

OFFICE FOR LEASE

\$15.00 PSF/YEAR



CBS

Full Service Lease (includes janitorial)

2 MONTHS FREE RENT*



1215 24th Street West

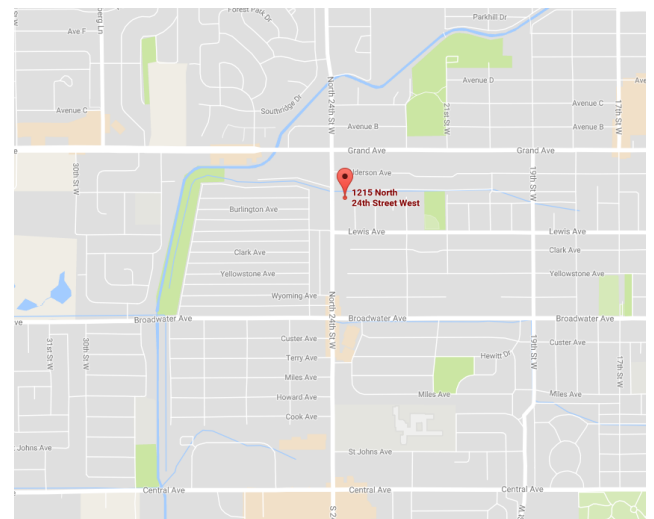


Available



BUILDING HIGHLIGHTS

- 2 months FREE RENT w/ 36 month lease
- Bright, comfortable building with 8 separate HVAC zones
- New LED lighting
- Common area break room
- Corporate mailboxes
- Full service includes janitorial and utilities, no cams
- Signage on 24th St W, over 25,000 cars per day on 24th St
- Ample parking in front and rear parking lots with access to Lewis Avenue from rear parking lot

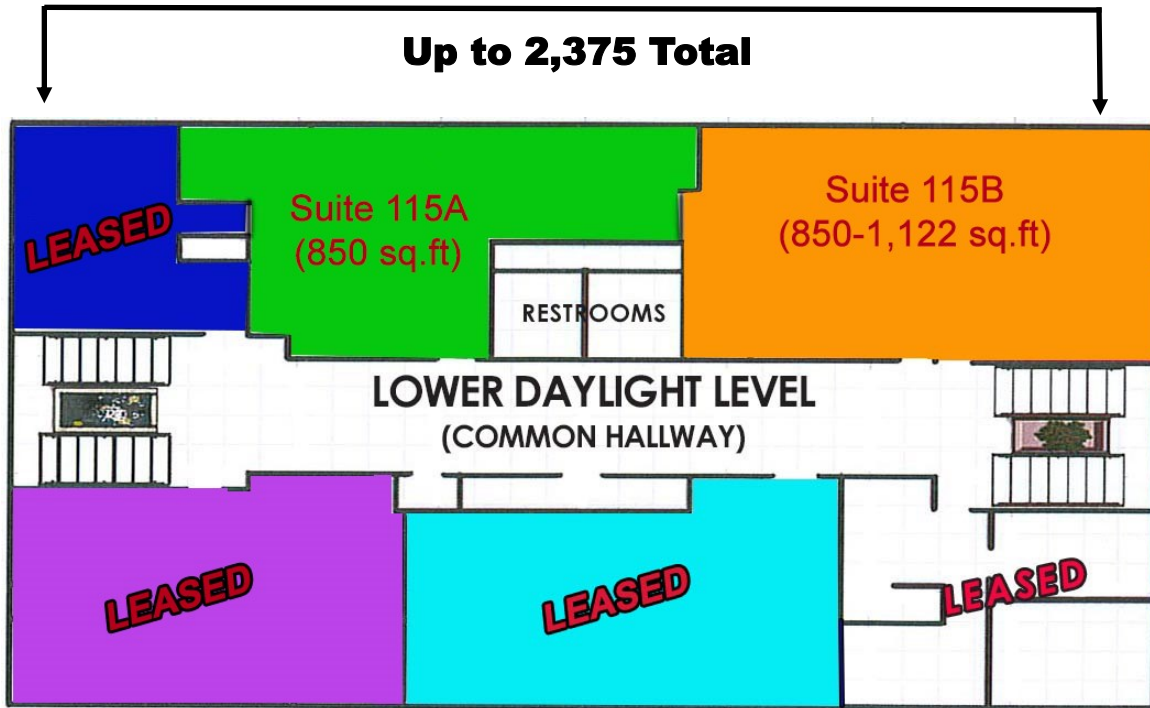


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1215 24th Street West Billings, MT 59102

OFFICE SPACE FOR LEASE



LEASE RATES

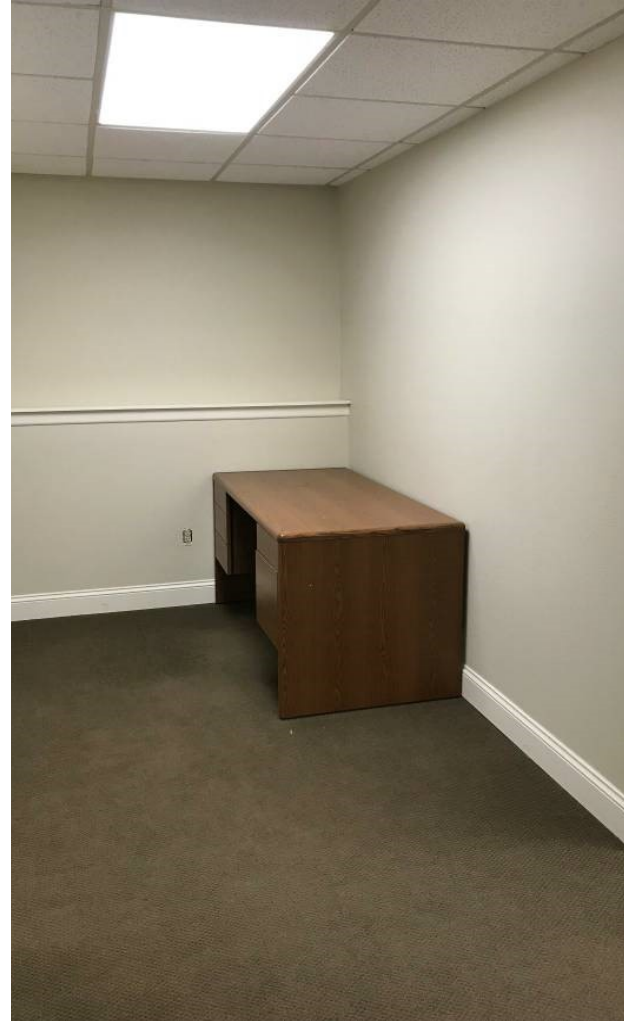
Suite 115B:	\$ 1,094—\$1,403 Per Month (can reduce by 250 SF)
Suite 115A:	\$1,062.50 Per Month

Office Space conveniently located on the west end of Billings with great signage opportunity. Full service including janitorial.

3 Offices, Conference Room, Reception Area, Storage Room & Copy Room

*Current tenants are on month to month rental
Combined suite configurations possible

SUITE 115B PHOTOS

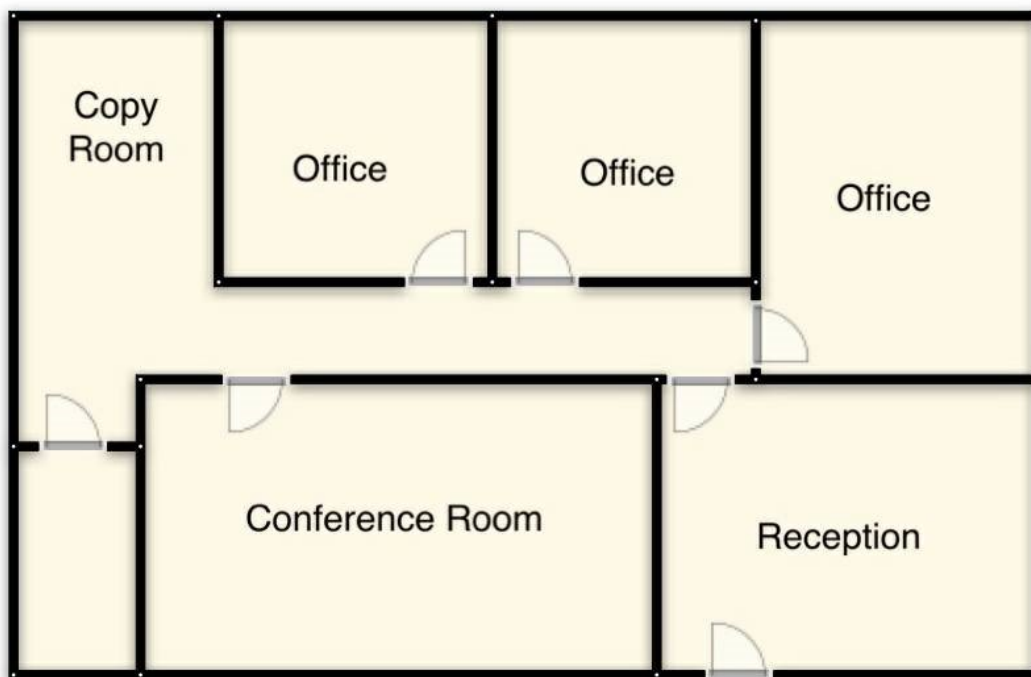


SUITE 115B

- *3 Offices
- *Reception Area
- *Conference Room / Meeting Area
- *Large Pylon Sign on 24th St W for Advertising
- *Janitorial services included as part of the lease
- *Common area kitchen/break room
- *New LED lighting throughout office space
- *Common area restrooms on each floor
- *Price includes utilities (gas, electric, water & sewer)
- *Tenant provides their own phone & internet
- *Plenty of parking

NOTE: This office space can be combined with adjacent office spaces to form a contiguous 1,725 SF to 2,359 SF of office space.

1215 N 24th St W is a professional office building located on the west end of Billings. Being located on 24th St W, this office building has excellent exposure for tenants wanting a large pylon sign on a busy street for advertising. Other tenants in the building include Coldwell Banker Real Estate, Farmers Insurance, Prudential Financial, Clarity Tax & Accounting and other professional service firms.

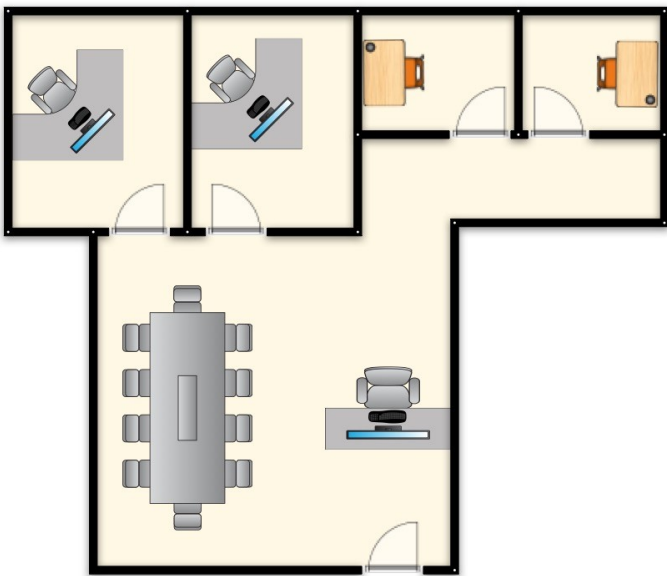


SUITE 115A

- *4 Offices
- *Large Reception / Conference Room / Meeting Area
- *Large Pylon Sign on 24th St W for Advertising
- *Janitorial services included as part of the lease
- *Common area kitchen/break room
- *New LED lighting throughout office space
- *Common area restrooms on each floor
- *Price includes utilities (gas, electric, water & sewer)
- *Tenant provides their own phone & internet
- *Plenty of parking
- *2 FREE MONTHS OF RENT when signing a 3 year lease

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BUILDING PHOTOS

