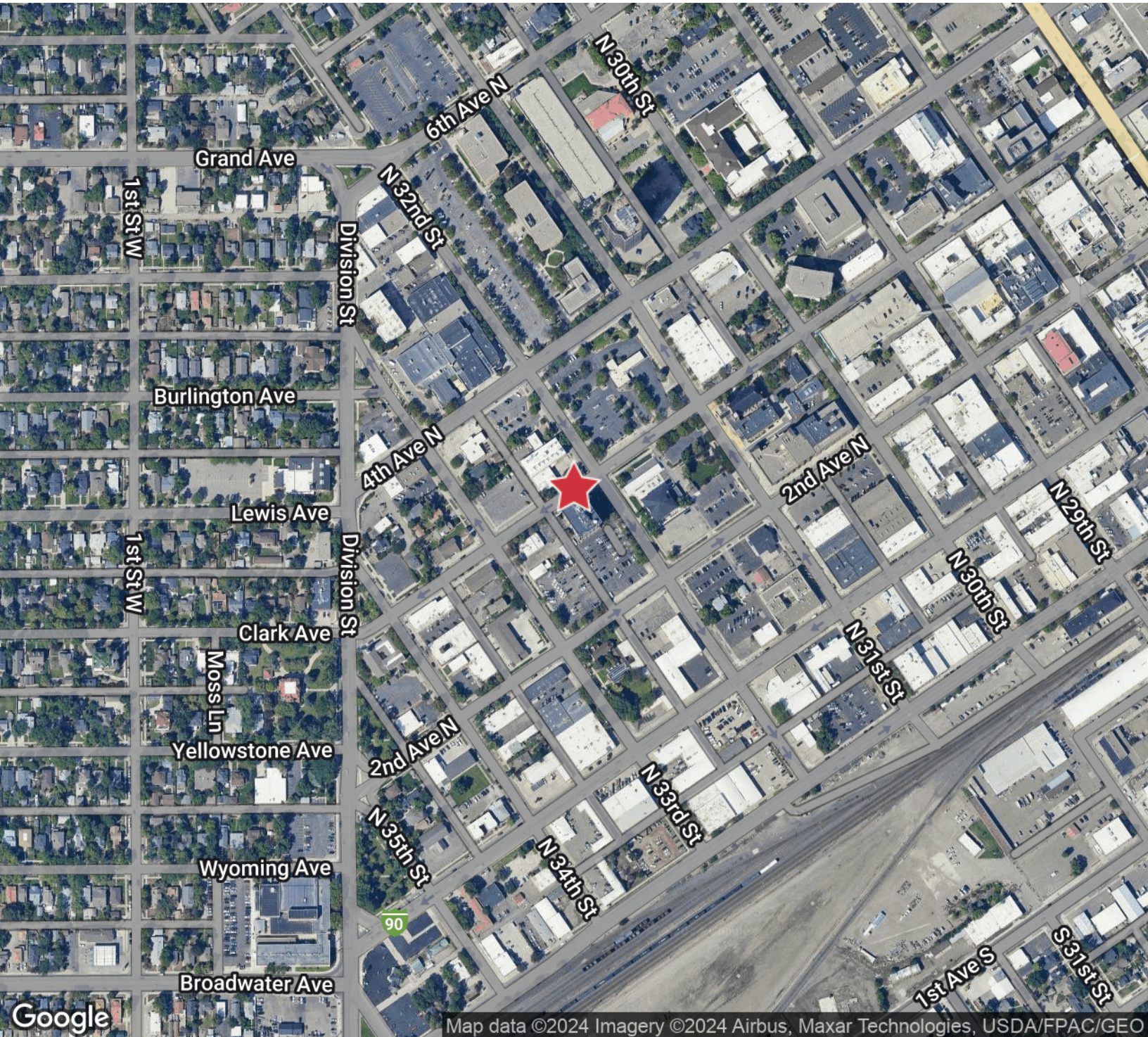




Tenth Floor Plan







Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

**Matt Robertson, SIOR**  
 Broker/Principal | 406.294.6308  
 mrobertson@naibusinessproperties.com

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

