

# FOR LEASE

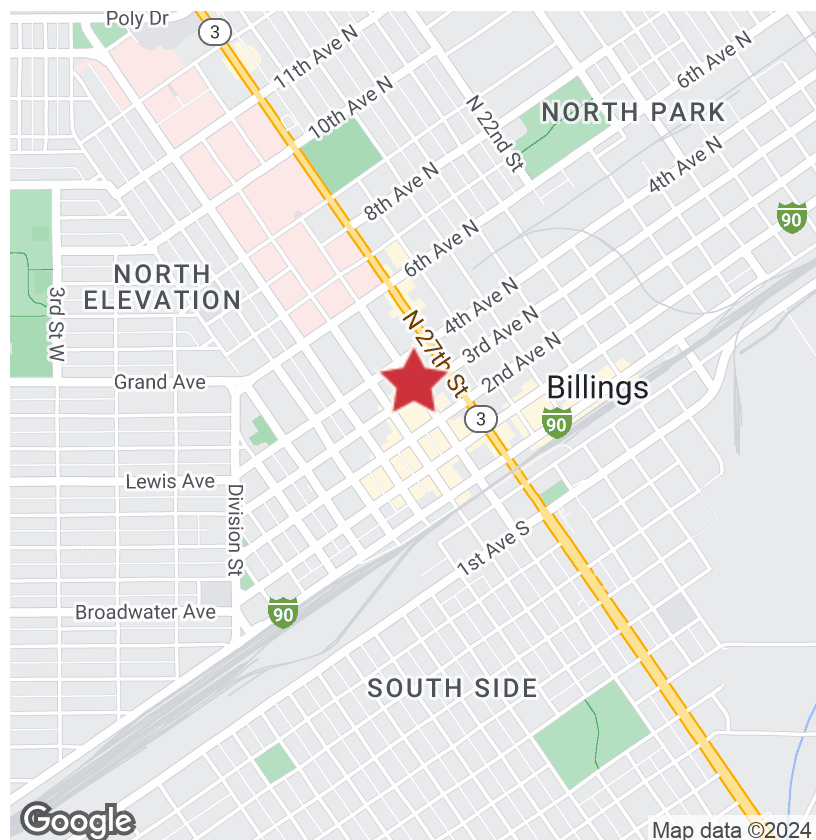
2817 2nd Avenue North Billings, MT 59101

**NAI**Business Properties



## Office Suite

- Prime Downtown Office Space (Second Floor)
- 550 square feet
- Three large offices (Two entrances into Suite)
- \$13/PSF plus phone and internet
- Elevator
- Large shared conference room available
- Off street parking available with direct covered access to building (not included in base rent)
- Janitorial available at extra cost
- Shared bathrooms
- Very secure building with security system and cameras in common areas



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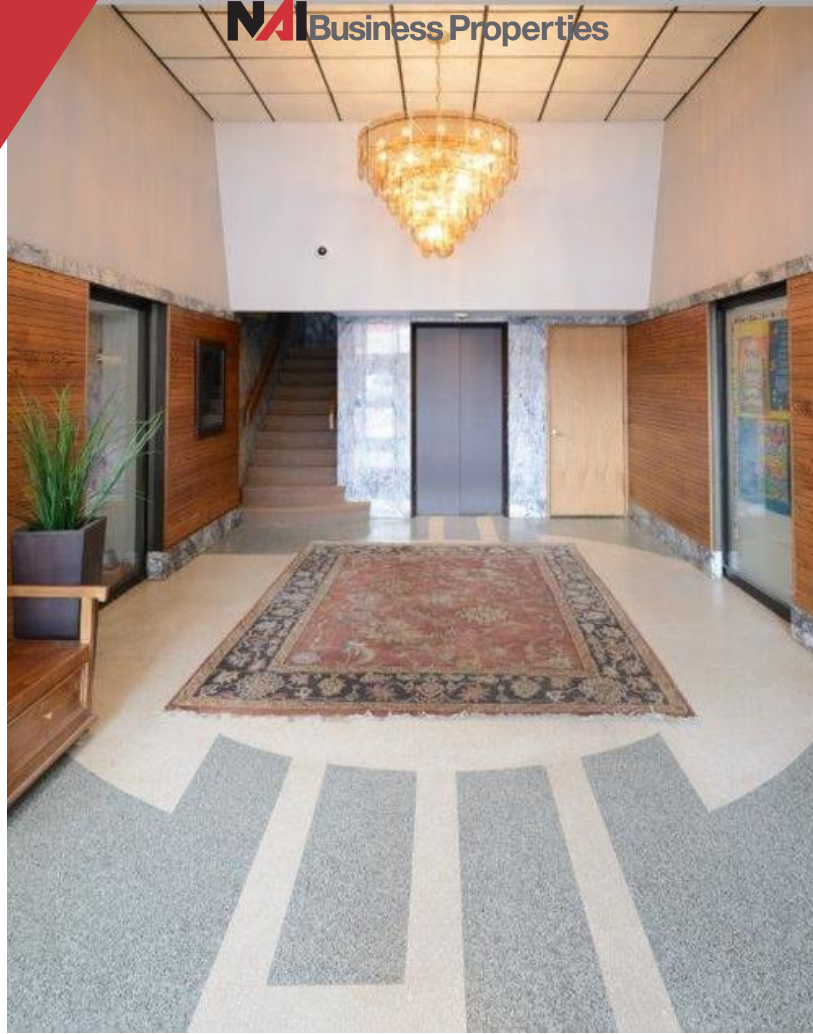
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## RETAILER MAP



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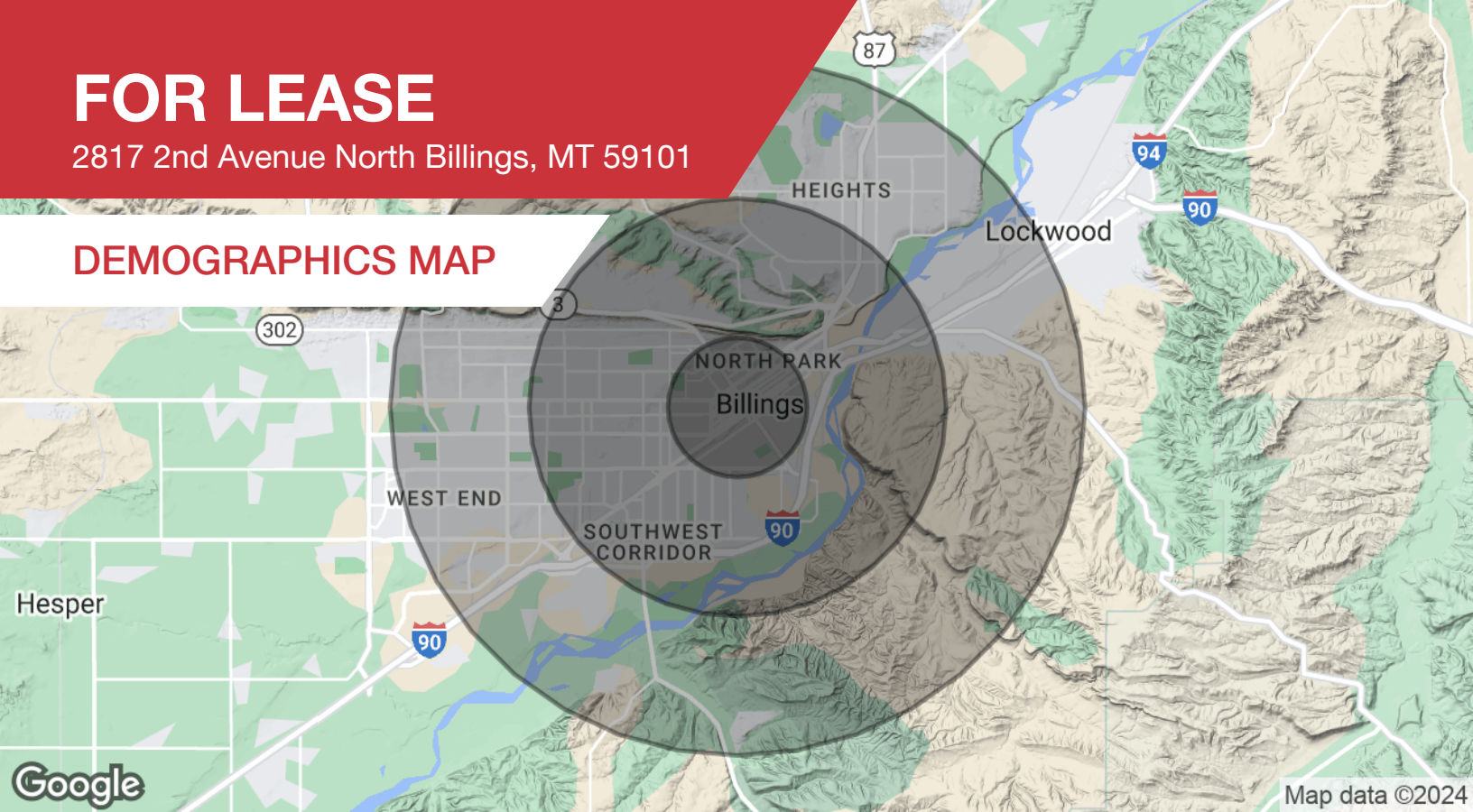




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## DEMOGRAPHICS MAP



### Population

#### 1 Mile

#### 3 Miles

#### 5 Miles

Total population	9,433	58,437	100,792
Median age	35.0	34.3	36.1
Median age (male)	34.8	33.2	34.7
Median age (Female)	35.0	36.6	38.2

### Households & Income

#### 1 Mile

#### 3 Miles

#### 5 Miles

Total households	4,276	24,991	42,666
# of persons per HH	2.2	2.3	2.4
Average HH income	\$40,213	\$50,030	\$54,173
Average house value	\$183,884	\$151,027	\$164,524

\* Demographic data derived from 2020 ACS - US Census