



735 Grand Ave

Billings, Montana 59102

Property Highlights

Property Description

Situated in the heart of Billings, this office space places you in close proximity to key business hubs, ensuring you stay well-connected with the pulse of the city. The space offers unparalleled visibility, ample offices and open workspaces. 18,161 ADT (2022)

Lease Rate: TBD

OFFERING SUMMARY

Lease Rate:	TBD
Available SF:	8,379 SF
Building Size:	8,379 SF

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	663	2,428	7,493
Total Population	1,329	4,960	15,063
Average HH Income	\$60,976	\$63,281	\$66,370





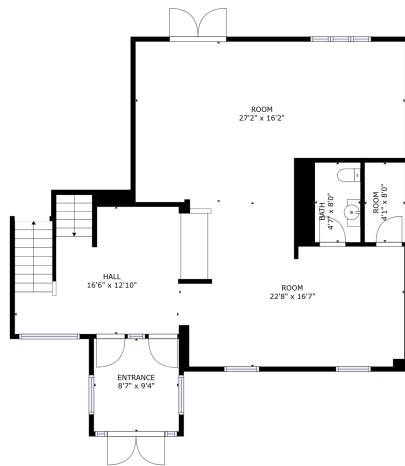
Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com

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

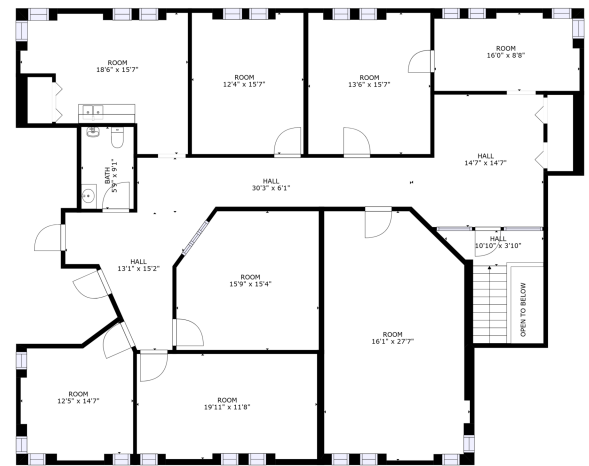




GROSS INTERNAL AREA
FLOOR 1: 2571 sq. ft. FLOOR 2: 1113 sq. ft.
TOTAL: 6228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

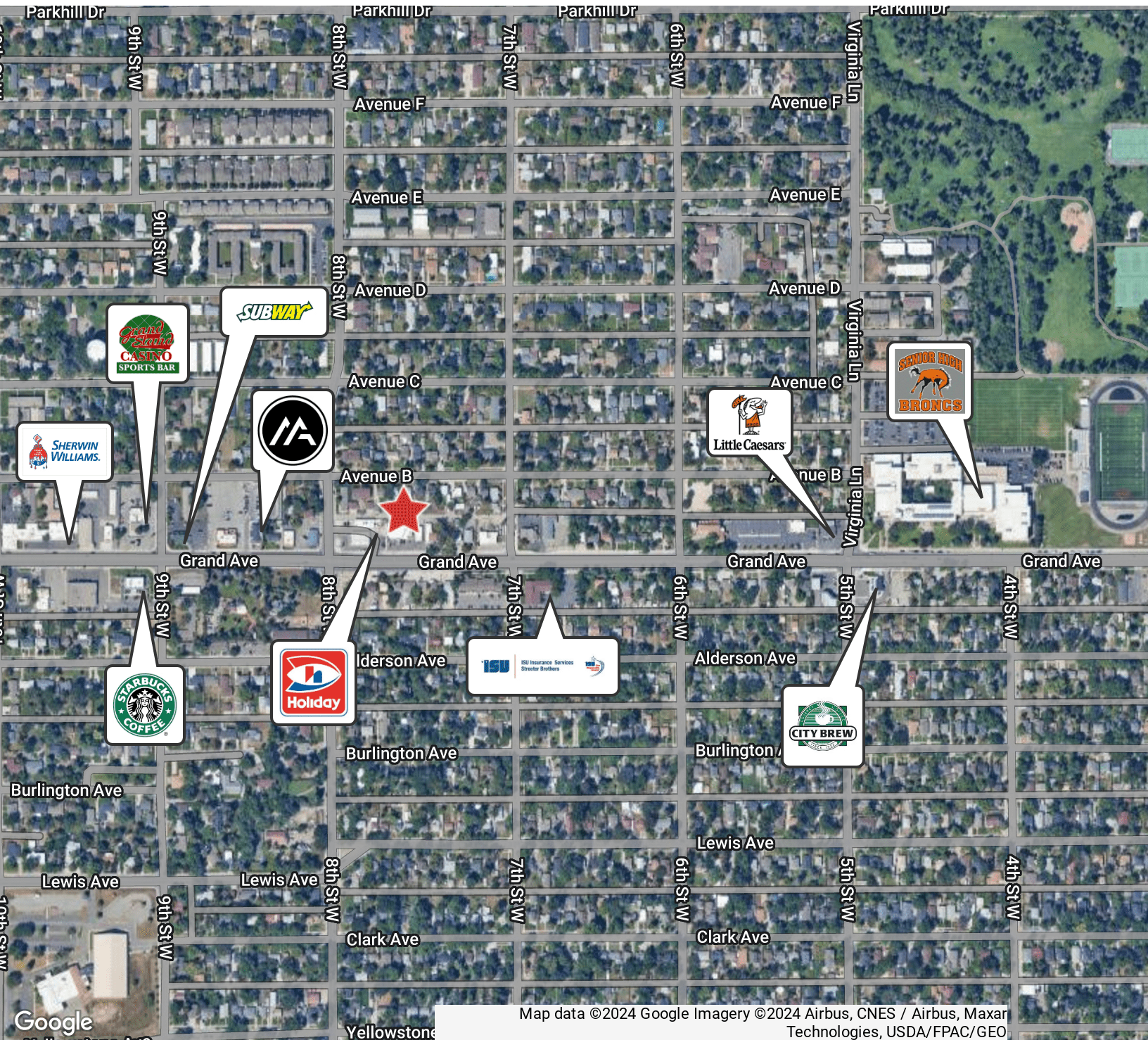


GROSS INTERNAL AREA
FLOOR 1: 2571 sq. ft. FLOOR 2: 1113 sq. ft.
FLOOR 3: 2544 sq. ft.
TOTAL: 6228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR 1: 2571 sq. ft. FLOOR 2: 1113 sq. ft.
FLOOR 3: 2544 sq. ft.
TOTAL: 6228 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GeoEye

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

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

