



207 N 22nd Street

Billings, Montana 59101

Property Highlights

- 800 - 2,838 SF
- Open floor plan with multiple offices
- Off street parking
- Gross Lease
- Great natural light

Property Description

Located at 207 N 22nd Street, Billings, MT 59101, this property offers a versatile 800-2,838 SF of space with multiple configurations. Enjoy the convenience of off-street parking and great natural light that effortlessly illuminates the space. With a gross lease structure, this property provides ease of occupancy and transparent costs. The open floor plan and well-designed layout offer the flexibility and functionality needed for success.

**Lease Rate: \$800.00 - 1,800.00 per month
(Gross)**

OFFERING SUMMARY

Lease Rate:	\$800.00 - 1,800.00 per month (Gross)
Available SF:	800 - 2,838 SF
Lot Size:	14,000 SF
Building Size:	11,094 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,509	23,994	42,122
Total Population	7,232	55,315	99,491
Average HH Income	\$59,643	\$76,743	\$85,715





LEASE INFORMATION

Lease Type:	Gross	Lease Term:	3 months
Total Space:	800 - 2,838 SF	Lease Rate:	\$800.00 - \$1,800.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
1st Floor	Available	1,200 - 2,000 SF	Gross	\$1,200 per month	-
2nd Floor	Available	800 - 2,000 SF	Gross	\$800 per month	-
2123 2nd Ave N	Available	2,838 SF	Gross	\$1,800 per month	-





FOR LEASE



**OFFICE BUILDING; STREET
RETAIL**



**800 - 2,838
SF**



<https://www.naibusinessproperties.com>

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

Haley Vannatta, CCIM
Broker | 406.294.6317
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 WITHDRAWAL 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.



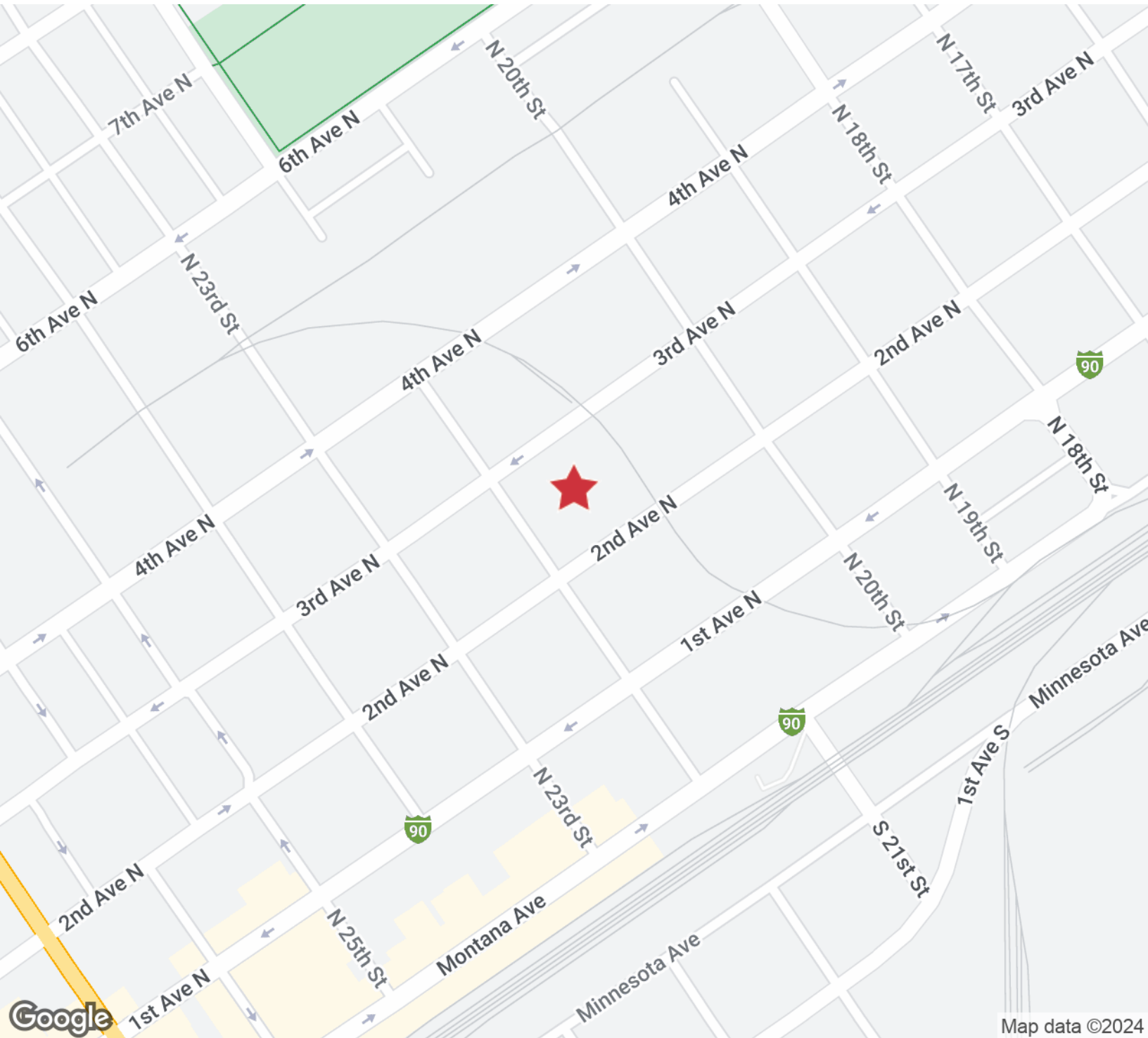
FOR LEASE



**OFFICE BUILDING; STREET
RETAIL**



**800 - 2,838
SF**



Map data ©2024

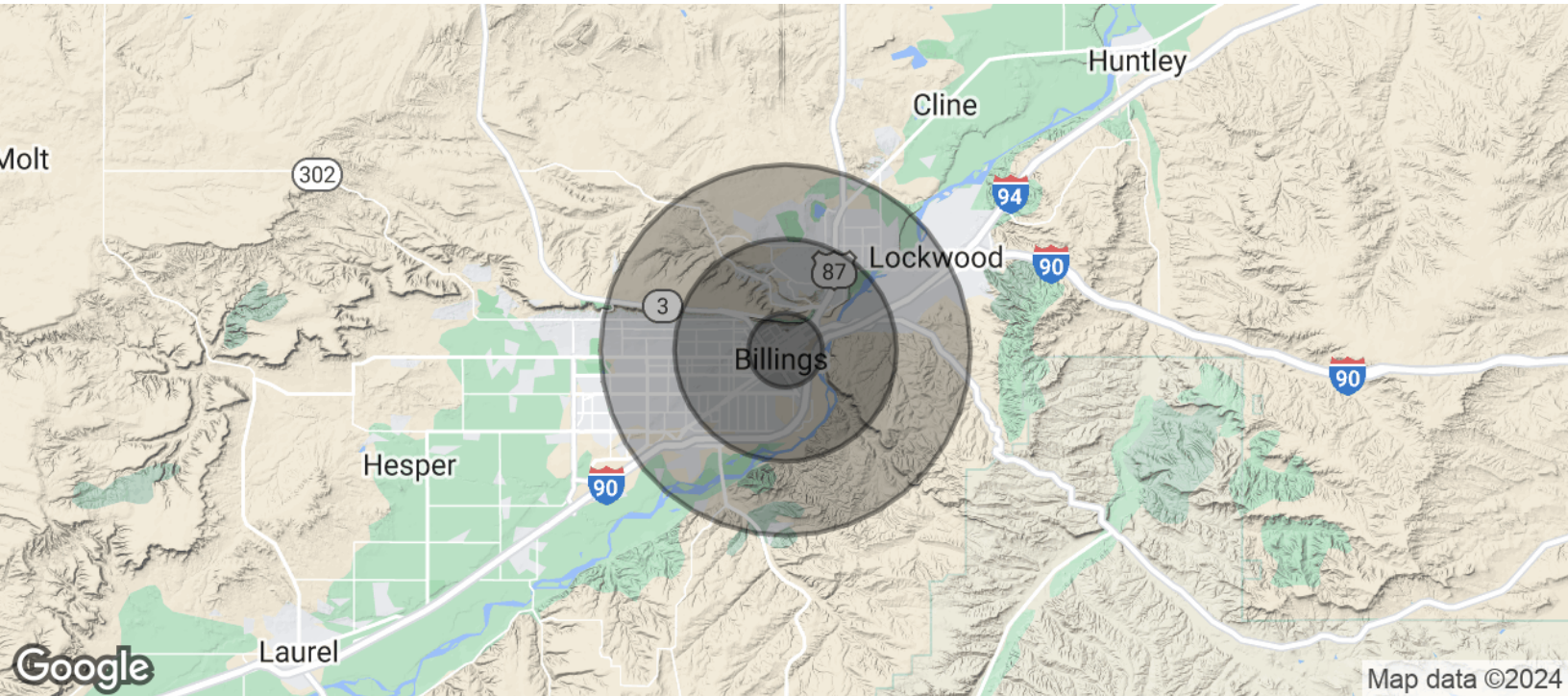


<https://www.naibusinessproperties.com>

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

Haley Vannatta, CCIM
Broker | 406.294.6317
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 WITHDRAWAL 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.



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,232	55,315	99,491
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,509	23,994	42,122
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$59,643	\$76,743	\$85,715
Average House Value	\$363,366	\$338,839	\$360,458

Demographics data derived from AlphaMap

