

# LEASE

## 1668 GLENEAGLES BLVD

1668 Gleneagles Blvd Billings, MT 59105

LEASE RATE                      \$1,750.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**  
406 781 6889

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## OFFERING SUMMARY

Building Size:	3,460 SF
Available SF:	1,000 SF
Lot Size:	14,400 SF
Year Built:	2008
Zoning:	NO-Neighborhood Office

## PROPERTY OVERVIEW

- \*1,000 SF Office Space for Lease
- \*PRICE REDUCED to \$1,750/mo (Utilities Included)
- \*Reception, 2 Offices, 2 Work Stations and Private Bathroom
- \*Class A Office Spaces in Billings Heights
- \*Signage Opportunity on the Building
- \*Zoned Neighborhood Office

## LOCATION OVERVIEW

Class A office spaces for lease in Billings Heights. Built in 2008 with tasteful finishes, this office space would be very comfortable for an insurance agent, real estate office, financial services and any other professional services firm that needs a professional office space.

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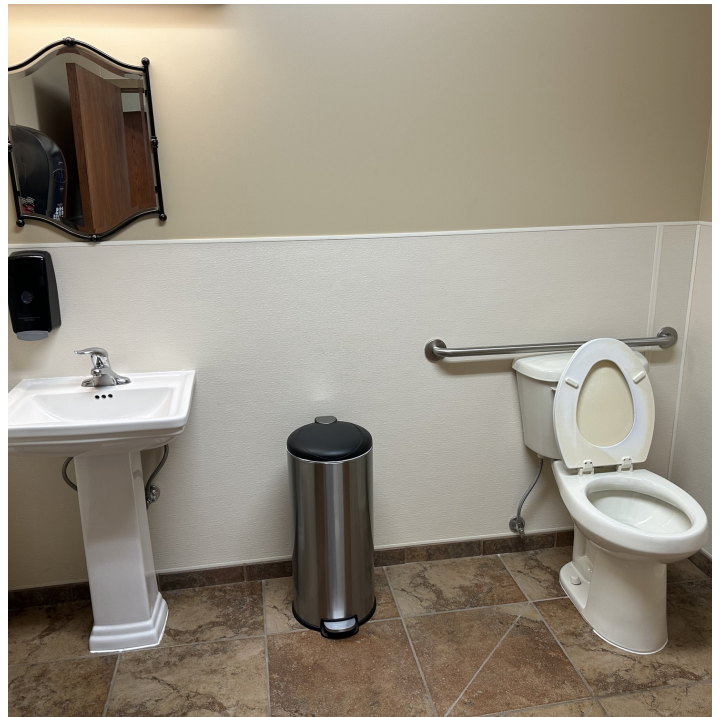
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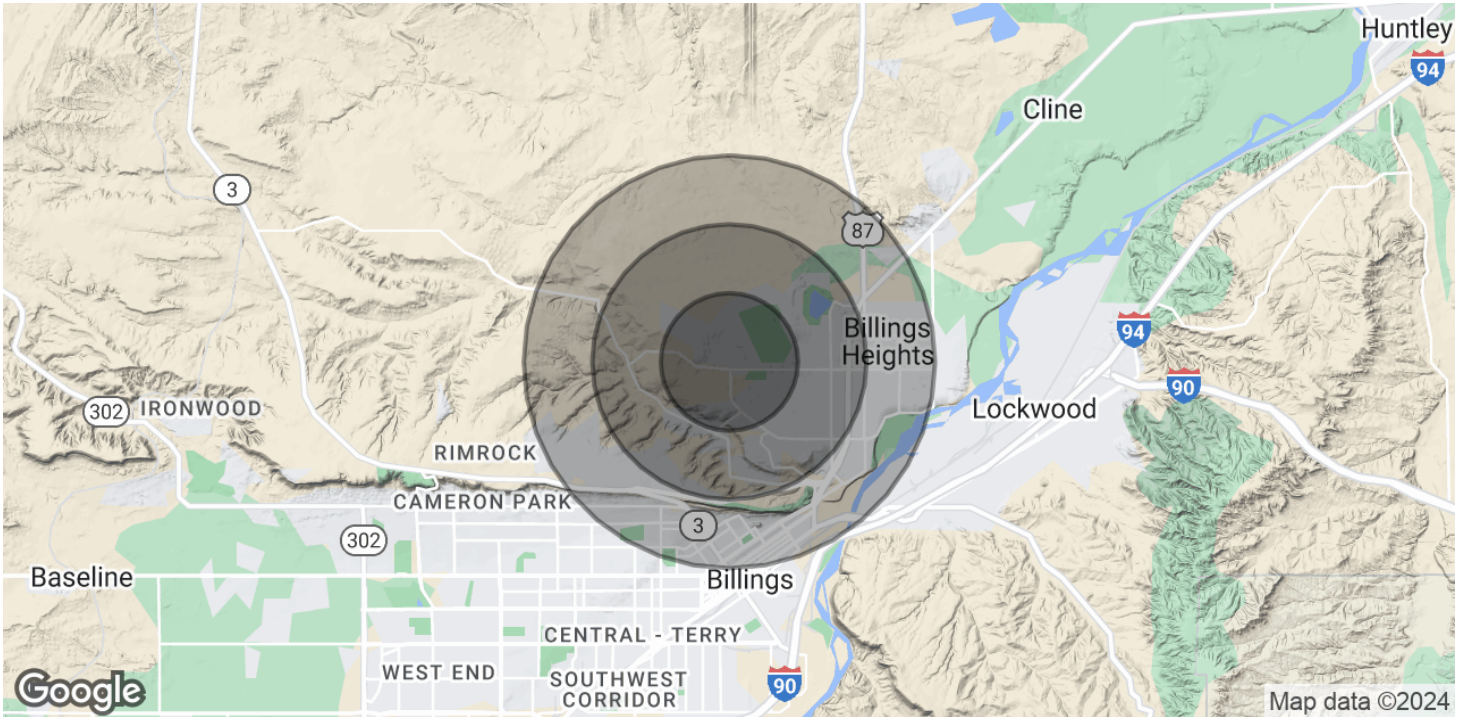
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,721	14,954	31,743
Average Age	34.7	37.8	35.5
Average Age (Male)	32.7	37.3	35.5
Average Age (Female)	38.3	38.2	36
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,380	6,713	14,460
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$77,008	\$76,429	\$68,761
Average House Value	\$234,215	\$217,223	\$224,832

2020 American Community Survey (ACS)

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