



West Park Corporate Center

1537 Avenue D

Billings, Montana 59102

Property Highlights

- Perfect for regional or national Corporate HQ, Medical Office,
- Vaulted ceilings and atrium-style windows, and stone tiled floors.
- Elevator | Sprinklers | 74 parking spaces.
- Updates include lobby areas, the HVAC systems, general interior and exterior improvements.
- Current corporate offices in the Billings market include: KOA-Kampgrounds of America, Tractor and Equipment-Caterpillar, Avitus Group, ExxonMobil, FedEx, BNSF, Phillips 66, CHS, Wells Fargo and GE Capital.
- This office building is in an excellent location in Billings. Very central to numerous amenities. Some spaces in shell condition so they are definitely made-to-order for your company's needs. Possible uses: general office use, medical/dental, corporate offices. Billings holds a steady population growth rate, the medical corridor is ever present and increasing their capabilities in heart and cancer areas in addition to general medicine.

Property Description

Co-Broker: Patrick Sipp - psipp@ngkf.com 1.404.245.7736

Co-Broker: Wills Allen - wallen@ngkf.com 1.404.558.2366

Co-Broker Company: Newmark Knight Frank

OFFERING SUMMARY

Sale Price	\$2,490,000
Lot Size	1.24 Acres
Building Size	34,026 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,234	\$53,906
3 Miles	65,530	\$58,389
5 Miles	113,970	\$57,376

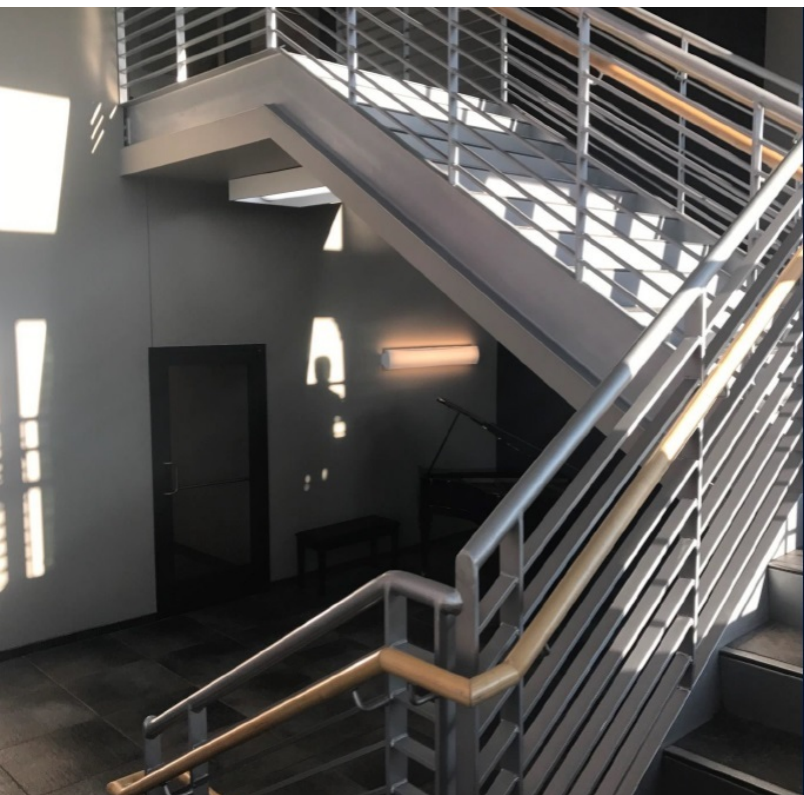
For more information

Brian McDonald

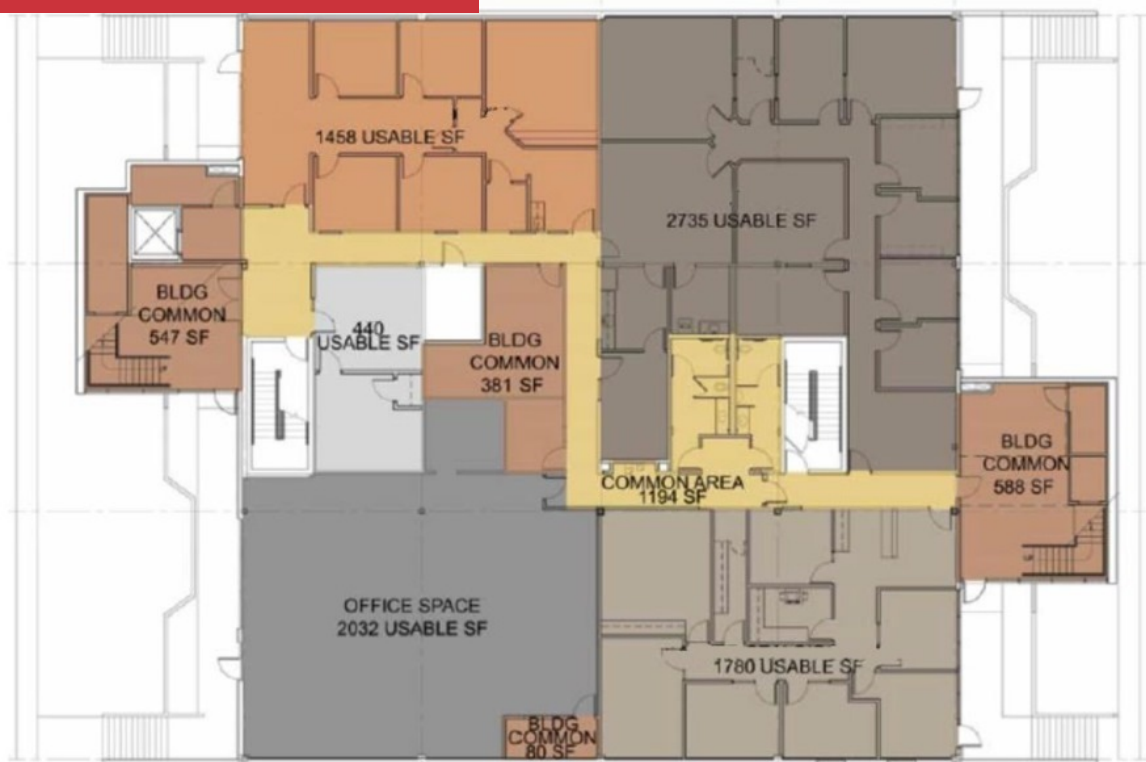
O: 406 294 6303

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Additional Photos



Floor Plans



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FLOOR PLAN- SECOND FLOOR

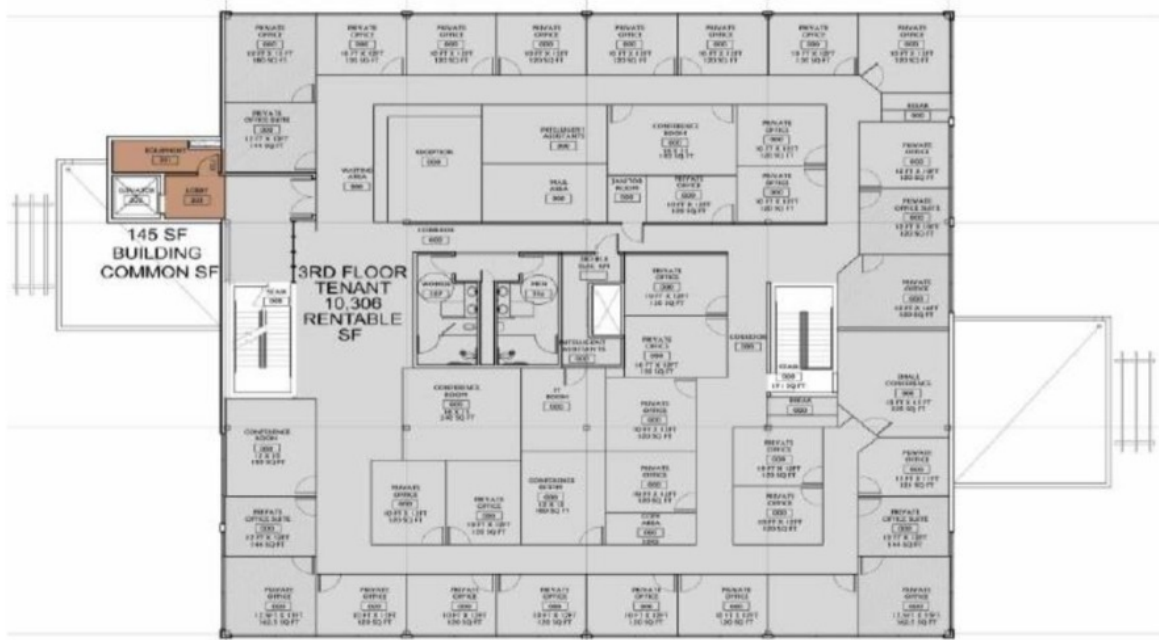
Currently Shell with the exception of the built out 1,790 SF Suite in the SE Corner



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Floor Layout And Photos

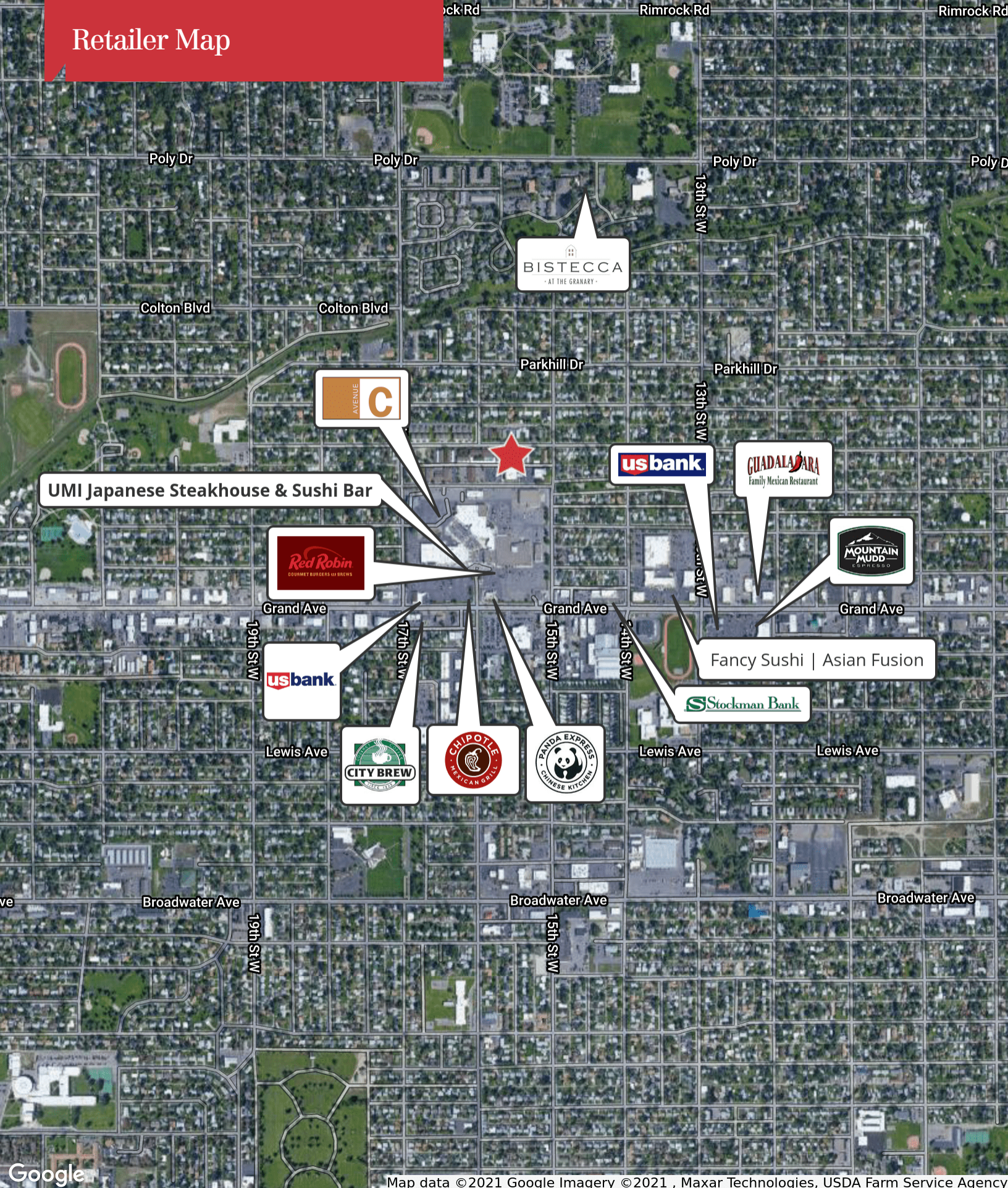
Third Floor- Potential configuration, currently shell



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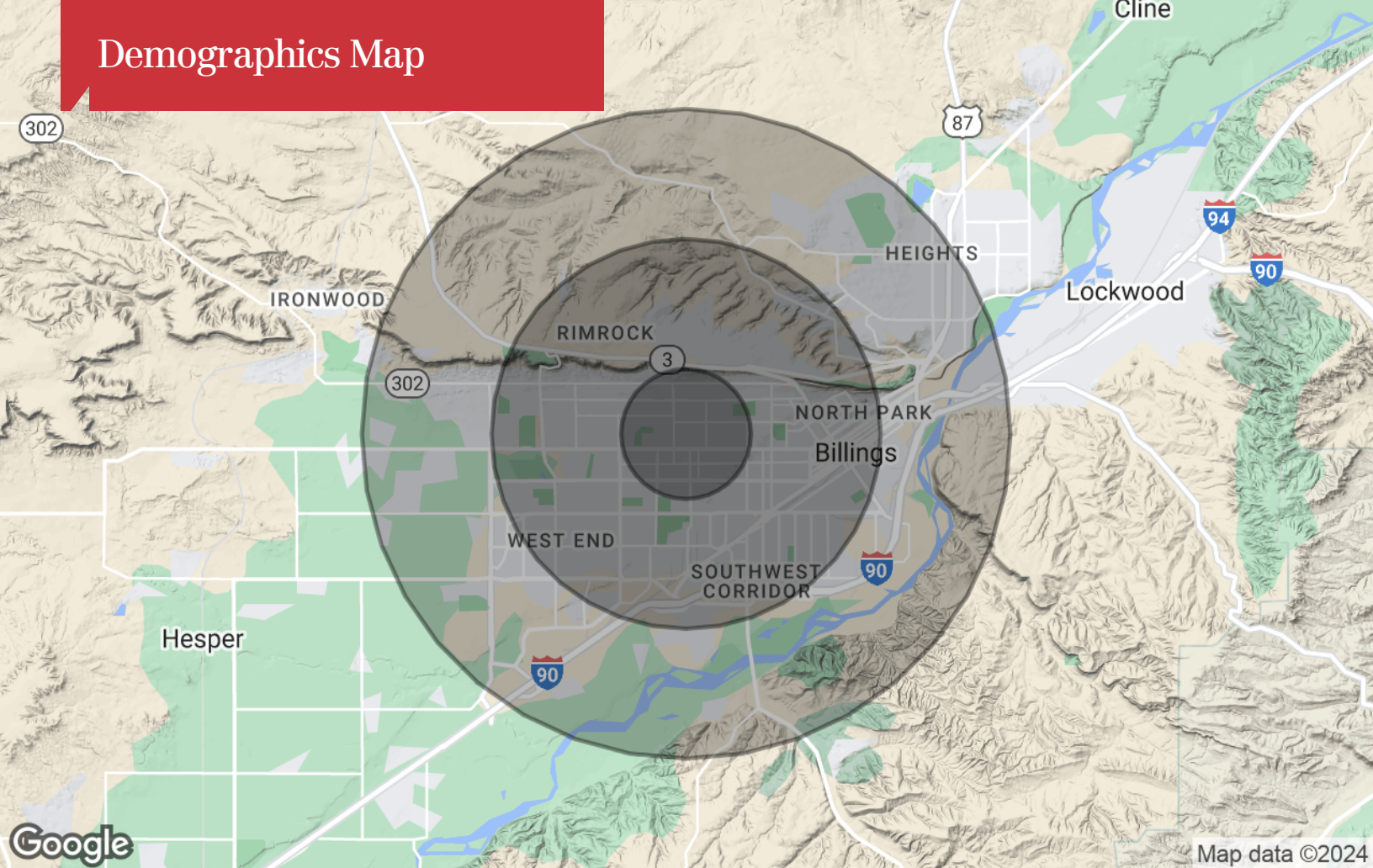


Retailer Map



Map data ©2021 Google Imagery ©2021 , Maxar Technologies, USDA Farm Service Agency

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	13,234	65,530	113,970
MEDIAN AGE	36.0	37.9	37.9
MEDIAN AGE (MALE)	33.7	36.2	36.0
MEDIAN AGE (FEMALE)	40.8	40.5	40.0

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	6,097	28,772	49,651
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$53,906	\$58,389	\$57,376
AVERAGE HOUSE VALUE	\$171,091	\$193,108	\$183,599

* Demographic data derived from 2020 ACS - US Census