

# 2319 4th Ave N FOR LEASE



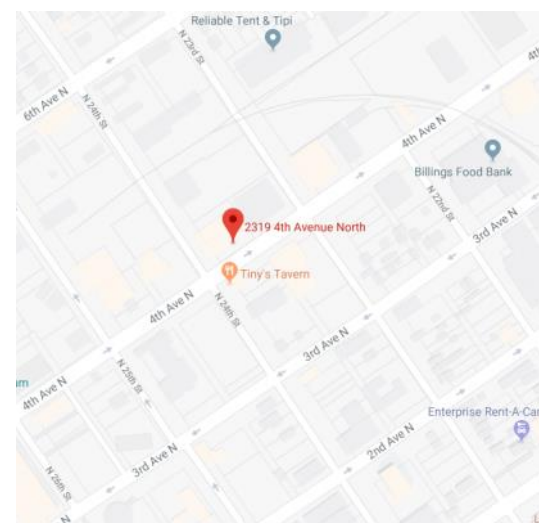
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## \$1,500/mo (includes utilities)

### PROPERTY HIGHLIGHTS

- 1,800 SF of newly remodeled retail/office space
- Currently used as a photography studio
- Reception area w/ front desk, private office, large open room / conference room (currently used to shoot photos) and small room (currently used as changing room)
- High traffic counts on 4th Ave N at 10,000 cars per day
- Landlord pays gas, electric and water/sewer



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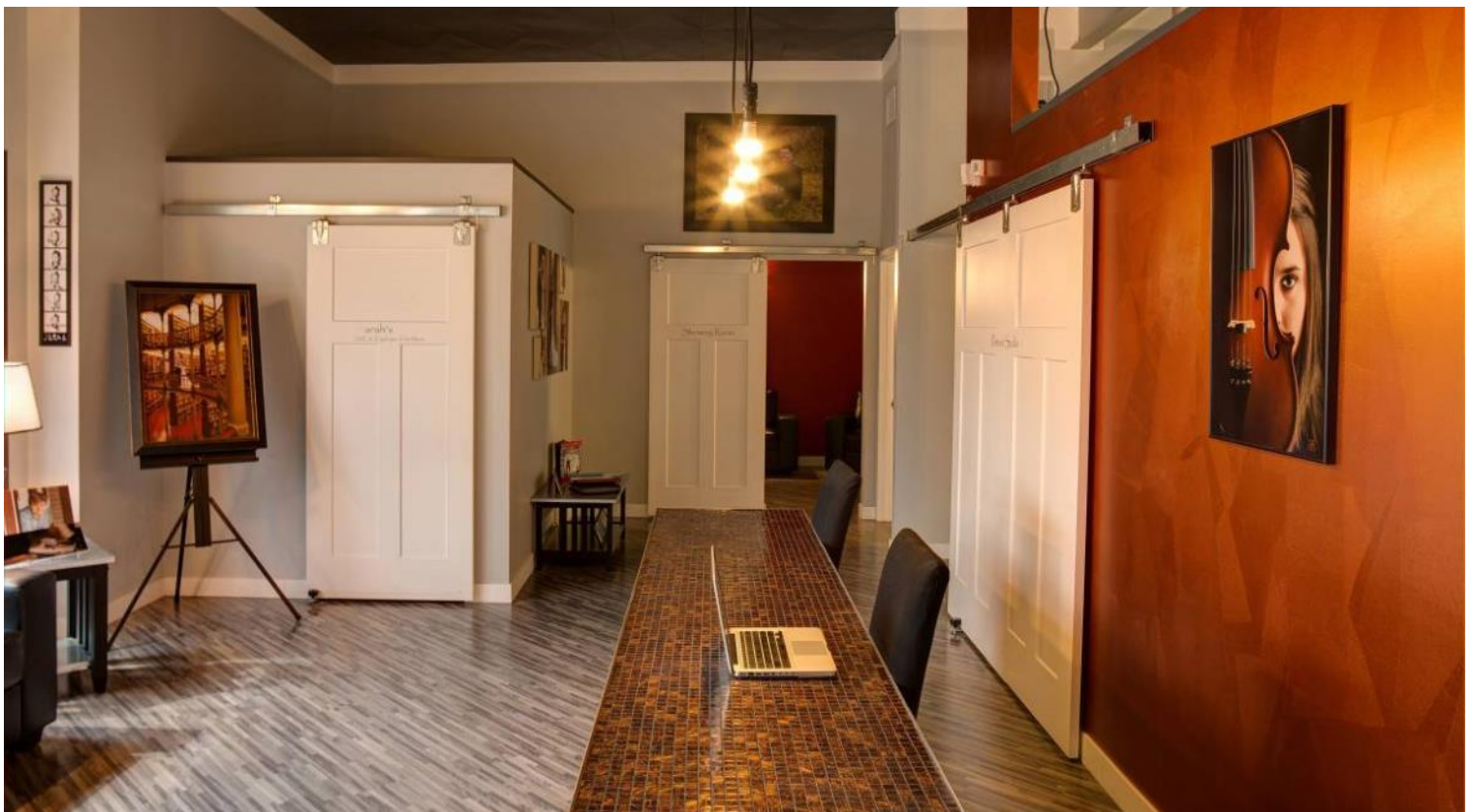
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2319 4TH AVE N, BILLINGS, MT 59101

## FOR LEASE

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This newly remodeled retail building is conveniently located on 4th Avenue North just east of downtown Billings. While it is currently being used as a photography studio, ideal tenants could include retailers, insurance agents, real estate agents, office space for home builders or anyone else needing an office/retail space with high end finishes in a central location.



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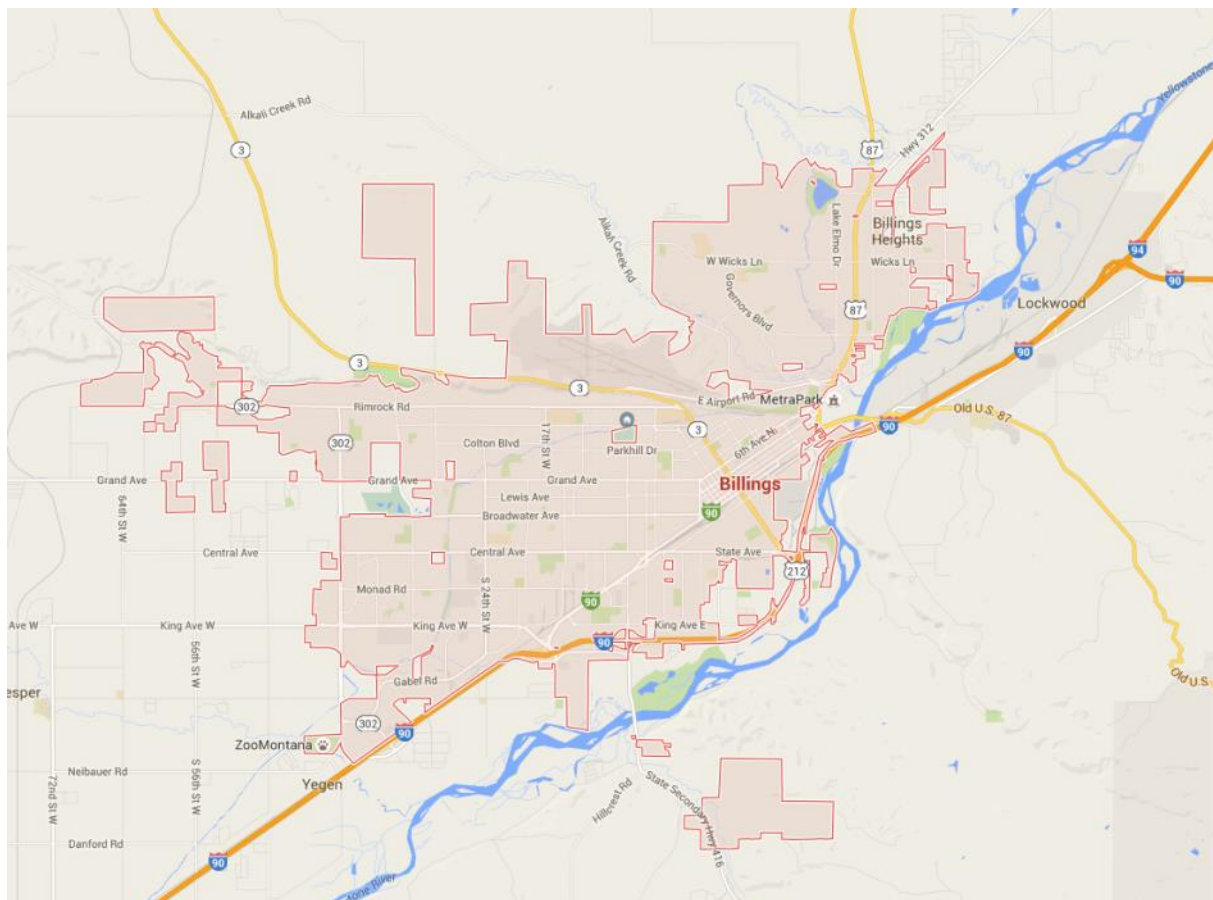
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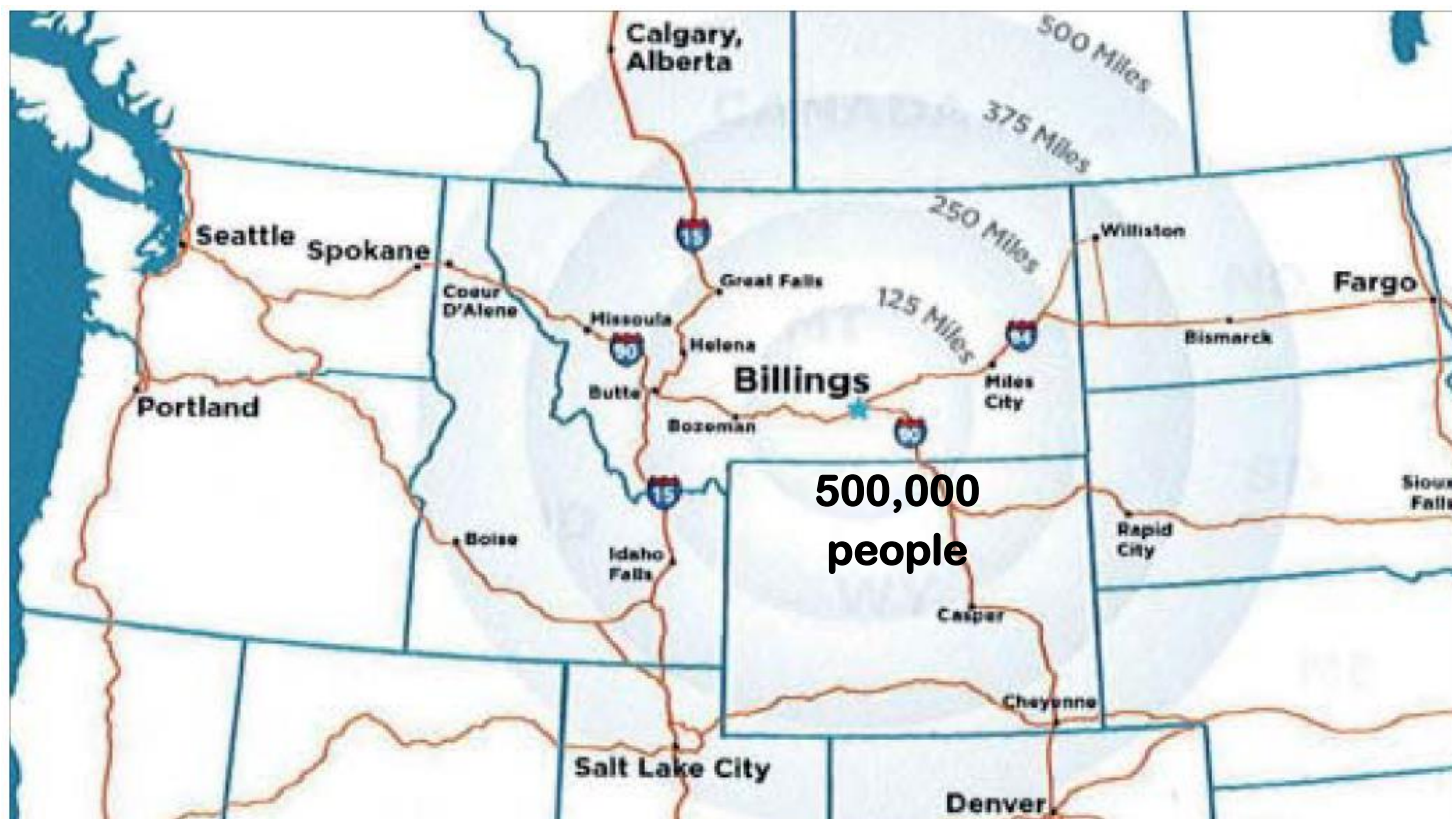


## ABOUT BILLINGS

- 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:

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