

# LEASE

2500 GRAND AVE, SUITE Q

Billings, MT 59102



## PROPERTY DESCRIPTION

2500 Grand Avenue Suite-Q offers a high visibility multiuse space which is ideal for any business that desires an office or retail configuration accompanied by a large functional warehouse. The retail entrance leads into a show room/reception area followed by a private office, kitchen, bathroom and an additional area that could be a breakroom, second office or storage. Washer/dryer hookups are also available inside the building. The warehouse space includes two spacious rooms with high ceilings and 10ft garage doors. This is the perfect "flex space" for any business in the tech, retail logistics or service industries; Or for those who find that they simply need additional space to accompany their office or storefront operations. There are endless possibilities for this ideally located retail/shop space. Come take a look - Opportunities like this are rare on this side of town!!!

## PROPERTY HIGHLIGHTS

- 2,500 SF of retail/showroom and warehouse space
- Monument signage on Grand Avenue with a traffic count of 18,200 per day
- Retail space includes a show room/reception area, private office, kitchen and bathroom
- Temperature controlled warehouse space including two 10ft garage doors, work benches and 12 ft ceilings
- Ample off-street parking is available
- \$8/SF NNN
- NNN Estimated at \$4.00/SF

## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	2,500 SF

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# EXTERIOR

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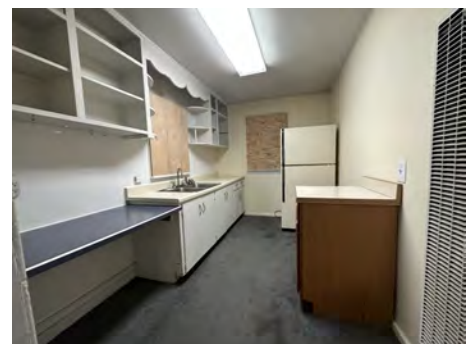
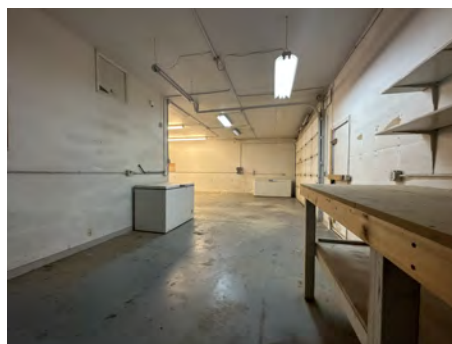
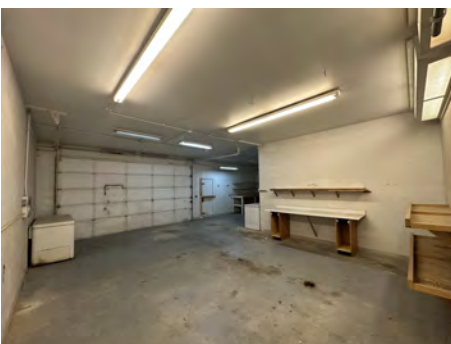
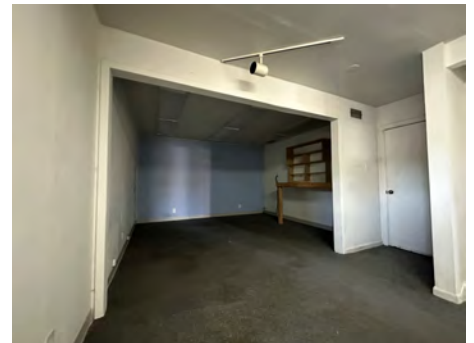
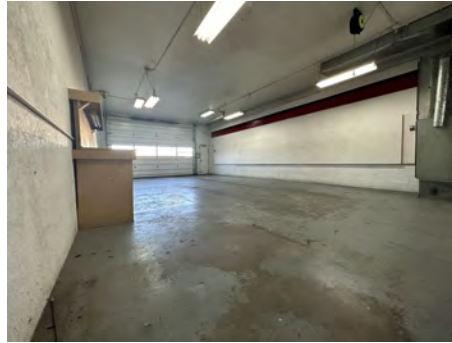
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# INTERIOR

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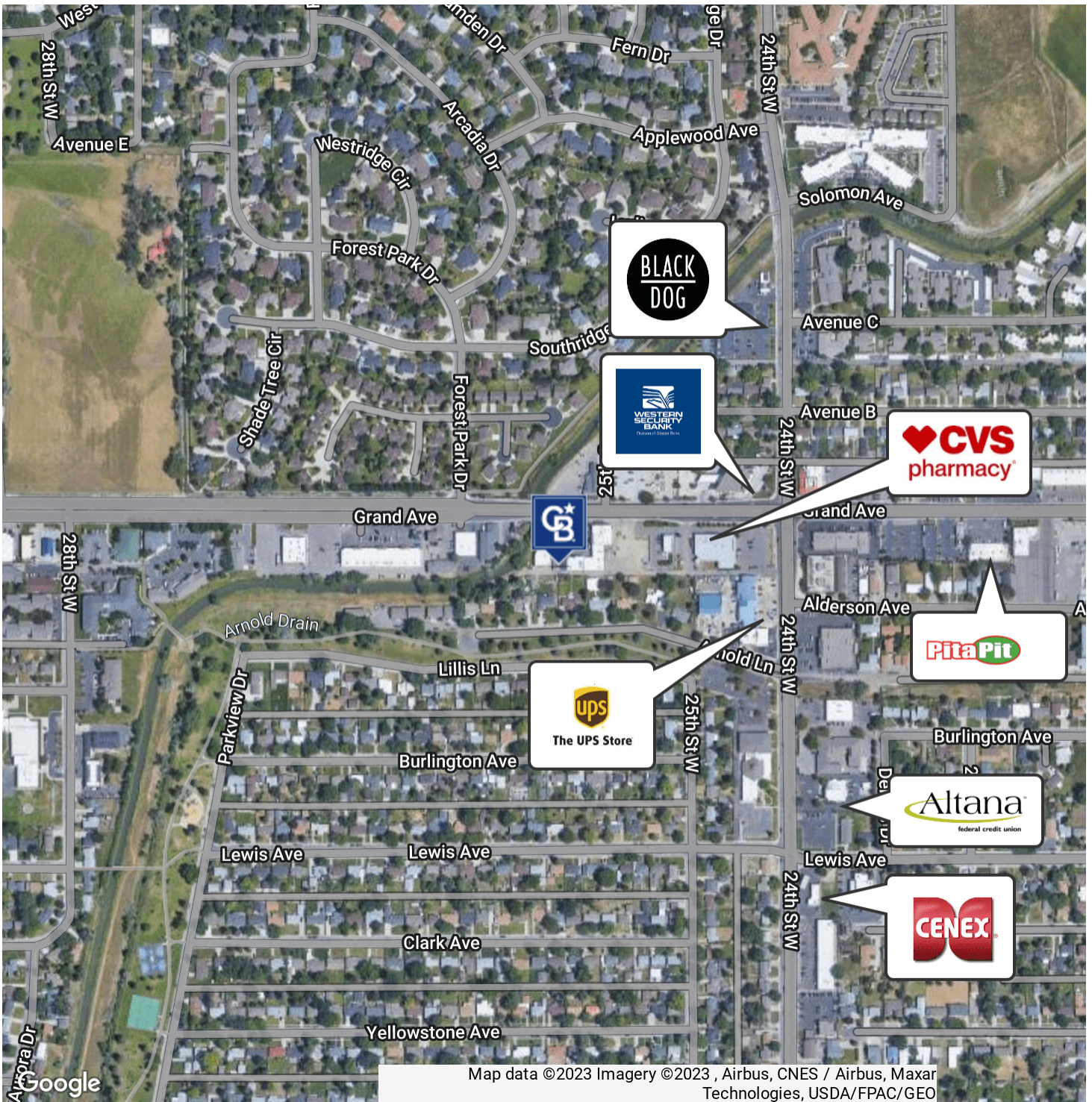
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# RETAILER MAP

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