



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## 2048 OVERLAND AVE, SUITE 102B

2048 Overland Ave, Suite 102B  
Billings, MT 59102

AVAILABLE SPACE  
645 SF

LEASE RATE  
\$725 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 any small business owner that needs a small office space and a professional setting such a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.



### OFFICE

Nathan Matelich  
406 656 2001  
nathan@cbcmontana.com

Todd Sherman  
406 656 2001  
todd@cbcmontana.com

CBCMONTANA.COM

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



## 2048 OVERLAND AVE, SUITE 102B

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### OFFERING SUMMARY

Available SF: 645 SF

Lease Rate: \$725 per month (Full Service)

Lot Size: 0.67 Acres

Building Size: 12,426 SF

Zoning: Highway Commercial

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### PROPERTY OVERVIEW

Suite 102B

\*645 SF

\*725/mo (utilities and janitorial included)

\*Single private office with reception area



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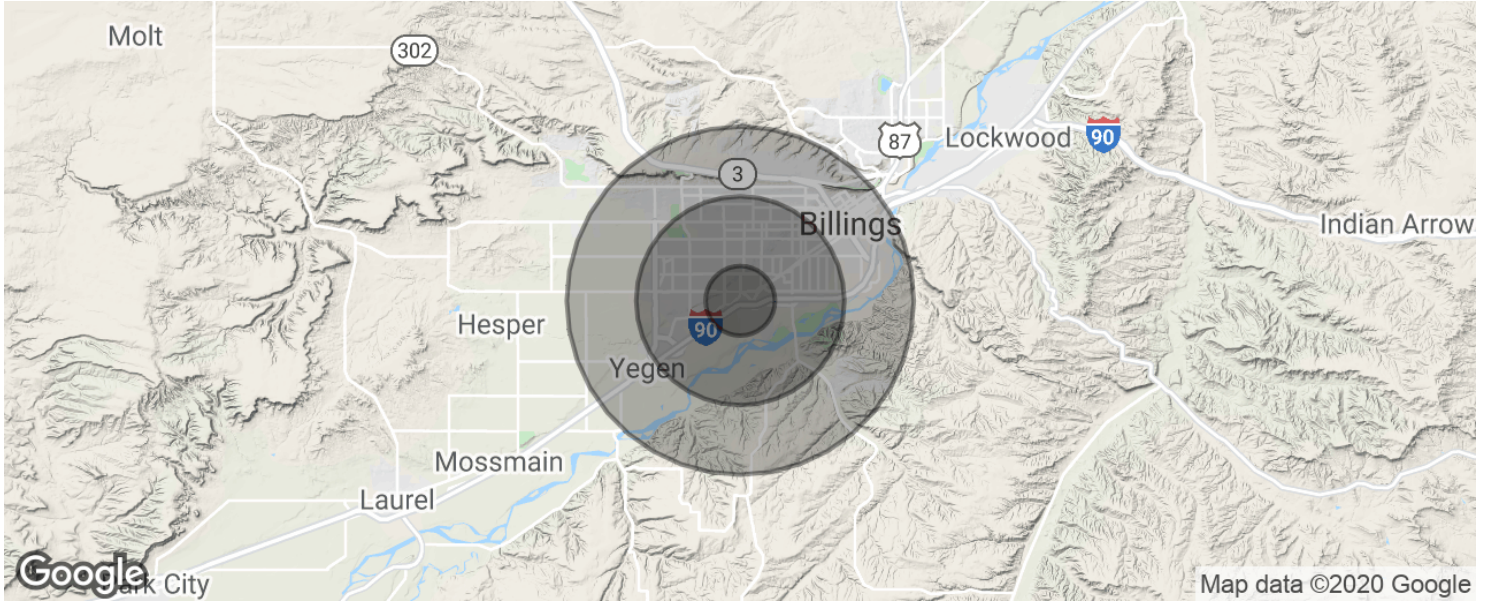


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## 2048 OVERLAND AVE, SUITE 102B

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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