

LEASE

1643 24TH ST W, STE 210

1643 24th St W, Ste 210 Billings, MT 59102

LEASE RATE

\$14.50 SF/yr



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 656 2001

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Lease Rate	\$14.50 SF/YR
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OFFERING SUMMARY

Available SF:	2,102 SF
Zoned:	Neighborhood Office

PROPERTY OVERVIEW

- *1643 24th St W, Ste 210, Billings, MT
- *2,102 SF Office for Lease
- *\$2,535/mo + Utilities
- *Extra Large Reception Area
- *4 Large Offices
- *Common Area Restrooms
- *Kitchenette with Sink & Space for a Refrigerator
- *Vaulted Ceilings
- *Built in 1984
- *Zoned Neighborhood Office

LOCATION OVERVIEW

Forest Park Professional Center is a well-kept west end office complex with 16 office condos. Unit 210 is currently for lease with co-tenants including law firms, chiropractors, engineers, counselors, insurance agents and photographers. Complete with a large parking lot and ADA accessible ramp, this office complex is in a convenient location and set up perfectly for any business owner or professional services firm who enjoys large offices. Office was previously occupied by a group of counselors. Condo association handles all snow removal & common area maintenance.

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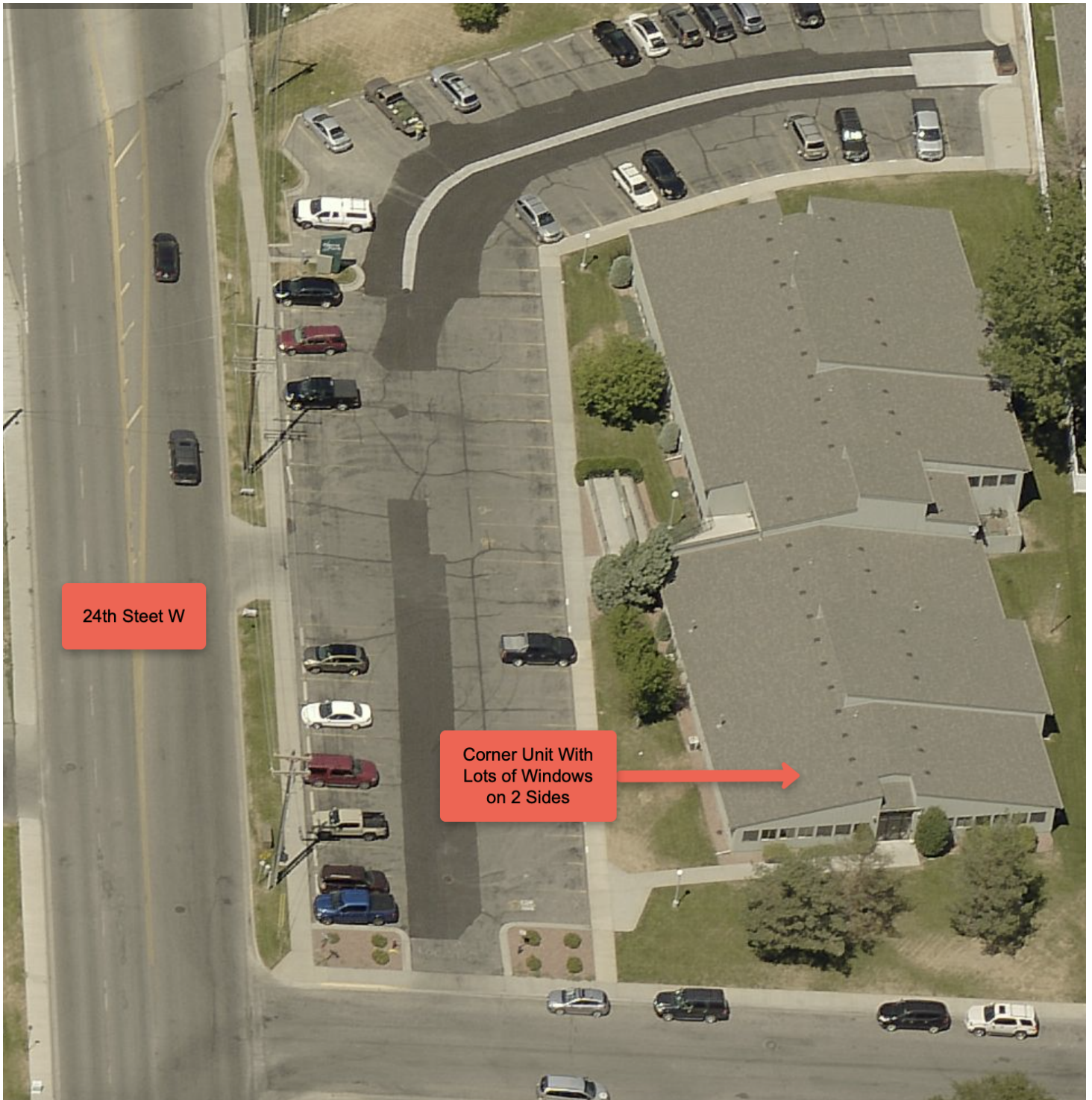
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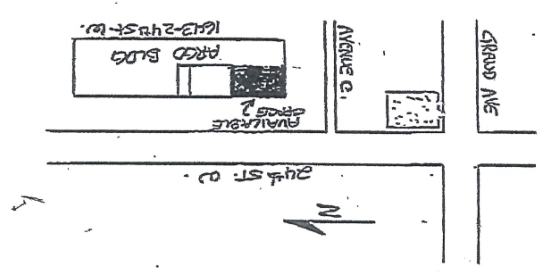
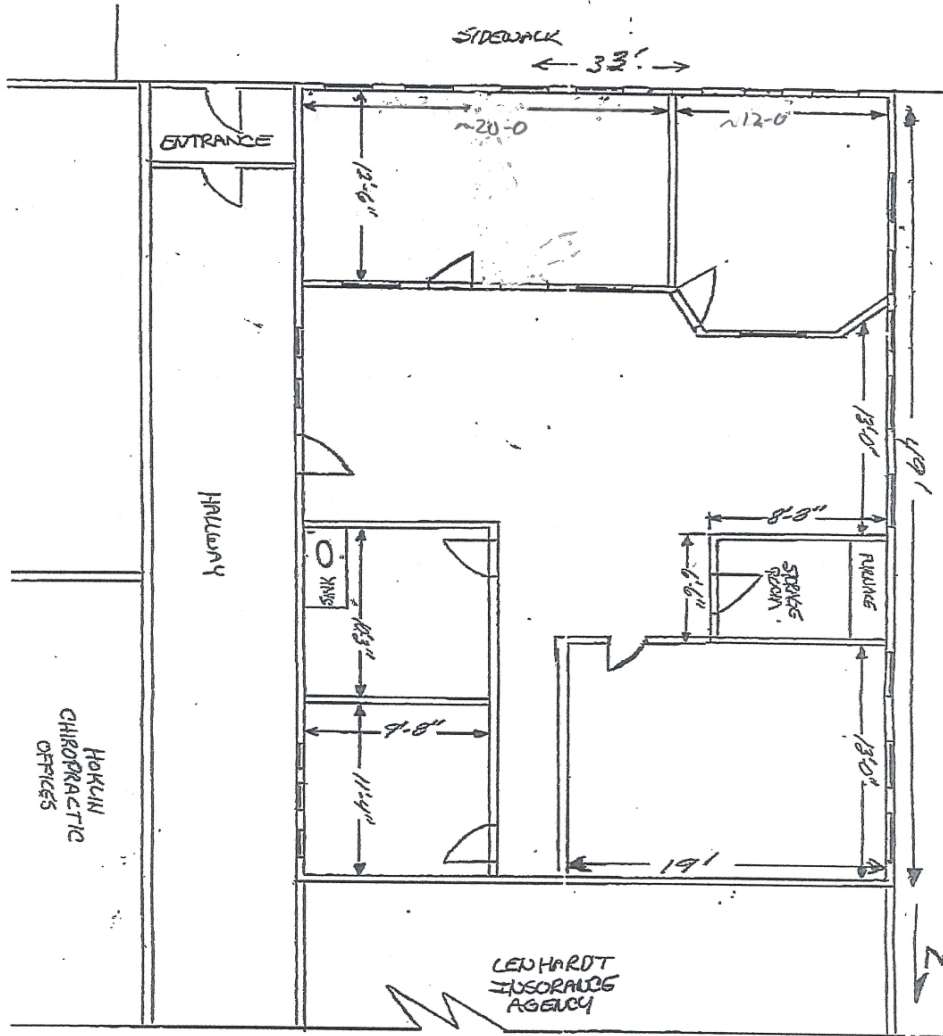
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1643-24th St W
Suite 210
(LOCATION)

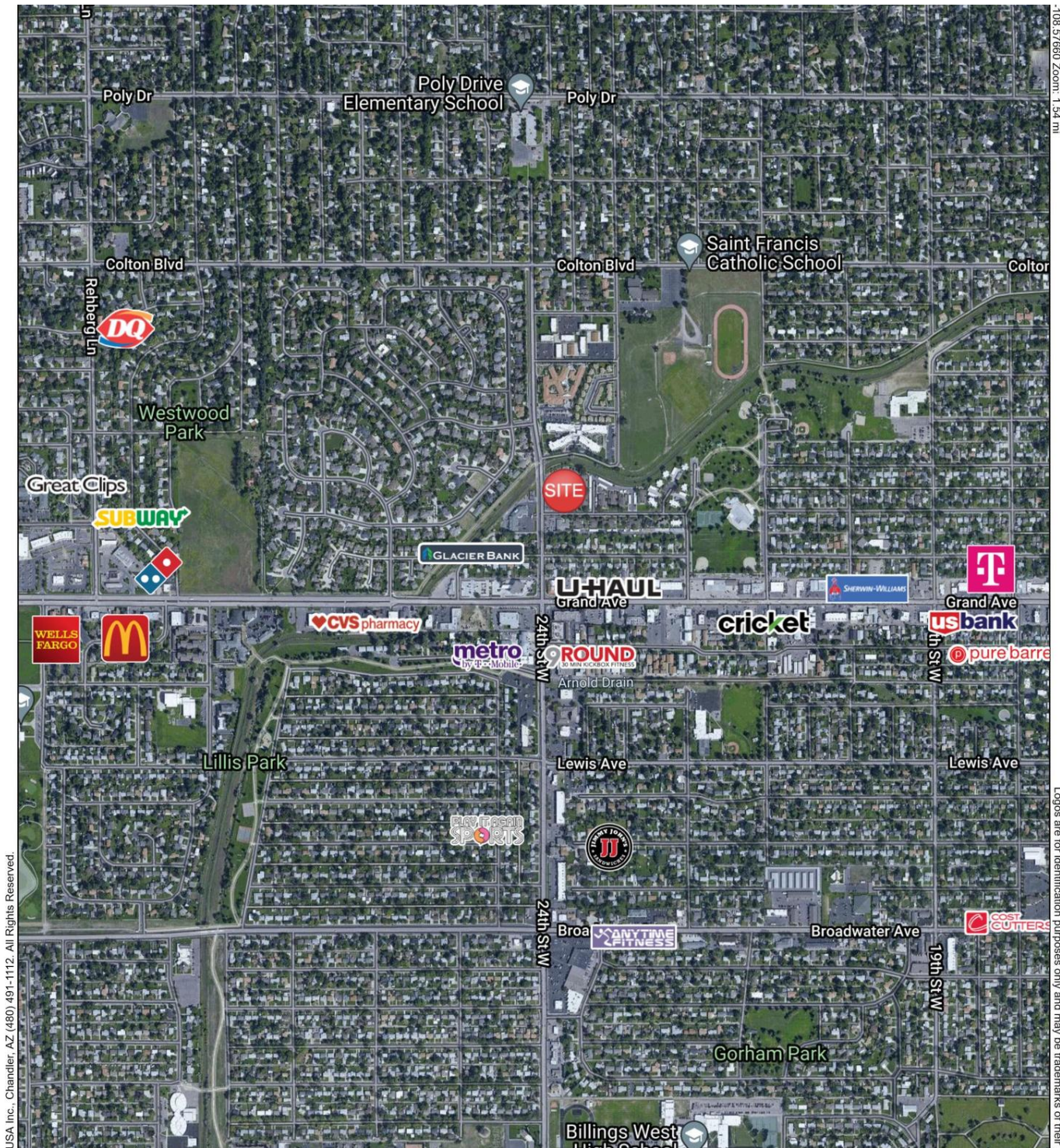
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-108.57660 Zoom: 1.54 mi

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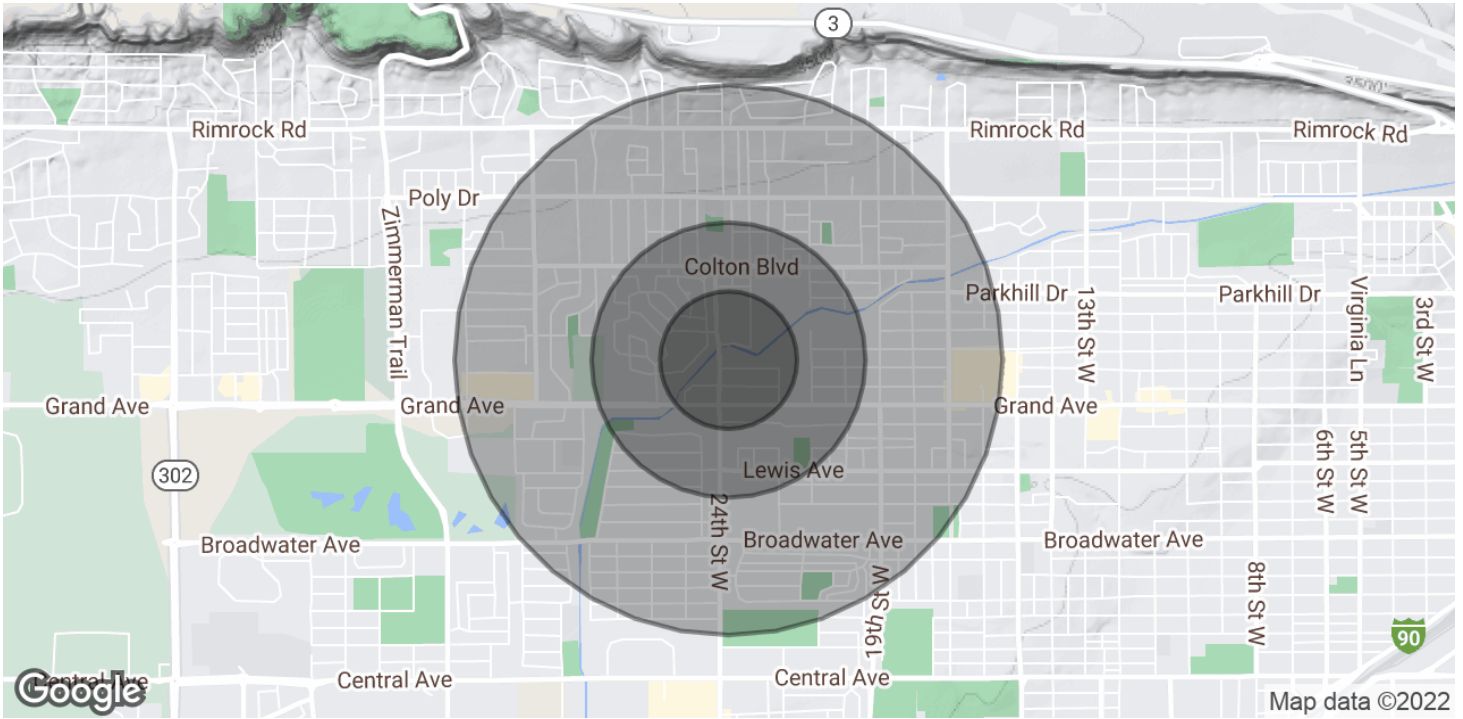
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	737	3,010	11,413
Average Age	44.4	44.5	45.7
Average Age (Male)	40.8	38.6	42.5
Average Age (Female)	45.1	46.3	47.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	344	1,460	5,496
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$117,854	\$100,815	\$92,880
Average House Value	\$276,667	\$262,449	\$255,728

* Demographic data derived from 2020 ACS - US Census

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