





OFFICE BUILDING 2,837 SF



2123 2nd Ave N

Billings, Montana 59101

Property Highlights

- 2,837 SF of office space
- Main Level = 1.428 SF
- Upstairs total = 1,409 SF
- Recently remodeled
- · Open Floor Plan with multiple private offices
- Two Bathrooms & storage space
- · Ample off-street parking
- \$14 FY/yr (Gross)

Property Description

Two-level office space in Downtown Billings available for lease. The space offers an open floor plan with several private offices.

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:	\$14.00 SF/yr (Gross)
Available SF:	2,837 SF
Lot Size:	14,000 SF
Building Size:	2,837 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,703	24,367	42,415
Total Population	6,534	50,972	91,235
Average HH Income	\$41,676	\$60,444	\$69,141

https:www.naibusinessproperties.com

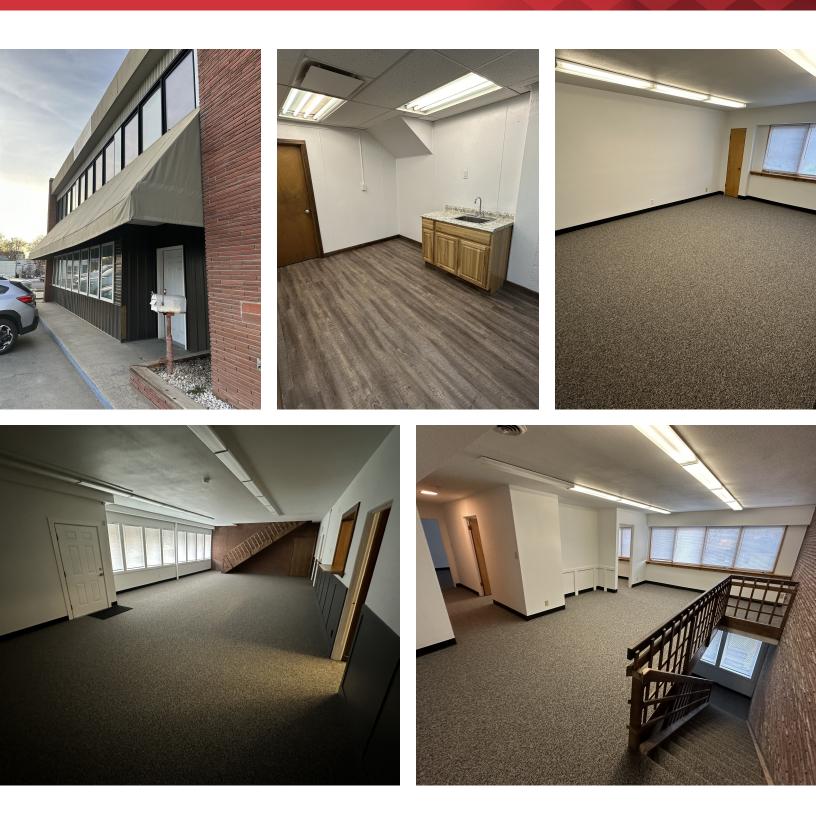
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE RENTAL OR OTHER CONDITIONS, FRIOR SALE, LEASE OR FINANCING, OR WITHDRAWALL WITHOUT NOTICE, AND DE ANY SPECIAL LISTING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

NA Business Properties

FOR LEASE



2,837 SF **OFFICE BUILDING**





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 WITHORWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NA Business Properties

FOR LEASE OFFICE BUILDING



2,837 SF



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 WITHDRAWALL 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 HAZAROS CONTAINED THEREIN ARE ANY TO BE IMPLIED.