



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

FOR LEASE

## 2048 OVERLAND AVE

Billings, MT 59102

### AVAILABLE SPACE

1,546 SF

### LEASE RATE

\$1,740 per month (Full Service)

### AREA

2048 Overland is a professional office building conveniently located on the west end of Billings with easy highway access. Office building is moments away from Costco, shops and restaurants. Set up perfectly for a small business owner that has 4-6 employees and needs a professional setting such as a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.



### OFFICE

Nathan Matelich

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Todd Sherman

406.570.8961

todd@cbcmontana.com

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1215 24th Street, Suite 240, Billings, Montana 59102  
406.656.2001

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## OFFERING SUMMARY

Available SF: 1,546 SF

Lease Rate: \$1,740 per month (Full Service)

Lot Size: 0.67 Acres

Building Size: 12,426 SF

Zoning: Highway Commercial

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## PROPERTY OVERVIEW

- \*1,546 SF Office for Lease
- \*\$1,740/mo (includes utilities & janitorial)
- \*4 Offices w/ Windows
- \*Conference Room
- \*Reception Area w/ Kitchenette
- \*Handicap Accessible
- \*Outdoor Patio
- \*Private Entrance



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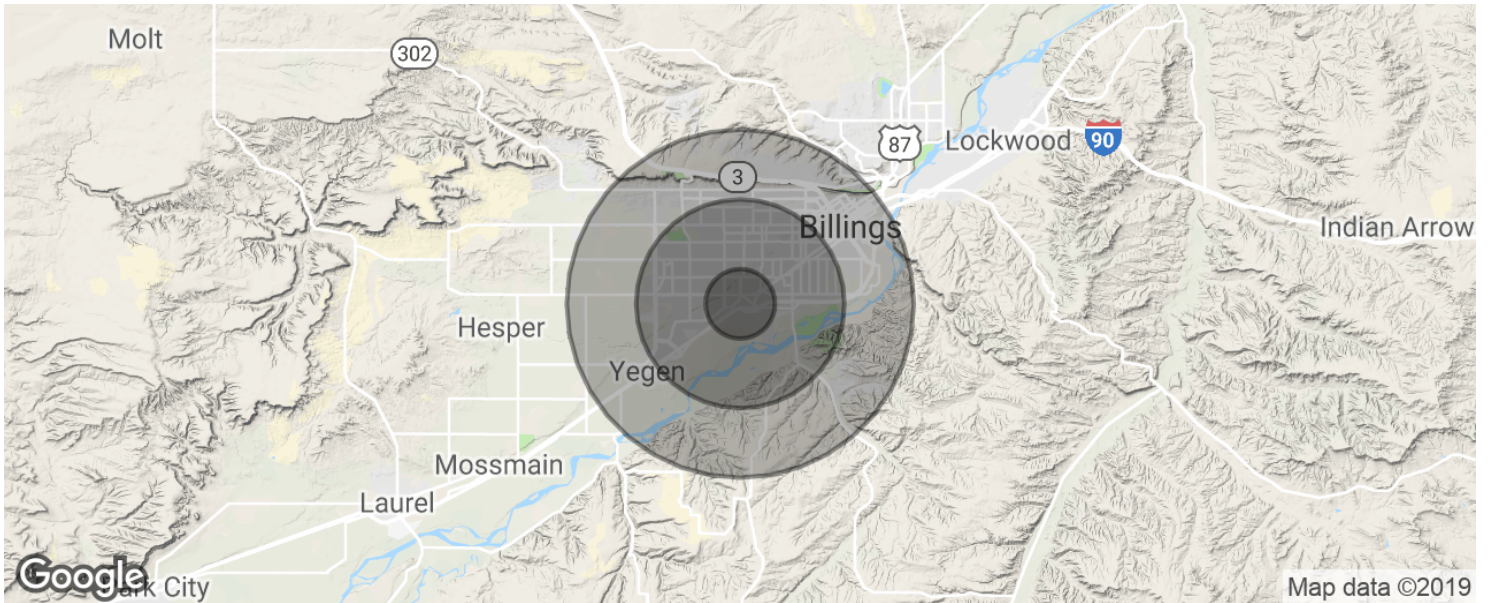
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,810	44,741	98,999
Median age	39.1	37.2	38.1
Median age (Male)	37.3	35.1	36.3
Median age (Female)	41.5	39.2	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,589	20,324	43,613
# of persons per HH	2.4	2.2	2.3
Average HH income	\$55,469	\$53,695	\$57,000
Average house value	\$154,569	\$160,627	\$186,286

\* Demographic data derived from 2010 US Census

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