

LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102

LEASE RATE

\$1,565.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Todd Sherman

406 570 8961

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102



Lease Rate

\$1,565.00 PER MONTH

OFFERING SUMMARY

Building Size:	12,426 SF
Available SF:	1,250 SF
Year Built:	1984
Zoning:	CMU2-Corridor Mixed Use 2

PROPERTY OVERVIEW

- *1,250 SF Office Suite for Lease
- *For Lease \$1,565/mo - Utilities Included
- *Large Reception Space
- *5 Individual Offices
- *Common Area Bathrooms
- *Lease Rate \$15 PSF

LOCATION OVERVIEW

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.

Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961

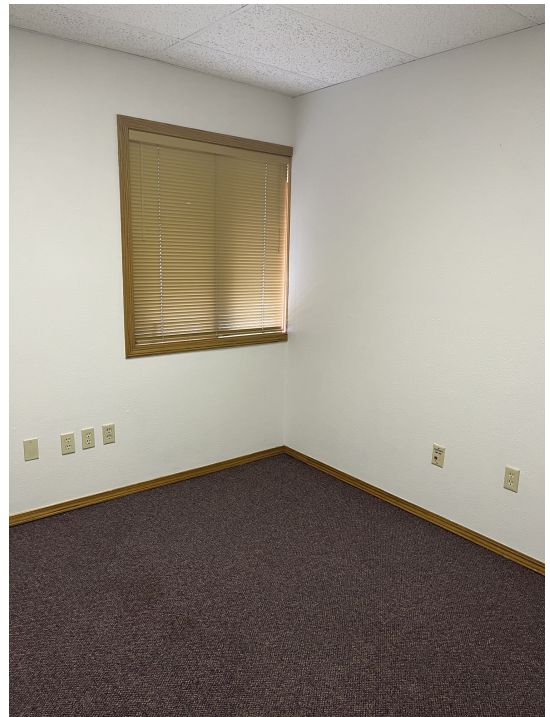


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961

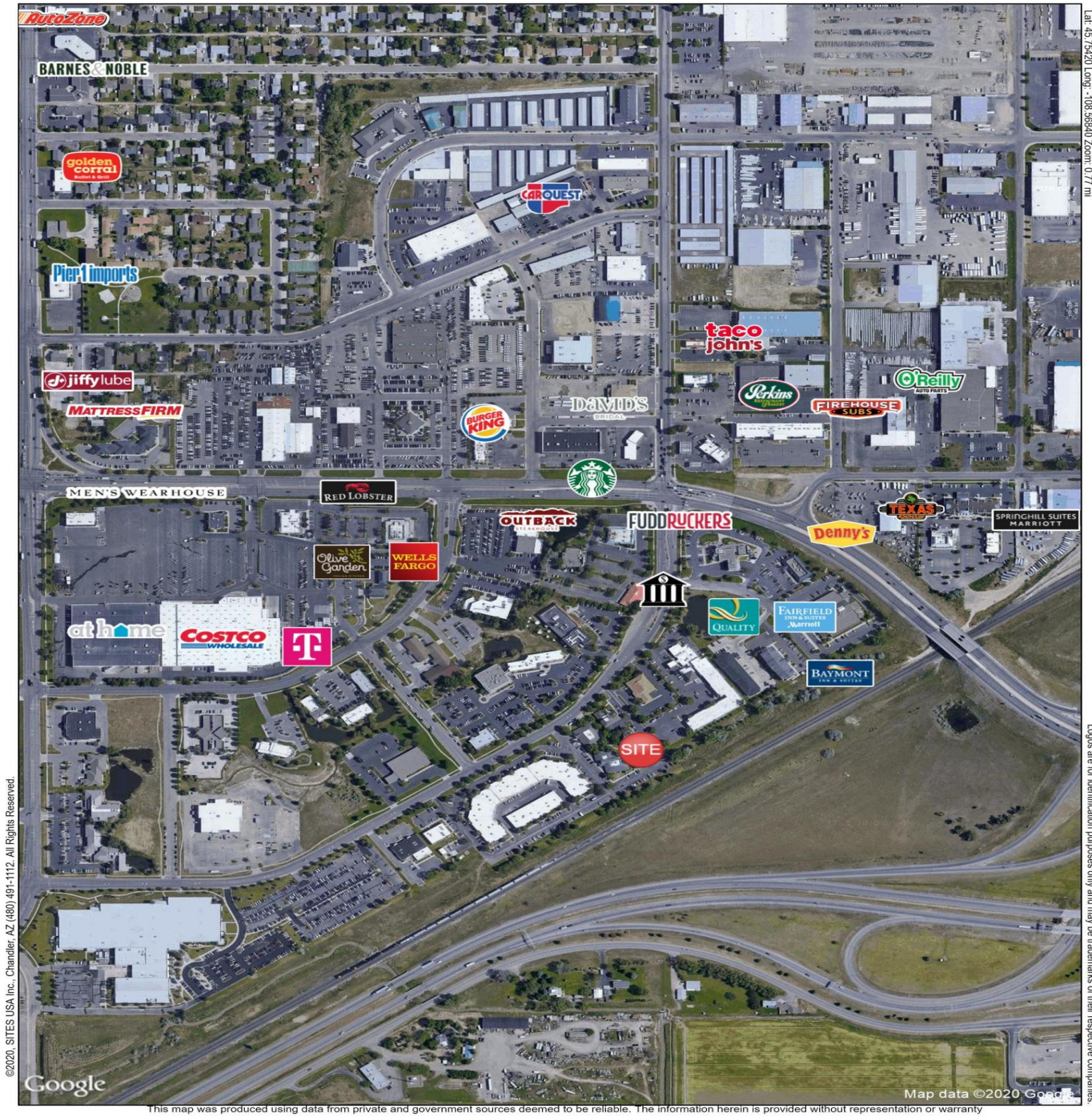


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102



Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961

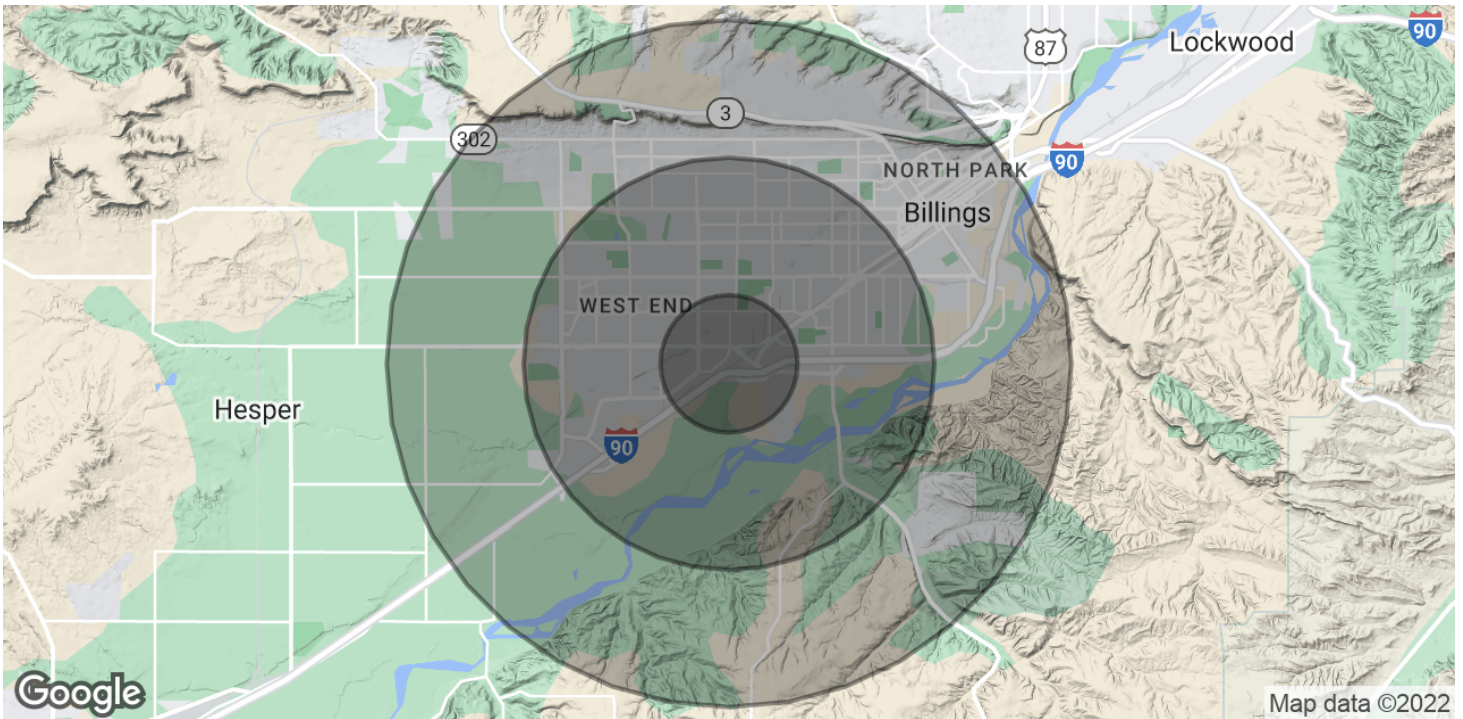


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

2048 OVERLAND AVE, SUITE 102A

2048 Overland Ave, Suite 102A Billings, MT 59102



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,493	48,291	84,603
Average Age	36.5	39.3	39.8
Average Age (Male)	30.7	36.8	38.2
Average Age (Female)	42.0	41.5	41.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,121	23,610	40,143
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$60,390	\$67,970	\$77,350
Average House Value	\$169,719	\$210,782	\$239,184

* Demographic data derived from 2020 ACS - US Census

Nathan Matelich, CCIM
406 781 6889

Todd Sherman
406 570 8961



**COLDWELL BANKER
COMMERCIAL**
CBS