

LEASE

2331 LEWIS AVENUE

2331 Lewis Avenue Billings, MT 59102

LEASE RATE \$495.00 - \$2,950.00 per month



**COLDWELL BANKER
COMMERCIAL**
CBS

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Lease Rate

**\$495 - \$2,950
PER MONTH
+ UTILITIES**

OFFERING SUMMARY

Building Size:	2,208 SF
Total Available Size:	1,550 SF
Lot Size:	13,978 SF
Year Built:	1955
Renovated:	2023
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

1,550 SF in total Newly Renovated Office Building
Can be Leased as 1 Large Space or 3 Separate Private Office Spaces
Lease Rate from \$495 to \$2,950/mo + Utilities
4 Private Offices can be Leased together or Separately
1 ADA Bathroom
1 Non-ADA Bathroom
Large Reception
Very Large Conference Room (Could be Split into 2 Offices)
Kitchenette
Printer/Storage Area/Break Room
Zoned Neighborhood Office
Ideal West End Location
Abundance of Parking
\$18.84 PSF NNN
NNN Estimated at \$4 PSF

OTHER RESOURCES

[View Virtual Tour of Building](#)

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UPGRADES INCLUDE

- New Siding – Natural Wood and Corrugated Metal
- New Windows
- New Sidewalk Including ADA Ramp into the Building
- New Gutters
- New Plumbing
- New Electrical
- New HVAC
- New Paint
- New LVP Flooring
- New Interior Doors 36" Wide to Meet ADA Code
- New Bathrooms
- New Kitchenette
- New LED Lighting
- New Low Voltage Cabling Run Throughout for Phone/Internet Wall Jacks

LISTING OVERVIEW:

2331 Lewis is a Class A Office Building Redevelopment on the west end of Billings, MT with 100% new finishes on the inside and out. This newly renovated office building boasts large, comfortable offices and excellent space design to ensure that you are only paying for usable space. Conference room has the ability to be split to provide up to 6 private offices if a tenant does not need a large conference room. This office space would be ideal for accountants, attorney's, engineers, insurance agents, counselors, medical practitioners or any professional looking for attractive office space in a convenient west end location.

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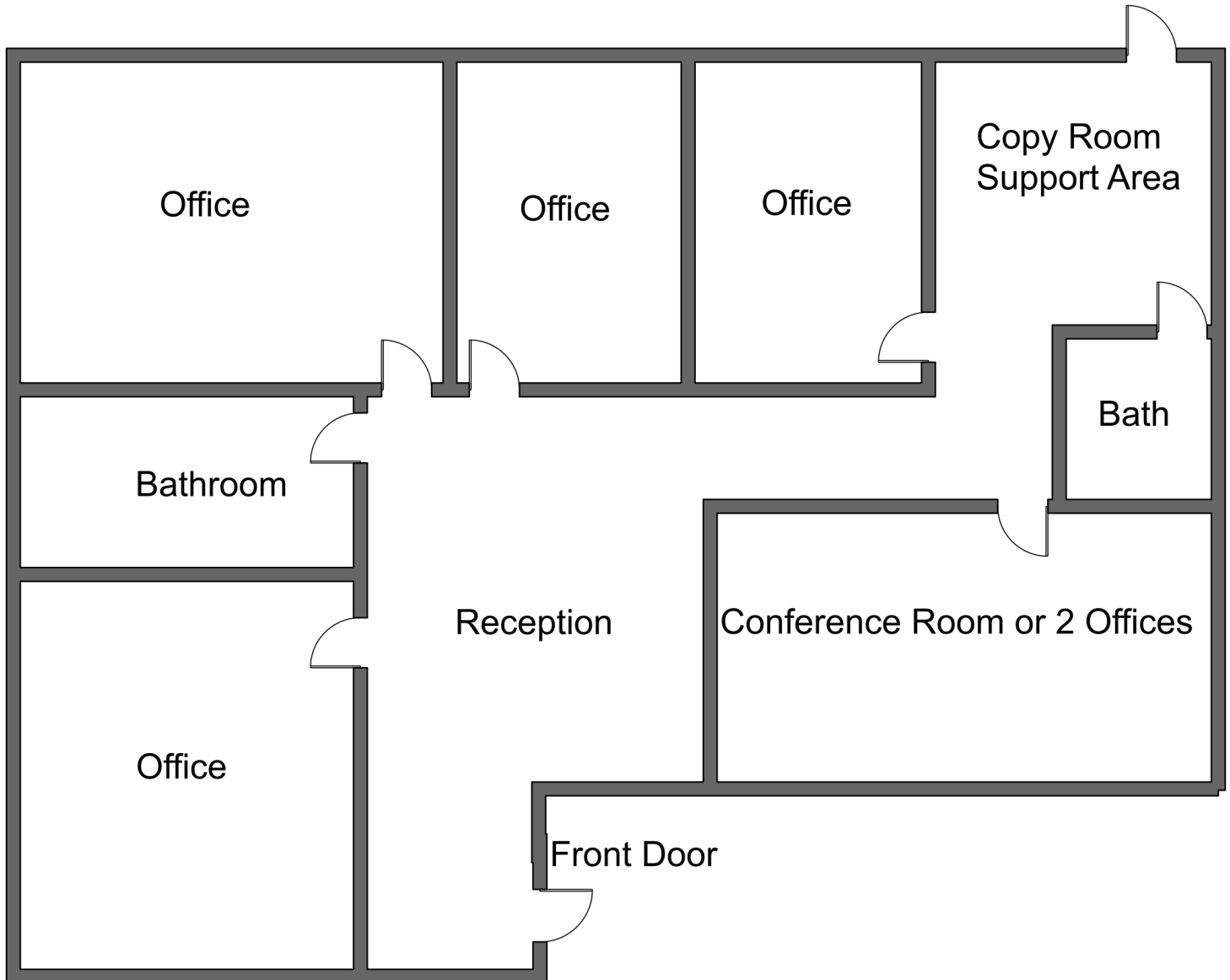
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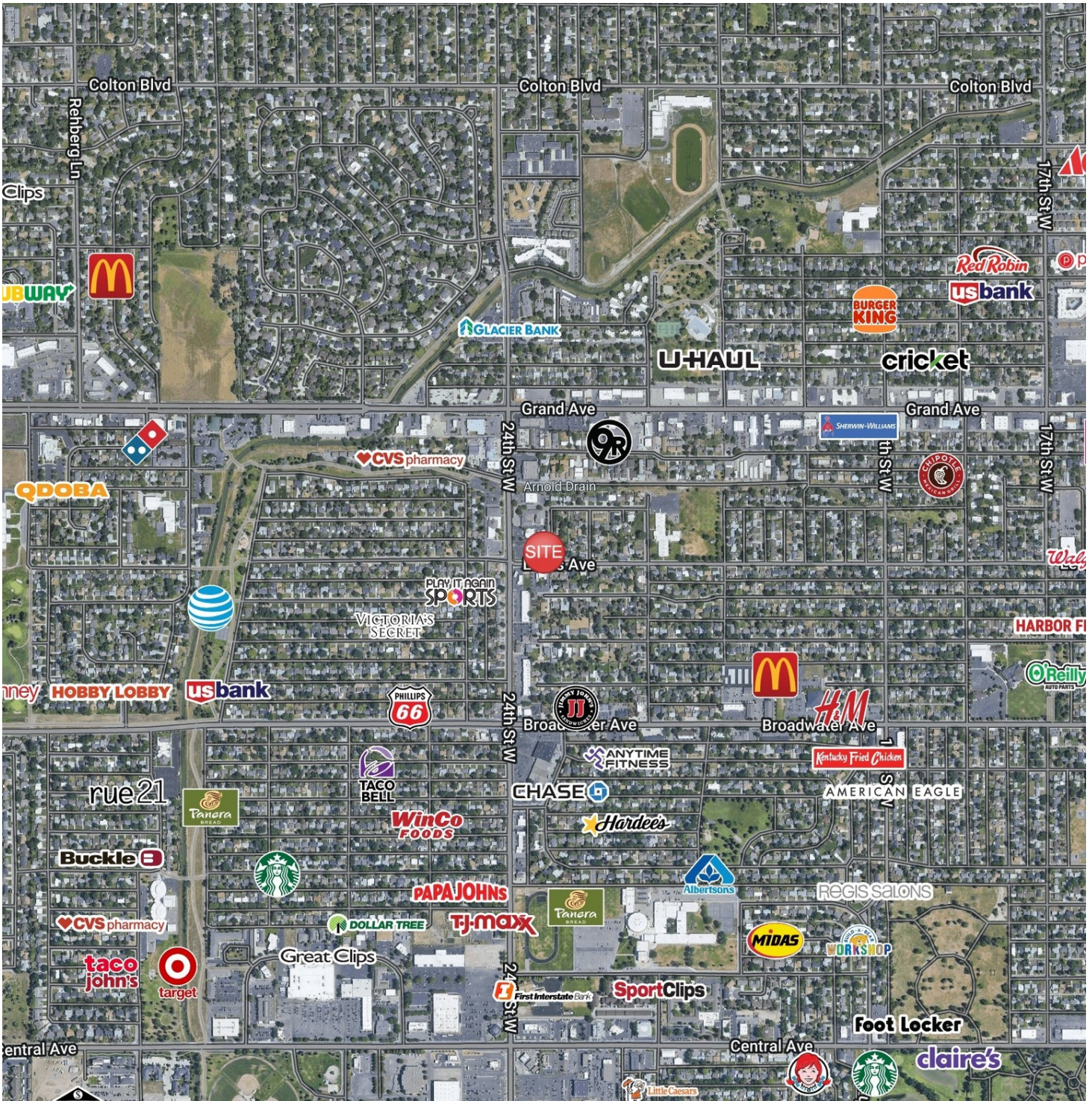


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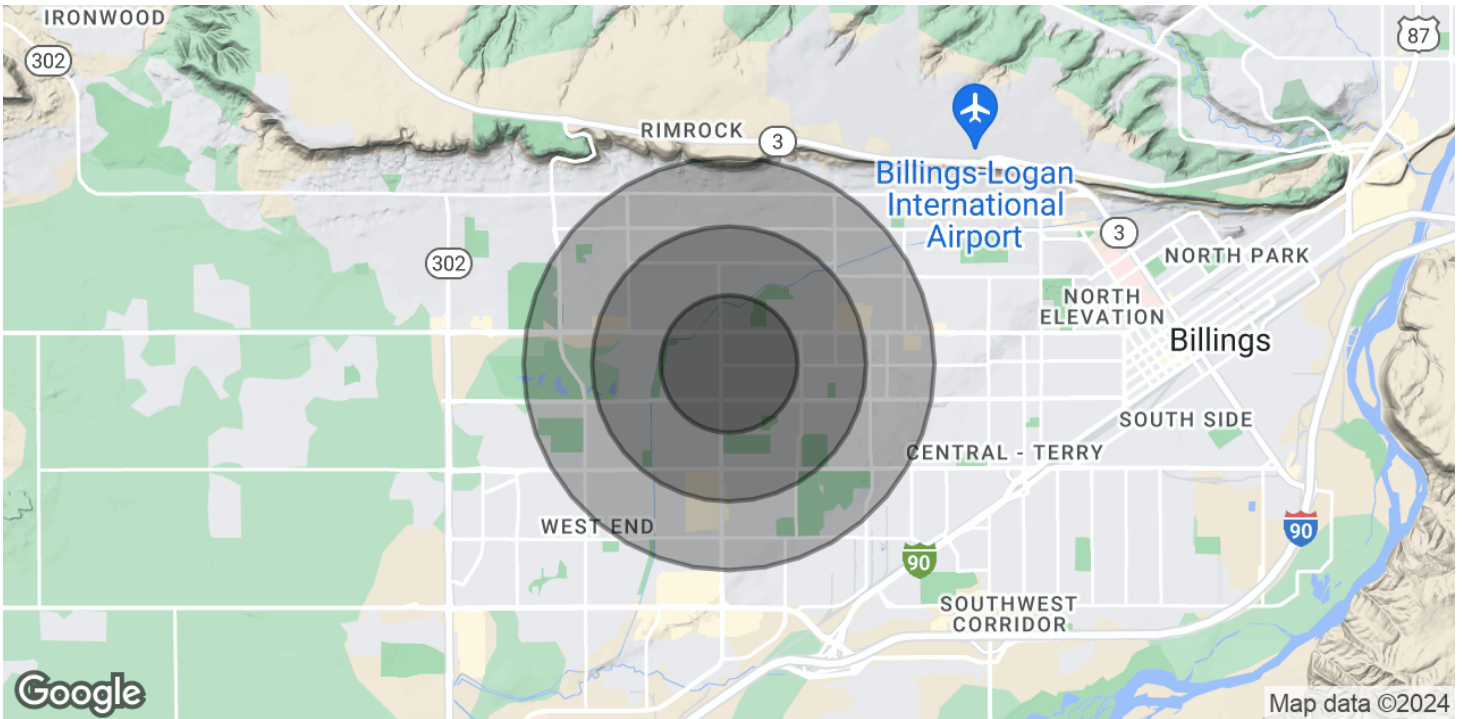


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,035	10,879	24,288
Average Age	41.1	43.7	43.6
Average Age (Male)	38	39.8	40.7
Average Age (Female)	43.2	45.9	45.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,457	5,314	11,817
# of Persons per HH	2.1	2	2.1
Average HH Income	\$85,556	\$80,213	\$79,860
Average House Value	\$229,486	\$233,875	\$235,447

* Demographic data derived from 2020 ACS - US Census

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