



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2048 OVERLAND AVE, SUITE 101

2048 Overland Ave, Suite 101
Billings, MT 59102

AVAILABLE SPACE
3,514 SF

LEASE RATE
\$4,100.00 per month (utilities included)

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 professional setting such a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.



OFFICE

Nathan Matelich
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Todd Sherman
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 3,514 SF

Lease Rate: \$4,100 per month (utilities included)

Lot Size: 0.67 Acres

Year Built: 1984

Building Size: 12,426 SF

Zoning: CMU2-Corridor Mixed Use 2

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PROPERTY OVERVIEW

*3,514 SF Office Suite for Lease

*\$4,100/mo (utilities included)

*Large Reception

*Copy room

*Storage room

*Conference room

*10 large offices

*2 doors to outside / private entrances

*Ground floor



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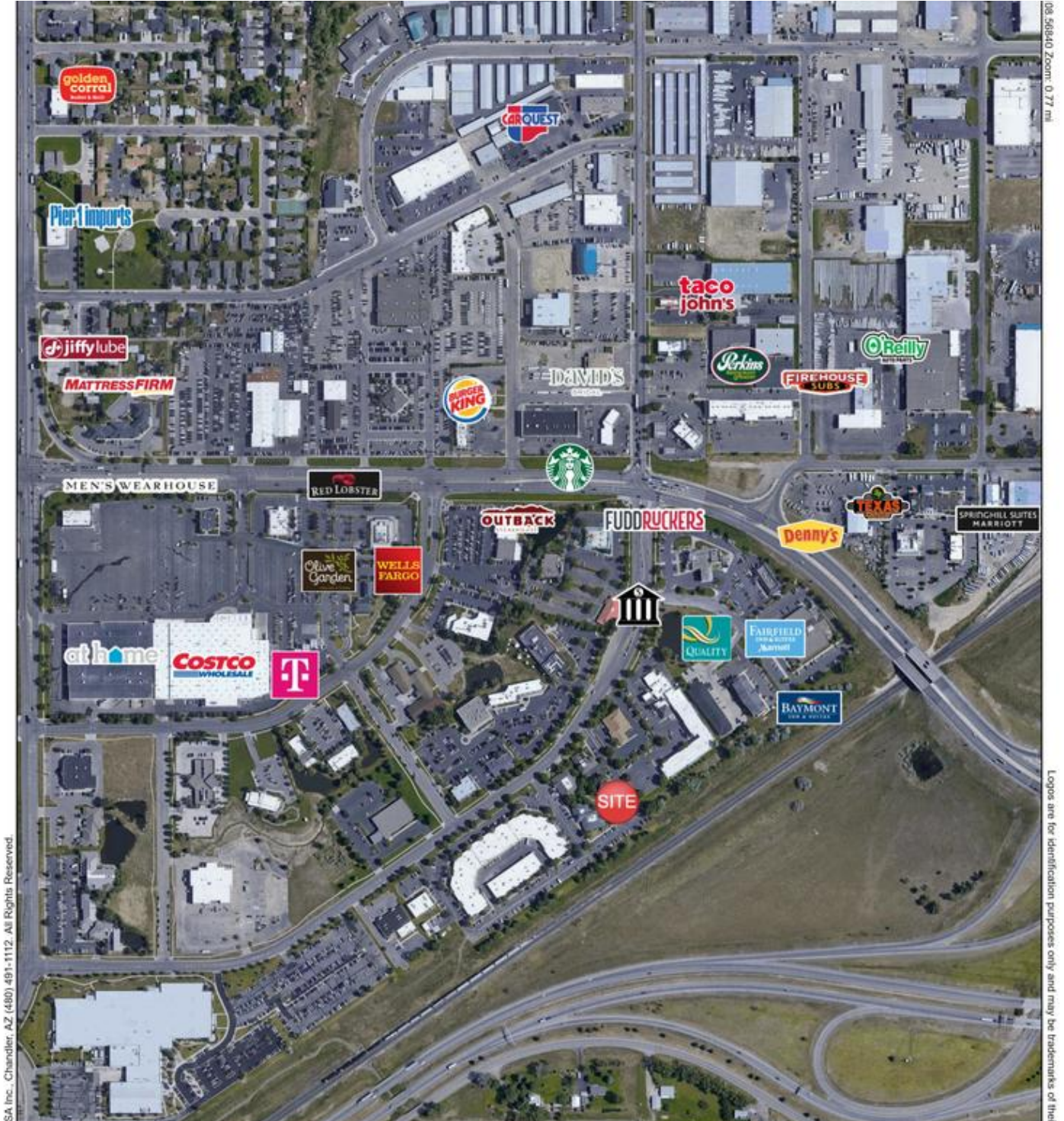
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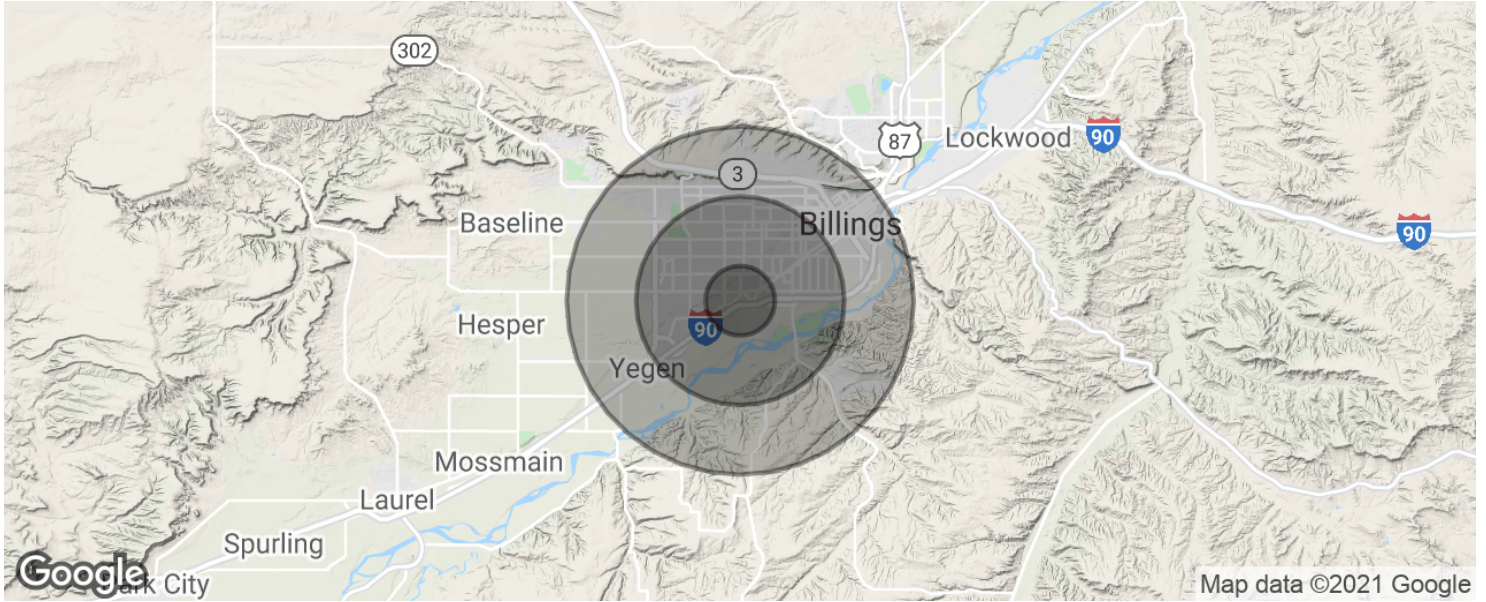


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,810	44,741	98,999
Median age	39.1	37.2	38.1
Median age (Male)	37.3	35.1	36.3
Median age (Female)	41.5	39.2	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,589	20,324	43,613
# of 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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