

# LEASE

## 3013 MONTANA AVE

3013 Montana Ave Billings, MT 59102

LEASE RATE

\$8.00 SF/yr



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

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## OFFERING SUMMARY

Building Size:	16,724 SF
Available SF:	2,500 - 16,000 SF
Lot Size:	9,750 SF
Zoning:	CBD-Central Business District

## PROPERTY OVERVIEW

- \*Redevelopment Property For Lease
- \*\$5-8 PSF NNN - Tenant Responsible for Buildout
- \*\$12-\$20 PSF NNN - Build to Suit
- \*Building consists of 4 Separate Spaces
- \*Space 1: 3,700 SF Retail Space with 2,000 SF Basement, 12 ft Ceilings & 10 ft Overhead Door in Alley
- \*Space 2: 2,500 SF Retail Space with 2,000 SF Basement and 12 ft Ceilings
- \*Space 3: 2,500 SF Retail Space
- \*Space 4: 4,000 SF 2nd Floor Office Space
- \*Building is Fully Sprinkled
- \*Ability to Add Rooftop Patios
- \*Traffic Count = 12,000 Cars Per Day
- \*Front Exterior Will Be Getting a Facelift to Create a More Modern Look
- \*Interior Retail Spaces are Perfect for a Modern Industrial Feel with Exposed Brick, Wood Beams and Spiral HVAC Ductwork
- \*Space Size is Flexible so Tenants Can Lease 2,500-16,000 SF

## OTHER RESOURCES

[3D Tour of Property](#)

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## LISTING OVERVIEW:

3013 Montana Ave is a downtown redevelopment project that will tastefully combine a historic 1908 building with modern industrial finishes to create a truly fun and unique building. With tall ceilings, exposed brick and large wood beams, this building would be ideal for a Restaurant, Brewery, Winery, Retailer, Art Gallery, Group Classes or any Professional Services Firm looking for a trendy space. Your customers & clients will know that they have arrived because the exterior remodel that is mixing brick, wood and steel is really going to make the building pop. Come find out what it looks like to custom design your dream downtown space!



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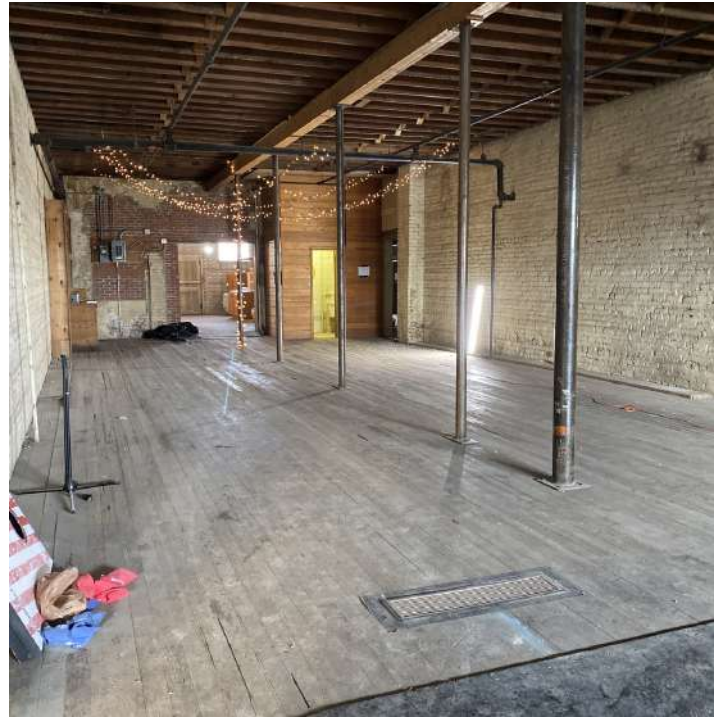


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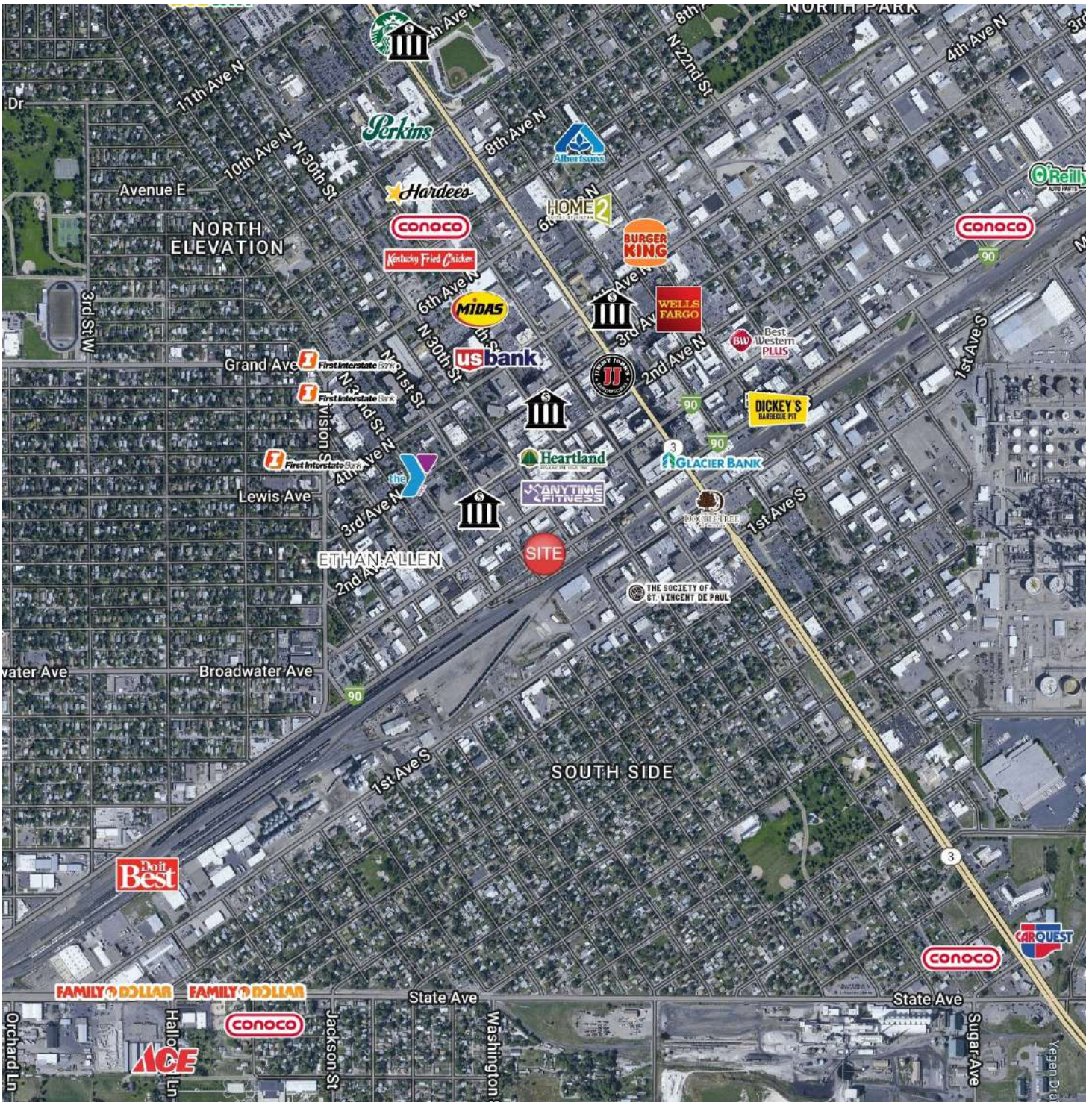


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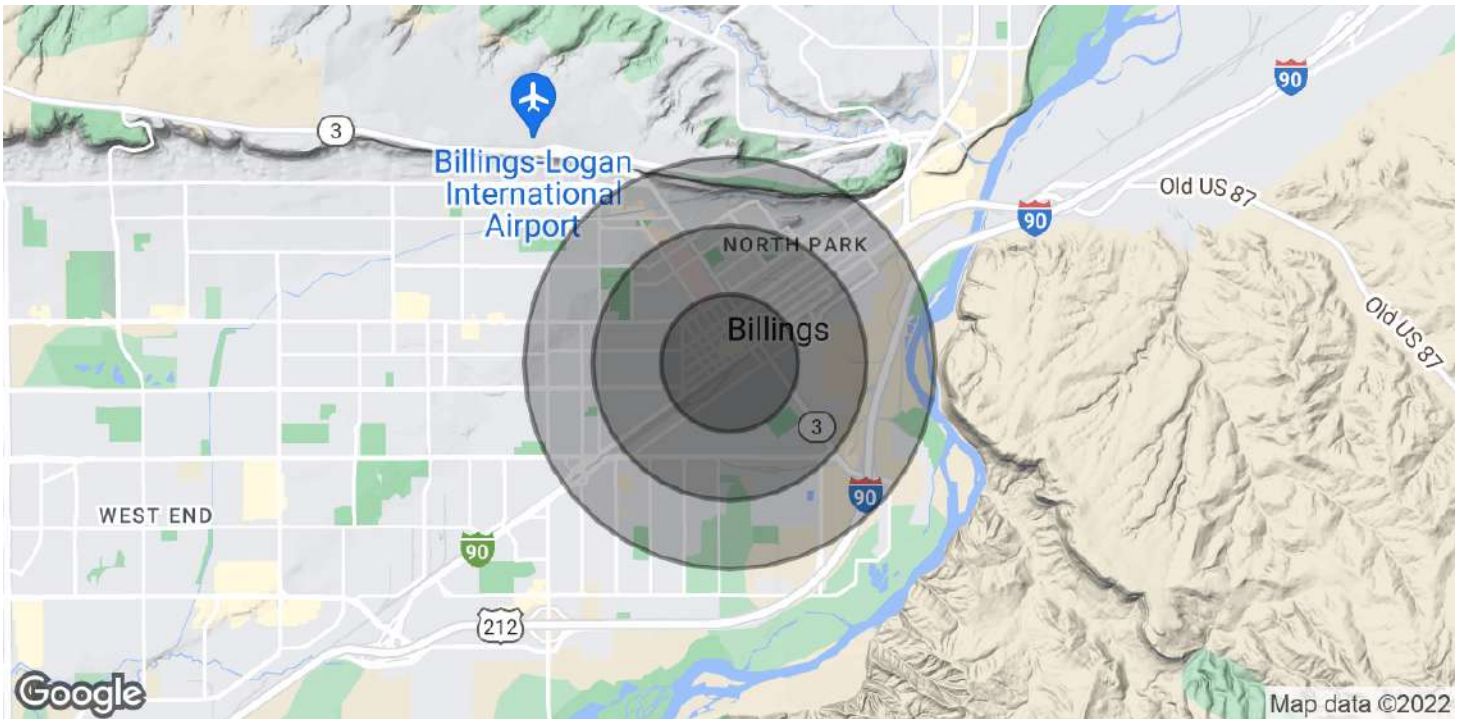


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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	2,318	9,826	20,870
Average Age	40.6	35.1	34.0
Average Age (Male)	38.4	32.6	32.4
Average Age (Female)	44.2	37.8	36.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	1,307	5,061	10,210
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$48,408	\$49,529	\$51,143
Average House Value	\$99,032	\$159,369	\$177,743

\* Demographic data derived from 2020 ACS - US Census

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