

# LEASE

## 2860 GRAND AVE

2860 Grand Ave Billings, MT 59102

LEASE RATE \$1,296.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

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## OFFERING SUMMARY

Lease Rate:	\$1,296.00 per month (+ utilities)
Building Size:	4,860 SF
Available SF:	1,095 SF
Lot Size:	16,658 SF
Zoning:	NO - Neighborhood Office

## PROPERTY OVERVIEW

- \*1,095 SF Class A Office Space for Lease
- \*\$1,296/mo + Utilities
- \*1 Large Private Office
- \*Reception
- \*Large, Open & Collaborative Work Area
- \*2 ADA Restrooms
- \*Kitchenette
- \*Storage room
- \*Pylon Sign
- \*\$11 PSF Base Rent
- \*\$3.20 PSF NNN

## LOCATION OVERVIEW

Class A office building located on busy Grand Ave with high traffic counts. Building has attractive finishes and conveniently located on the west end of Billings. This would be an excellent fit for real estate agents, insurance agents, financial advisors, architects, engineers, accountants, attorneys or any professional services firm looking for office space with retail exposure in the fastest growing area in Billings.

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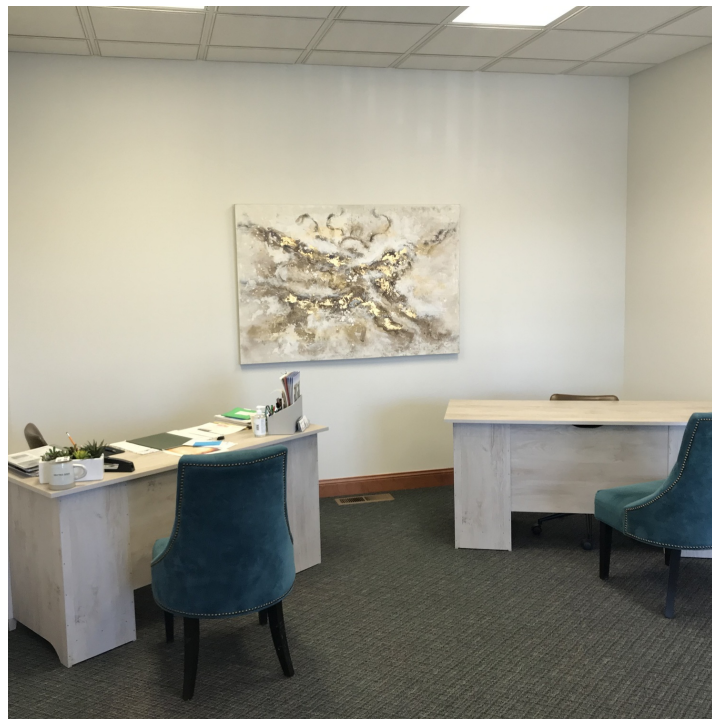
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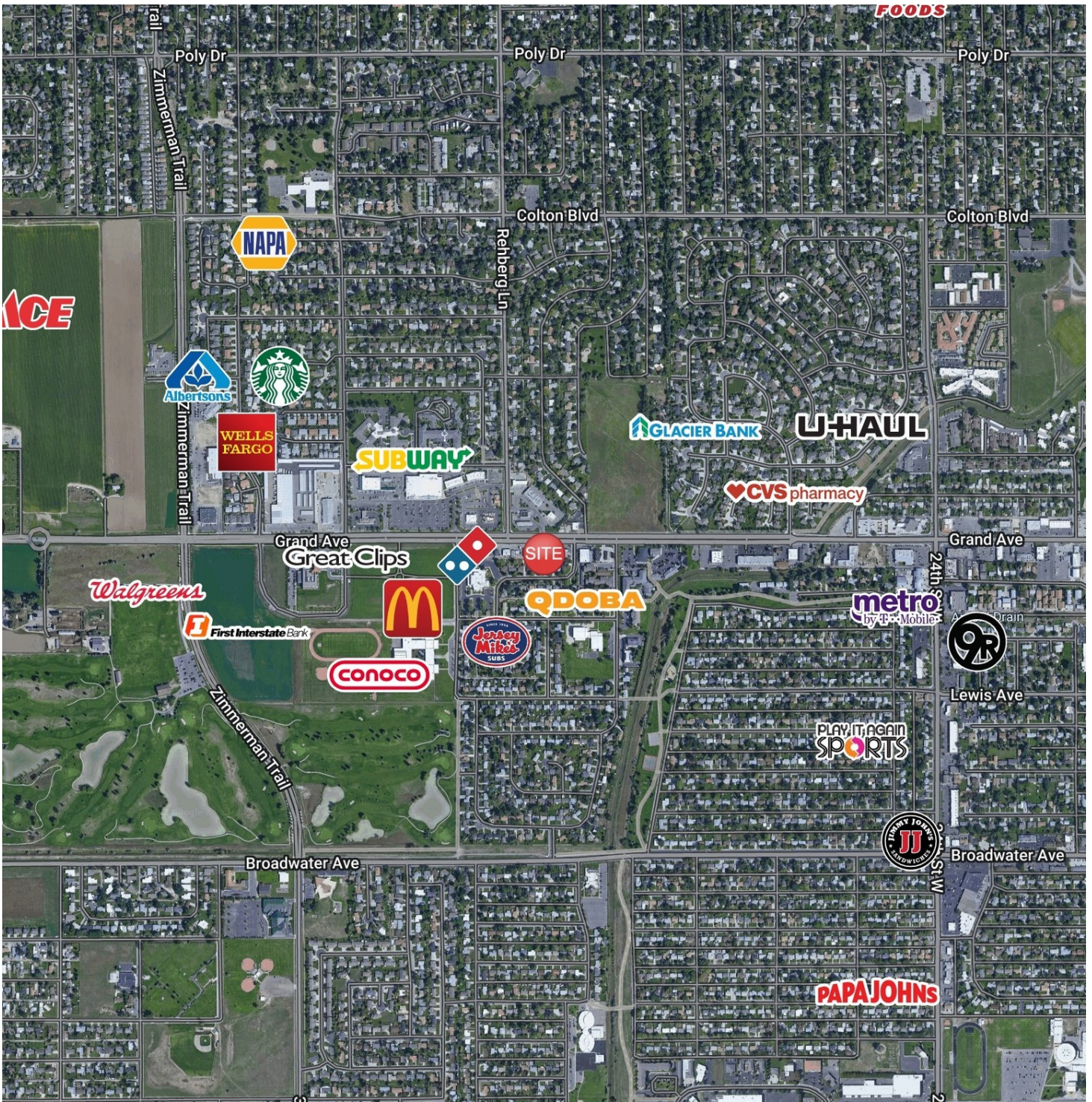


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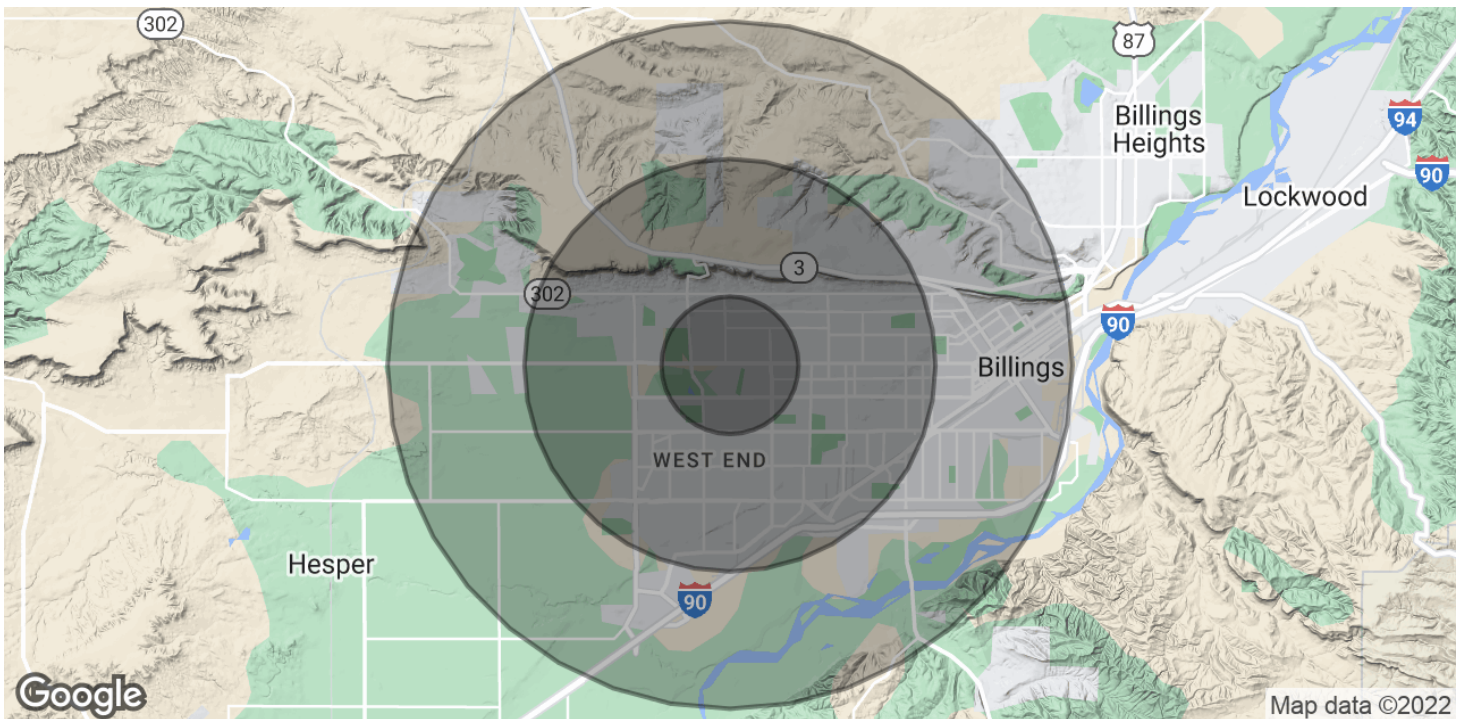


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,916	56,370	89,114
Average Age	45.3	41.1	39.7
Average Age (Male)	42.3	39.3	38.3
Average Age (Female)	47.3	42.7	41.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,721	26,695	41,803
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$78,409	\$84,130	\$82,219
Average House Value	\$407,479	\$296,062	\$269,318

\* Demographic data derived from 2020 ACS - US Census

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