



West Park Corporate Center

1537 Avenue D
Billings, Montana 59102

Property Highlights

- Space Available: 34,026 SF.
- Three Floors, some professional office space, some shell condition.
- Exterior renovation completed in 2015. Updates include lobby entry, the roof, HVAC system, exterior, modern Tenant improvements, and landscaping.
- Many options on the 3 floors: Floor 1 approx. 85% new build-out for professional office space; Floor 2 shell condition with approx. 1,790 SF of former dental office space to be remodeled after new lease; Floor 3 shell condition.
- Mid-town location; Close to shopping, fitness center, banking, restaurants and new high end condo housing - Avenue C Aptmnts.
- Convenient to downtown or west Billings.
- Lease Rate: \$16.00 PSF, NNN.

Co-Broker contact information

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

Available SF	
Lease Rate	Negotiable
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

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Floor Plans



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



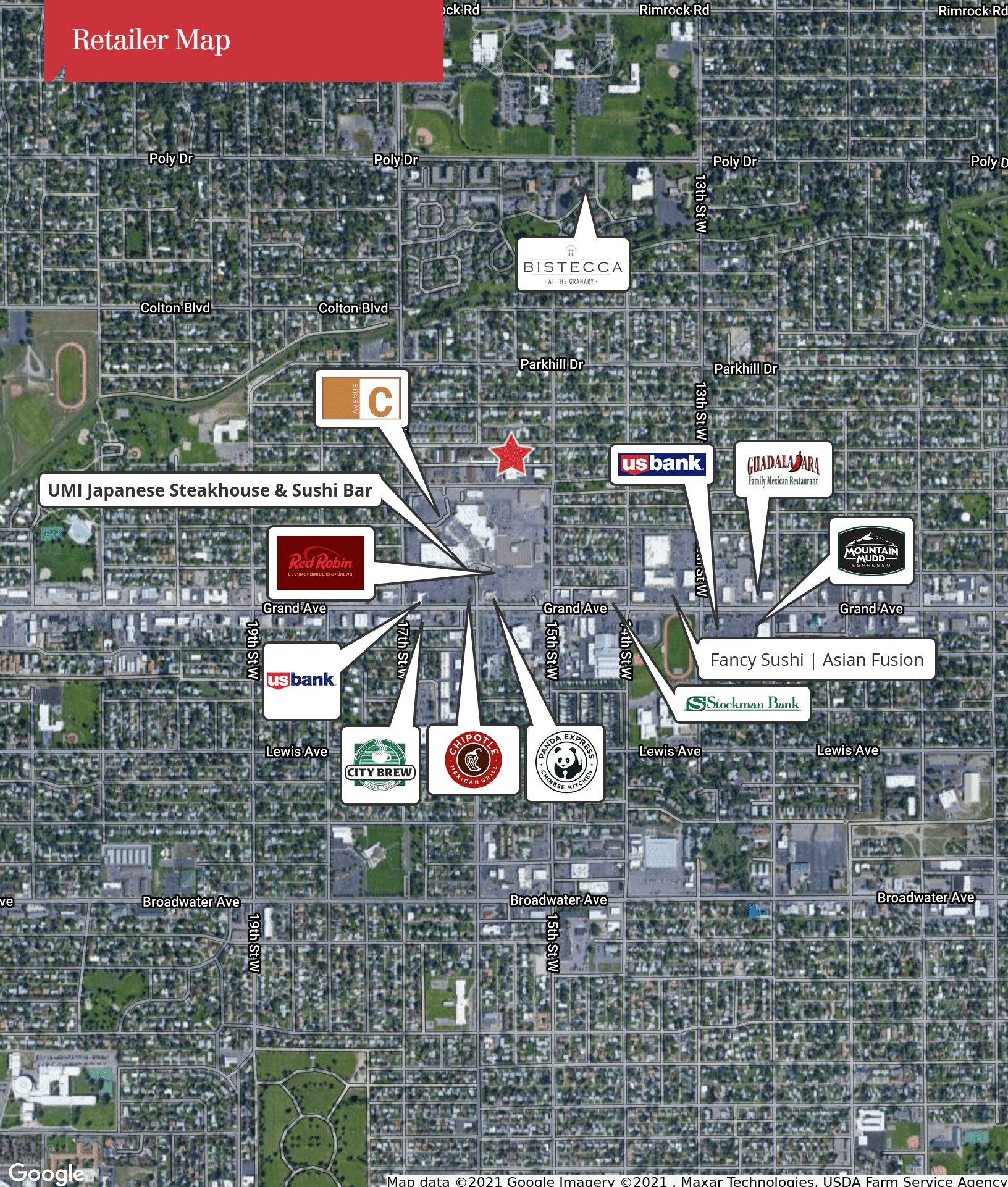
Additional Photos

1537 Avenue D, Billings, MT 59102

INTERIOR PHOTOS

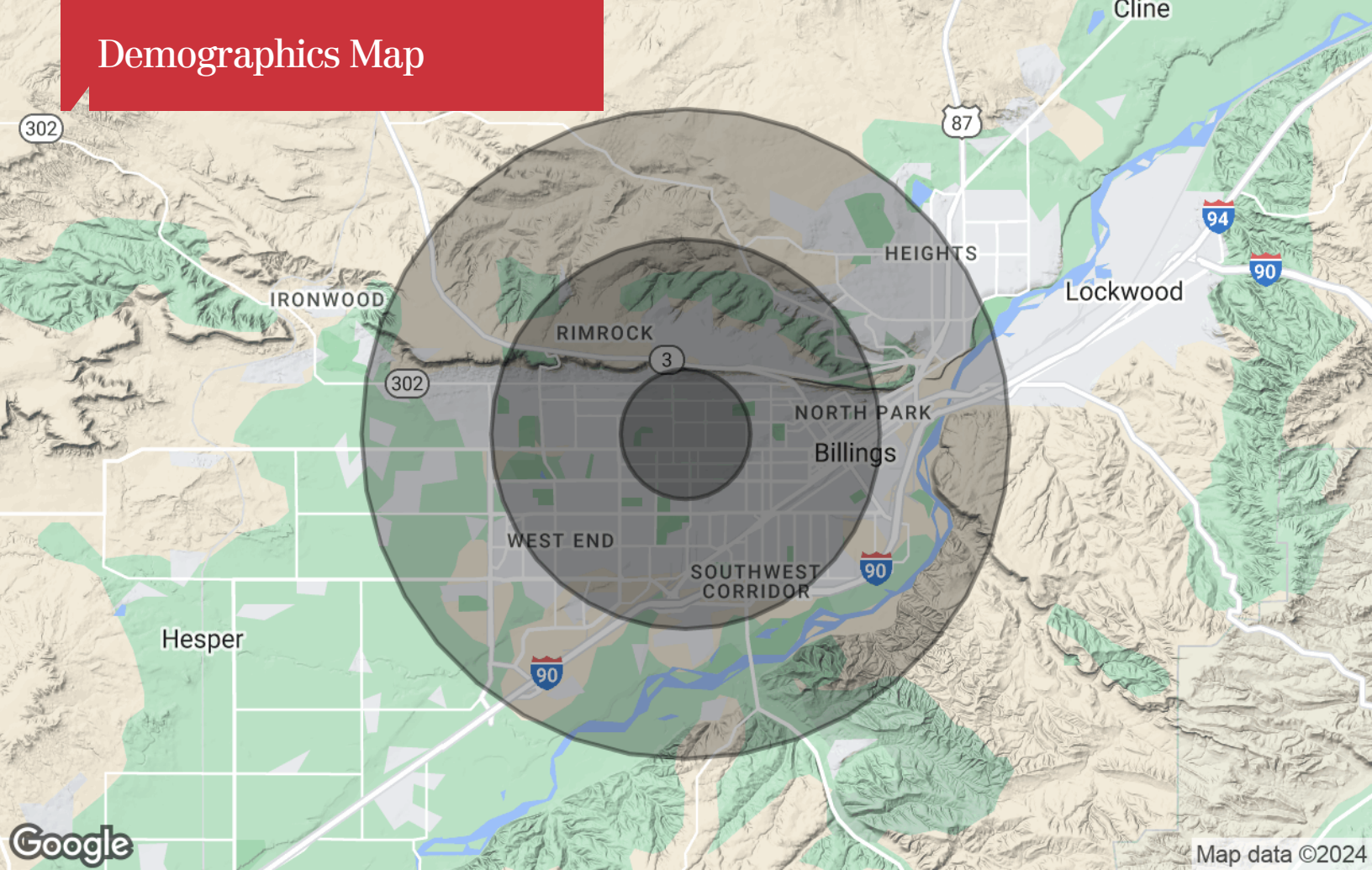


Retailer Map



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