

# 2110 Harnish Blvd FOR LEASE



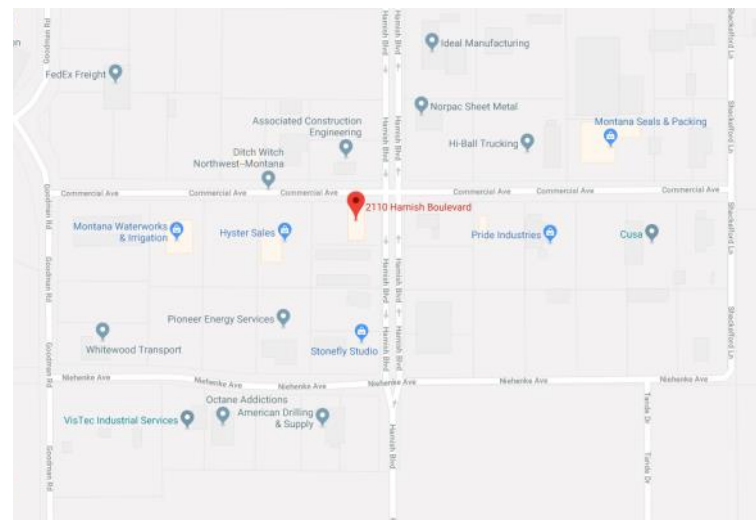
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## Shop & Office Spaces For Lease

### PROPERTY HIGHLIGHTS

2110 Harnish is a well taken care of professional office building with a small shop space conveniently located near the Zoo Drive Interchange in Billings, MT. With it's upscale finishes, convenient location and affordable lease rates, it is the perfect location for architects, engineers, contractors, lawyers, CPAs or other professional service firms with 1-4 employees to office and meet with their clients.



Nathan Matelich  
(406) 781-6889  
nathan@cbcmontana.com

2110 HARNISH BLVD, BILLINGS, MT 59102

FOR LEASE

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2110 HARNISH BLVD, BILLINGS, MT 59101

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## PROPERTY PHOTOS



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## PROPERTY PHOTOS



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PROPERTY PHOTOS

1st Floor Leased



- Professional, comfortable space with nice finishes
- Common area bathroom
- Perfect space for 1-3 person business
- Other tenants include Caldercreek Cabinetry & Design, Beartooth EMS, and Impact Drafting & Design



2nd Floor

Suite 2	494 SF	\$450/mo Landlord Pays Utilities
Suite 1	500 SF	\$455 /mo Landlord Pays Utilities

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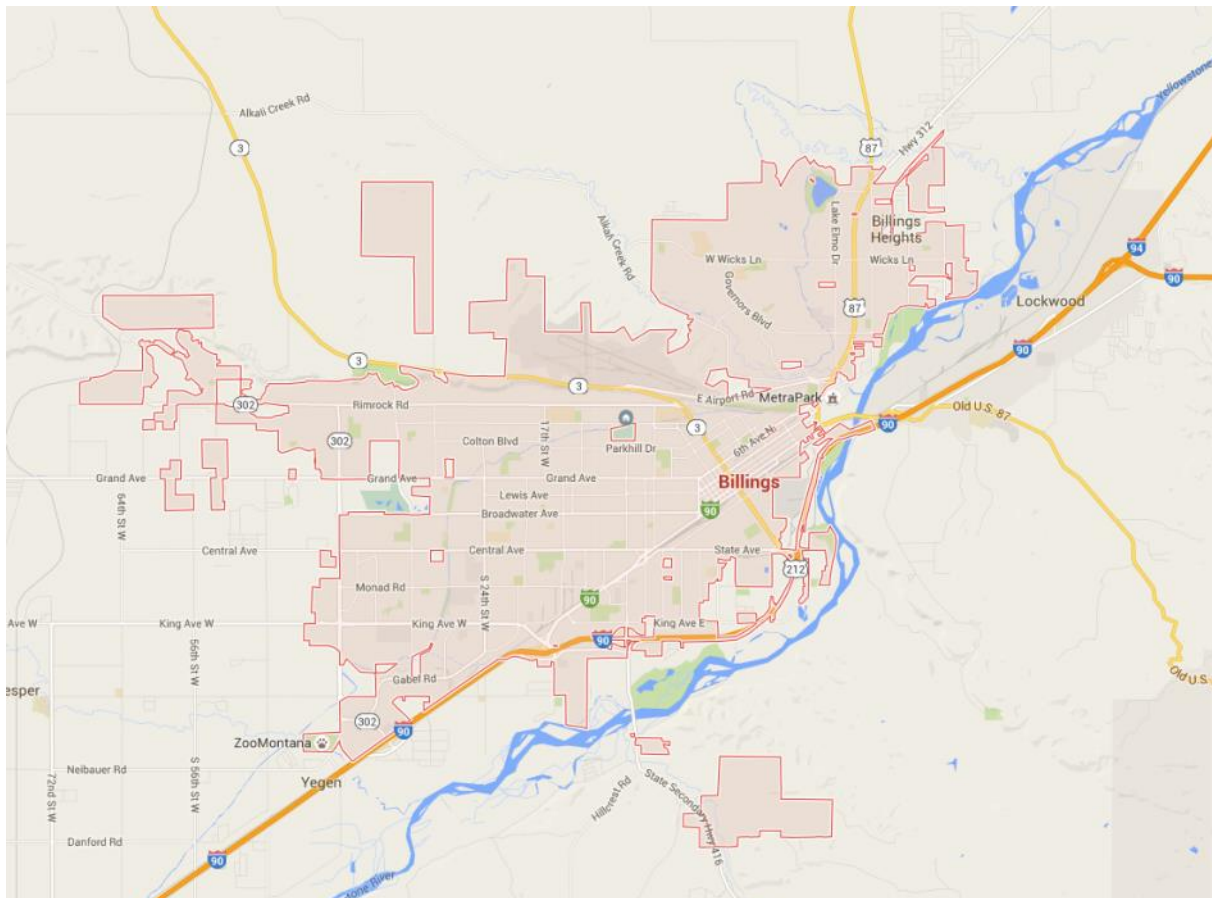
FOR LEASE

## PROPERTY ARIAL



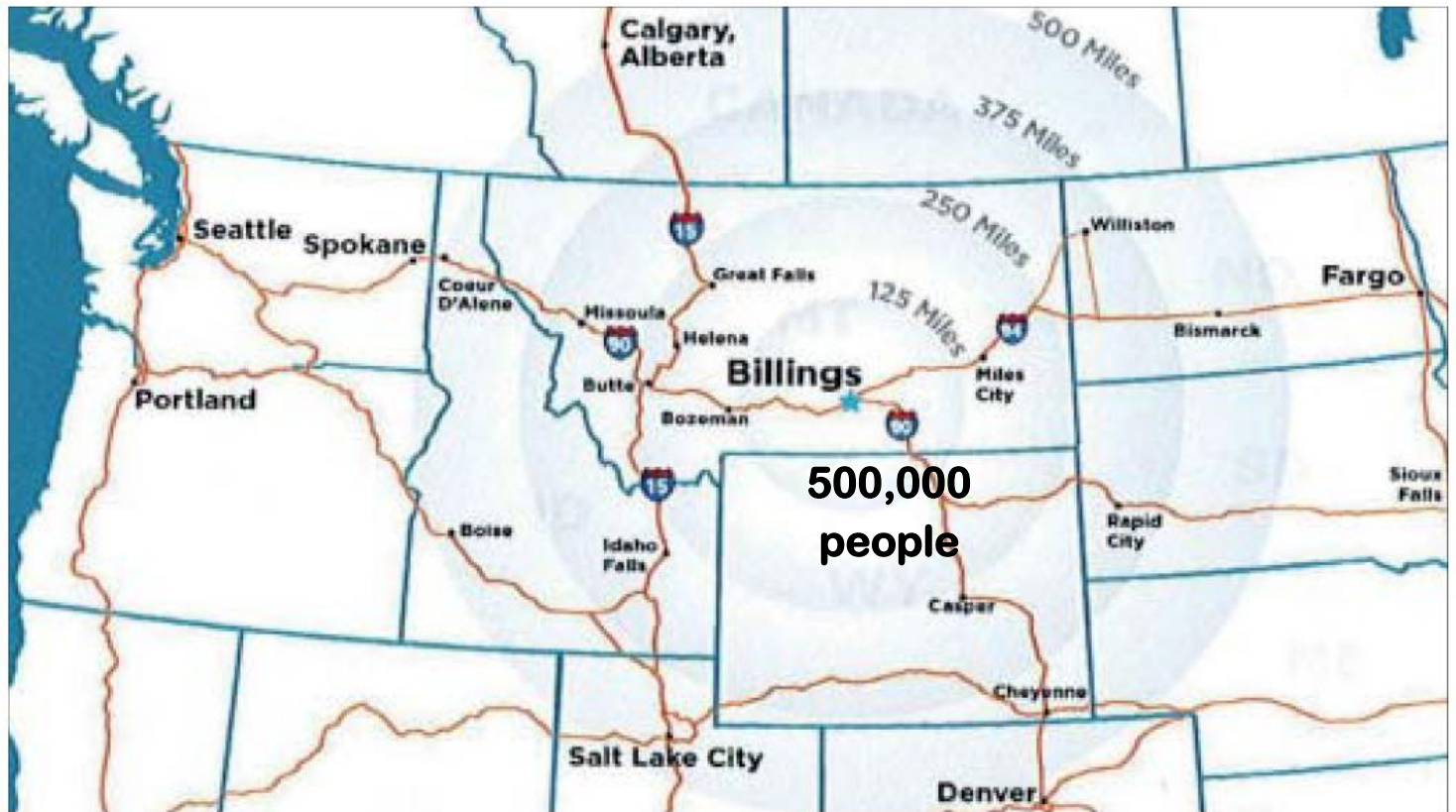
## ABOUT BILLINGS

- Largest city in Montana
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate  
Montana is the 4th lowest in country
- No sales tax  
Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings  
Compared to rest of Montana
- Favorable business climate  
Montana ranked 6th out of 50 states





## BILLINGS TRADE AREA



## BILLINGS INDUSTRY

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### *ENERGY*

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



### *HEALTHCARE*

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Health grades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



### *REGIONAL HEADQUARTERS*

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.

## BILLINGS INDUSTRY

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### *DATA CENTERS & IT SERVICES*

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



### *MANUFACTURING*

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



### *WAREHOUSING*

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



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## CONTACT INFORMATION

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For more information, please contact:

**Nathan Matelich**

COLDWELL BANKER COMMERCIAL

CBS

1215 24th St West

Billings, MT 59102

(406) 781-6889

[nathan@cbcmontana.com](mailto:nathan@cbcmontana.com)