



Cushing Terrell

13 N 23rd St | Billings, Montana 59101

Property Highlights

- Versatile commercial spaces for lease
- Modern amenities and customizable floor plans
- Ample parking for tenants and visitors
- Excellent visibility and high traffic location
- Well-maintained building with professional appeal
- Prime location in a thriving business district
- Spaces suitable for a wide range of commercial ventures
- Opportunities to secure a prominent business presence
- Elevate brand visibility in this strategic location

Property Description

Introducing an exceptional leasing opportunity at 13 N 23rd St, Billings, MT, 59101. This prime property offers two versatile spaces suitable for a wide range of commercial ventures. It offers a strategic location and modern amenities, including parking, shared conference area and break room, and customizable floor plans.

Lease Rate: \$12.00 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	6,048 - 12,096 SF
Lot Size:	22,155 SF
Building Size:	41,503 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,691	12,004	23,551
Total Population	7,746	26,933	54,224
Average HH Income	\$58,928	\$72,300	\$76,356

Haley Vannatta, CCIM

Broker | 406.294.6317

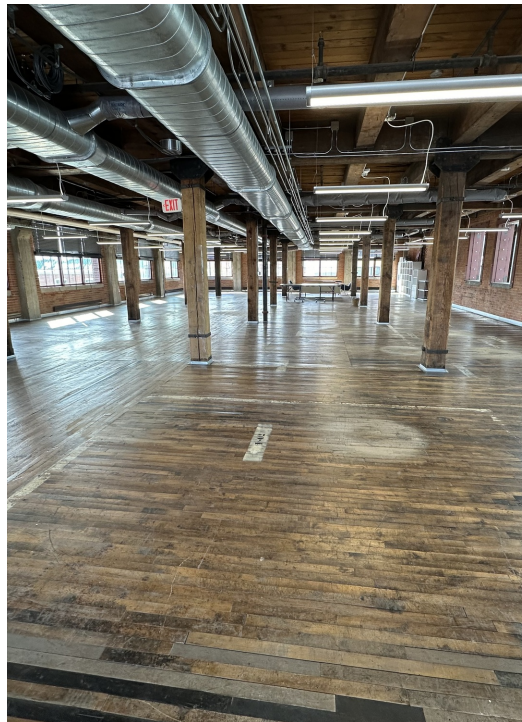
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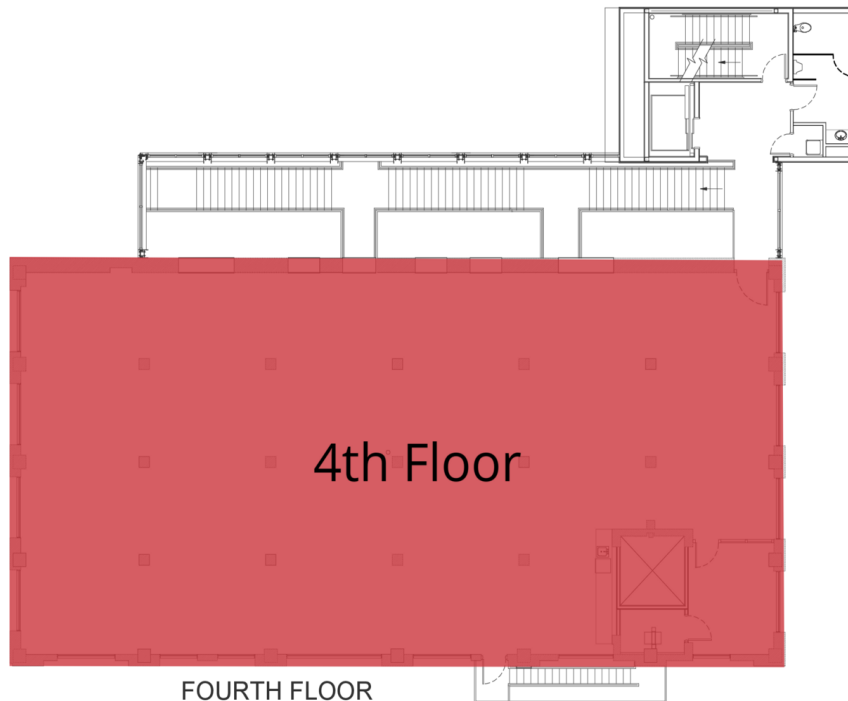
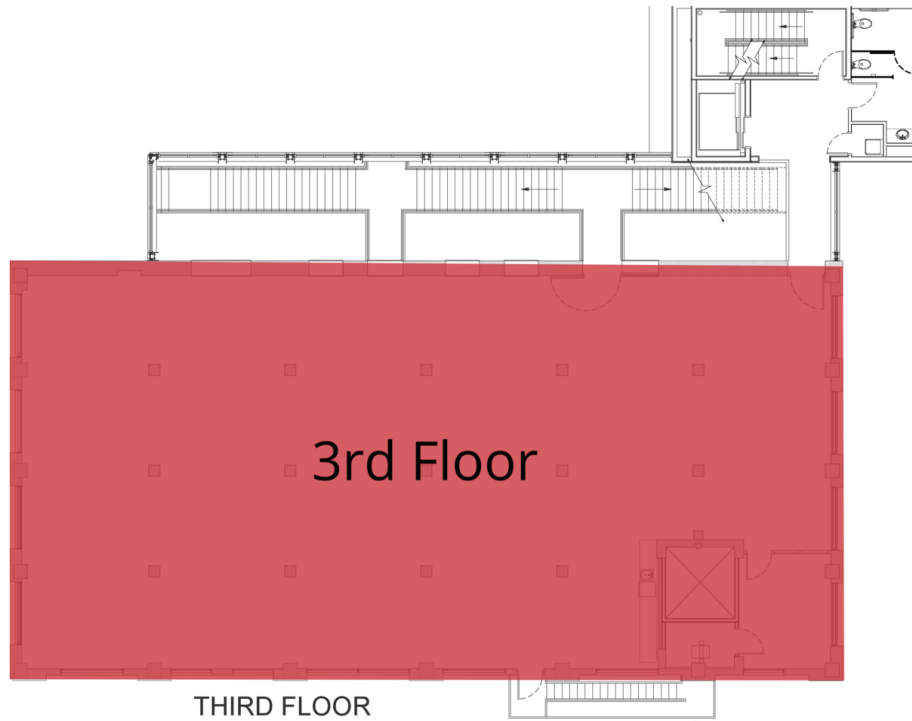
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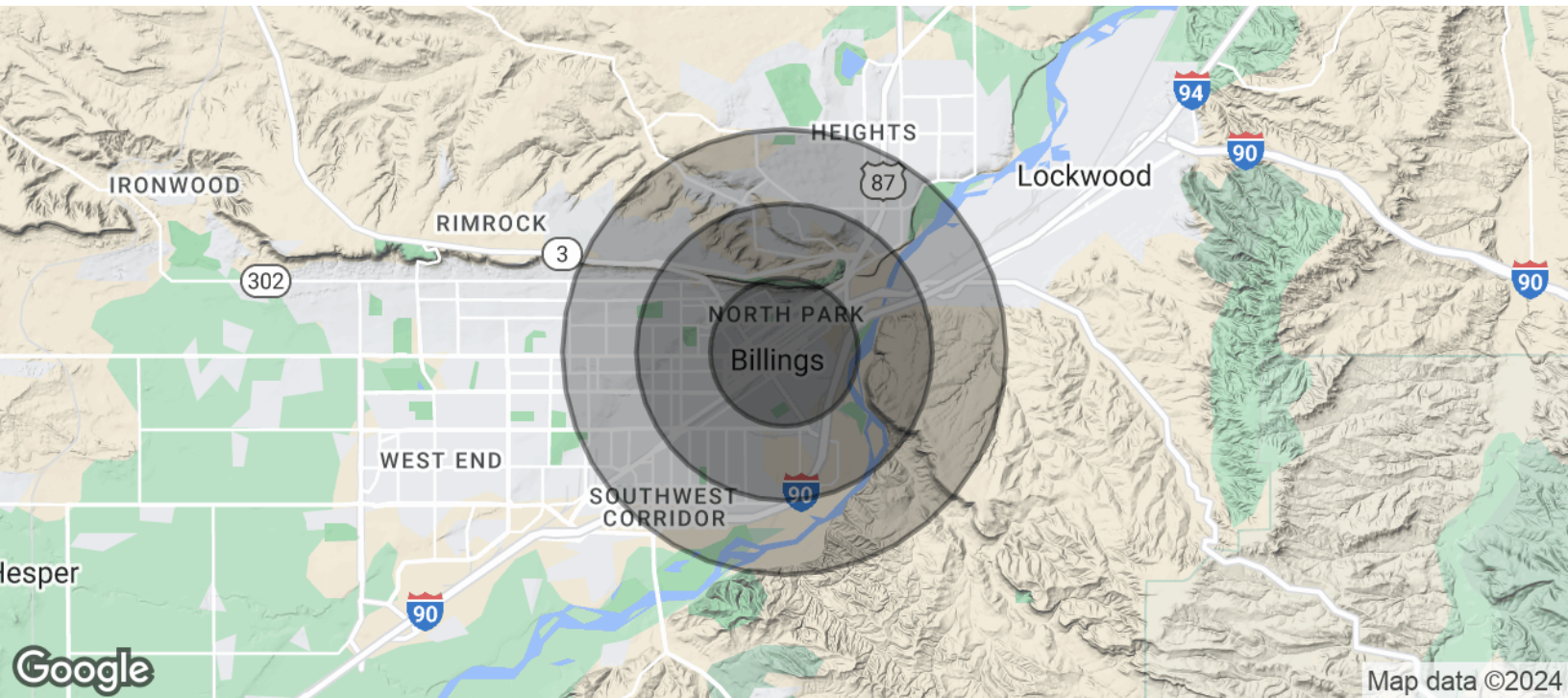
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,746	26,933	54,224
Average Age	40	39	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	3,691	12,004	23,551
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$58,928	\$72,300	\$76,356
Average House Value	\$372,818	\$352,226	\$337,523

Demographics data derived from AlphaMap

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