



1440 Grand Ave

Billings, Montana 59102

Property Highlights

- Stand-alone office building for lease in prime midtown area
- 1,520 square feet available
- Four large offices plus large reception or waiting area
- Two bathrooms
- Adequate parking
- \$13/PSF plus utilities
- Kitchenette
- Contact Sales Agent for showings

Property Description

Office building for lease in prime midtown Billings area. Located on 14th and Grand Ave, with high traffic count and visibility.

OFFERING SUMMARY

Available SF	1,520 SF
Lease Rate	\$13.75 SF/yr (Gross)
Suite Size	1,520 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.5 Miles	2,752	\$60,949
1 Mile	13,931	\$78,096
1.5 Miles	27,453	\$75,101

For more information

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For Lease

Office Building

1,520 SF | \$13.75 SF/yr



For Lease

Office Building

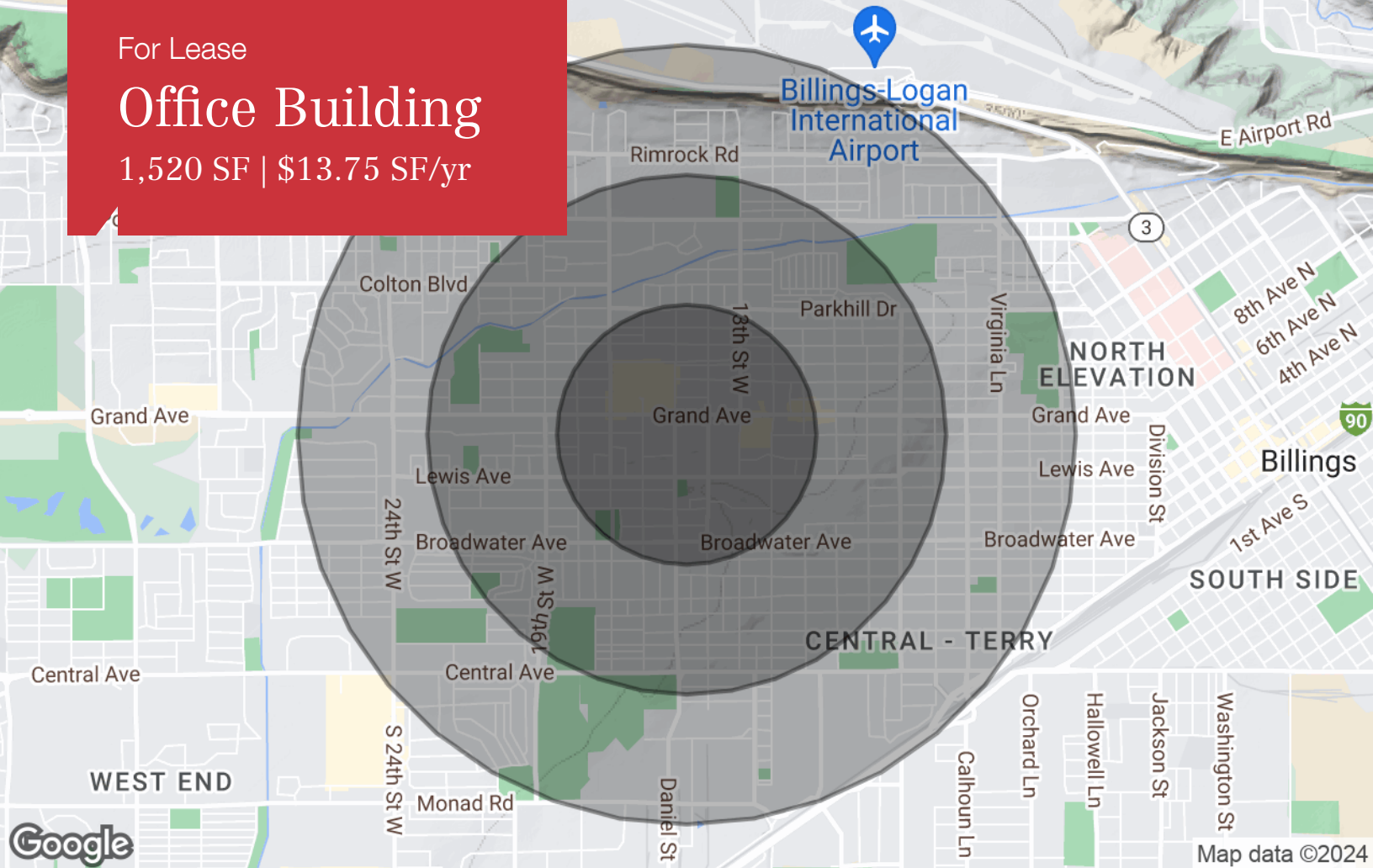
1,520 SF | \$13.75 SF/yr



For Lease

Office Building

1,520 SF | \$13.75 SF/yr



Population

	0.5 Miles	1 Mile	1.5 Miles
TOTAL POPULATION	2,752	13,931	27,453
MEDIAN AGE	42.7	39.5	38.3
MEDIAN AGE (MALE)	40.9	37.2	35.3
MEDIAN AGE (FEMALE)	45.7	40.8	40.6

Households & Income

	0.5 Miles	1 Mile	1.5 Miles
TOTAL HOUSEHOLDS	1,609	7,082	13,321
# OF PERSONS PER HH	1.7	2.0	2.1
AVERAGE HH INCOME	\$60,949	\$78,096	\$75,101
AVERAGE HOUSE VALUE	\$202,535	\$218,542	\$224,119

Race

	0.5 Miles	1 Mile	1.5 Miles
% WHITE	95.7%	91.7%	91.8%
% BLACK	3.1%	1.9%	1.5%
% ASIAN	0.7%	2.0%	1.8%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.4%	4.0%	4.4%
% OTHER	0.1%	0.4%	0.6%

Ethnicity

	0.5 Miles	1 Mile	1.5 Miles
% HISPANIC	3.6%	4.6%	4.7%

* Demographic data derived from 2020 ACS - US Census