



# 11 East Airport Road

Billings, Montana 59105

## Property Highlights

- 9,449 SF office building for Lease
- Option to lease entire building or separate into two units
- Ample parking
- Private office setting with great views
- Just minutes from Downtown Billings
- EAST SIDE (5,749 SF):
- Reception area
- 9 Private offices
- Conference room
- Private bathrooms
- Kitchenette
- WEST SIDE (3,700 SF):
- large reception area
- 3 private offices
- Conference room
- Kitchenette

## OFFERING SUMMARY

Available SF:	3,700 - 9,449 SF
Number of Units:	2
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	66,428 SF
Building Size:	9,449 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,551	21,229	38,848
Total Population	5,343	45,872	84,687
Average HH Income	\$67,281	\$63,115	\$69,129



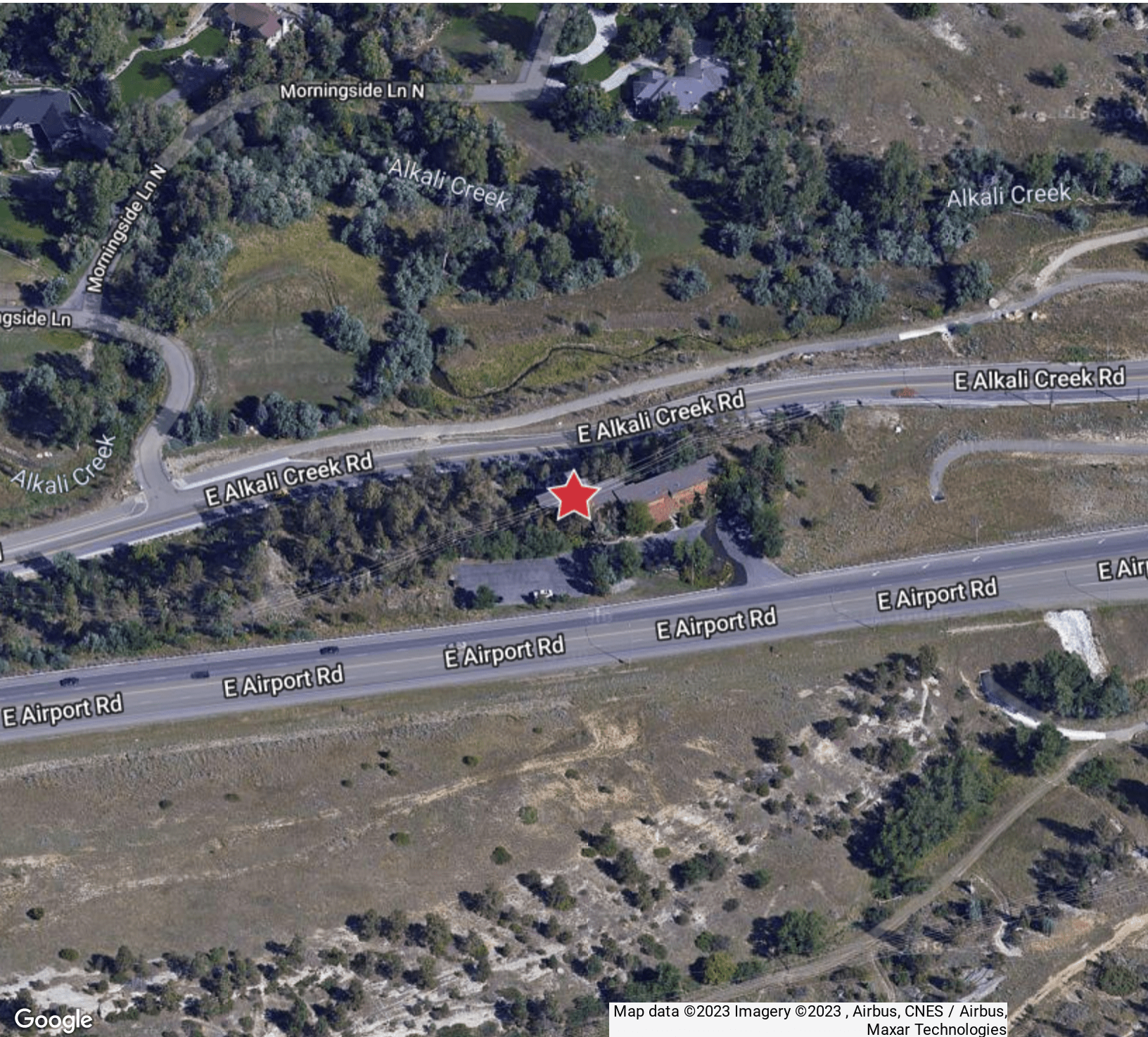




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