



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2702 MONTANA AVENUE SUITE 200

Billings, MT 59101

AVAILABLE SPACE

1,450 SF

LEASE RATE

*\$11.25/SF/YR

AREA

Prime location in Historic Downtown Billings.



CBCMONTANA.COM

OFFICE

Brian Williams

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



2702 MONTANA AVENUE SUITE 200

Billings, MT 59101



OFFERING SUMMARY

Available SF: 1,450 SF

Lease Rate: \$11.25 SF/yr (MG)

PROPERTY OVERVIEW

- *1,450 SF of Class A Office Space in Prime Location of Historic Downtown Billings
- *Perfect for Any Professional Business Looking to Start-Up, Relocate or Expand their Operation
- *\$11.25/SF/YR (\$1,360/Month) Includes All Occupancy Expenses EXCEPT Electricity (Avg. \$90/Month), Internet and Janitorial
- *Open Concept with a 225 SF Office "Area", 330 SF Conference Room and Plenty of Open Space to Design Own Layout
- *Current Tenant Houses 4-5 Employees & Utilizes the Conference Room As Such
- *Free 2-Hour Parking (8-10 Spaces) Just Outside Building, Along Montana Ave. Parking Garage Space Available Near Northern Hotel.
- *Elevator and Stair Access to 2nd Floor. Suite 200 Located Directly at Top of Stairs, Making it Easy for Clients to Find You

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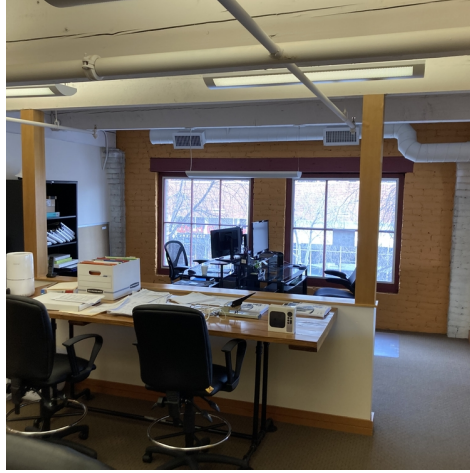
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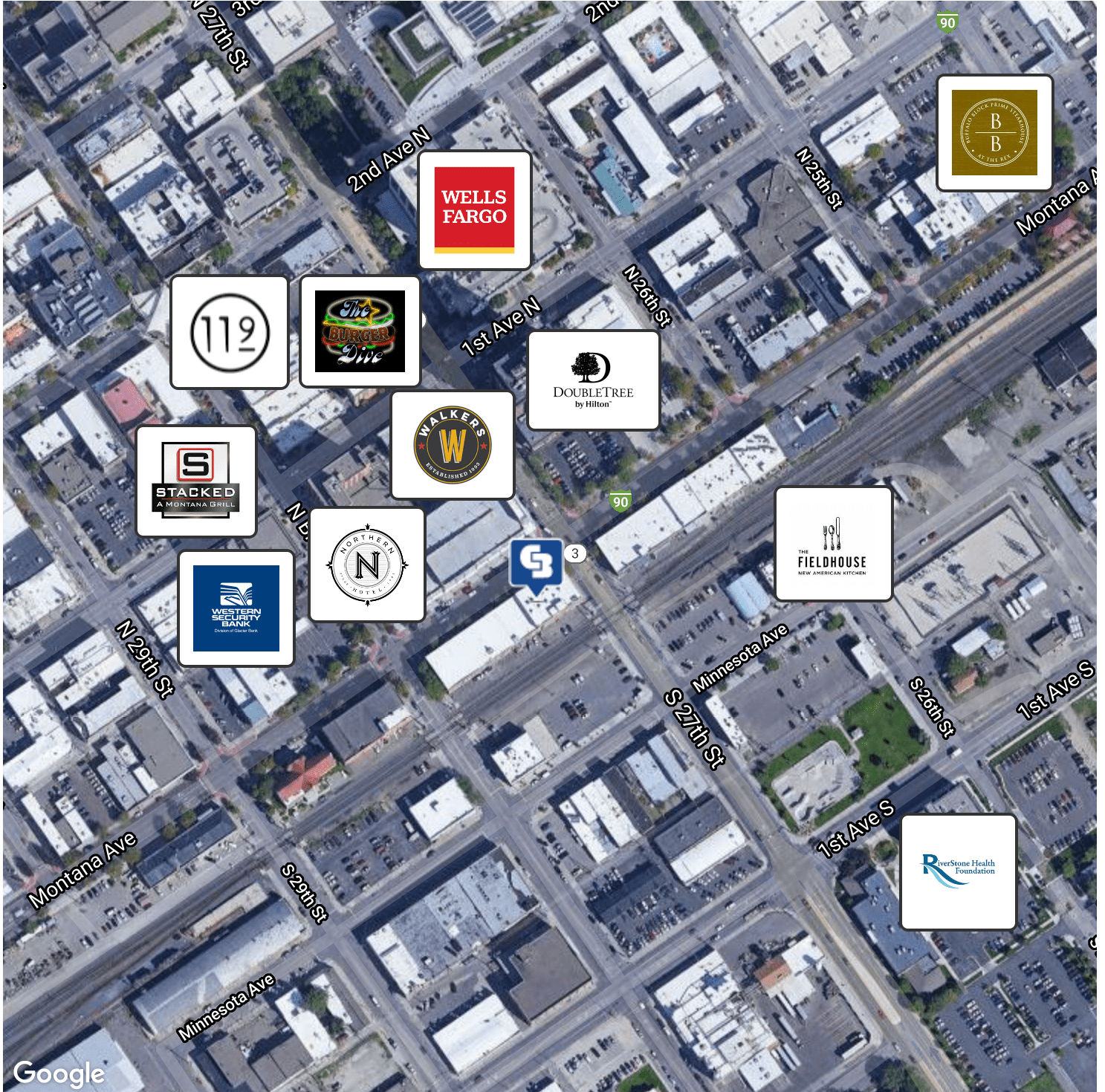
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