

# LEASE

## 2075 OVERLAND AVE

2075 Overland Ave Billings, MT 59102

LEASE RATE \$8.00 - \$19.75 SF/YR

SPACE SIZES 6,500 - 29,000 SF



CLICK TO VIEW VIDEO



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**George Warmer, CCIM**

406 855 8946

george@cbcmontana.com

**Nathan Matelich, CCIM**

406 781 6889

nathan@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® 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 Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



Lease Rate

**\$8.00-\$19.75  
SF/YR**

## OFFERING SUMMARY

Building Size:	29,000 SF
Unit Sizes:	6,500 - 29,000 SF
Zoning:	CMU2 - Corridor Mixed Use 2
Parking:	Off Street Parking
Price SF:	\$19.75
NNN Rate:	\$4.22 PSF

## PROPERTY OVERVIEW

- \*4 Separate Professional Office Spaces Can Be Leased Separately or Combined
- \*Each unit shall be required to lease a pro rata share of the finished basement at \$8-10 NNN.
- \*Garden level spaces can also be leased individually.
- \*Elevators
- \*ADA Restrooms
- \*Mix of private offices and open collaborative space
- \*Class A finishes
- \*Exterior Remodel to be completed summer 2024
- \*Landlord will provide flooring and paint allowance to qualified tenants

## LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to the highway, numerous restaurants and the most prominent retailers in Billings. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. With office space available from 6,500 to 29,000 SF, come take a look and learn how we can provide the perfect office space to meet your company's needs.

## OTHER RESOURCES

[Virtual Tour of Overland Building](#)

**George Warmer, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,500 - 29,000 SF	Lease Rate:	\$19.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1E	Available	4,537 SF	NNN	\$19.75 SF/yr	3,952 SF Unit 585.31 SF Common Garden Level
Suite 1F	Available	5,462 SF	NNN	\$19.75 SF/yr	4,758 SF Unit 704.69 SF Common Garden Level
Suite 2E	Available	4,289 SF	NNN	\$19.75 SF/yr	3,573 SF Unit 716.84 SF Common Garden Level
Suite 2F	Available	5,674 SF	NNN	\$19.75 SF/yr	4,726 SF Unit 948.16 SF Common Level Garden Level

**George Warmer, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Garden Level	Available	9,800 SF	NNN	\$8.00 - 10.00 SF/yr	Ideal for businesses, non profits, etc requiring large gathering space Includes lunch room, large multipurpose room, meeting room and lockers/restrooms

**George Warmer, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

## BUILDING EXTERIORS

2075 Overland Ave Billings, MT 59102



**George Warner, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com

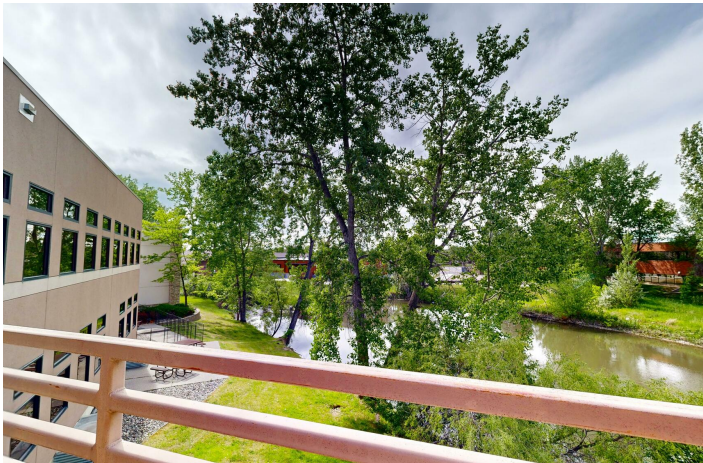


**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



**George Warner, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com

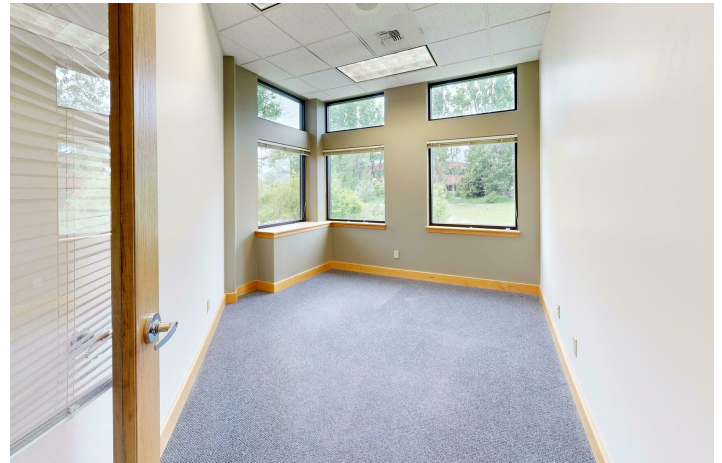
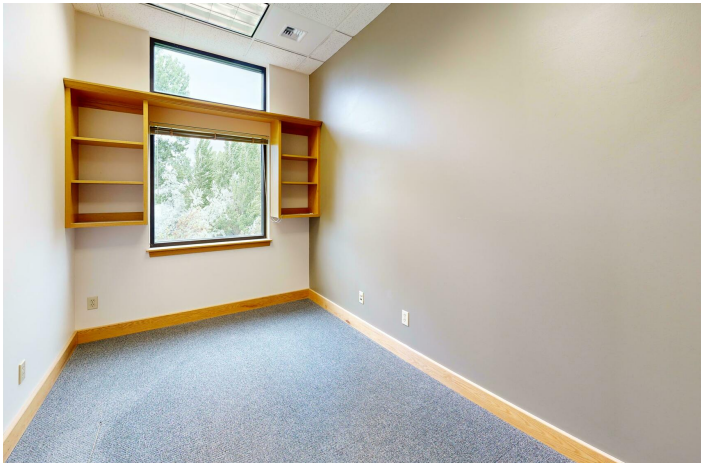


**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



**George Warmer, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS





# LEASE

**2075 OVERLAND AVE**  
2075 Overland Ave Billings, MT 59102



**George Warner, CCIM**  
406 855 8946  
george@cbcmontana.com

**Nathan Matelich, CCIM**  
406 781 6889  
nathan@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# LEASE

2075 OVERLAND AVE

2075 Overland Ave Billings, MT 59102



George Warner, CCIM  
406 855 8946  
george@cbcmontana.com

Nathan Matelich, CCIM  
406 781 6889  
nathan@cbcmontana.com



COLDWELL BANKER  
**COMMERCIAL**  
CBS