

# LEASE

## SOLAR PLAZA

2108 Broadwater Ave, Ste 310, Billings, MT 59102



**LEASE RATE**            \$975 per month  
**SIZE**                      756 sf

**Nathan Matelich, CCIM**  
(406) 781-6889

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**\$975.00  
PER MONTH**

### OFFERING SUMMARY

Building Size:	23,316 sf
Available SF:	756 sf
Lot Size:	31,905 sf
Year Built:	1980
Zoning:	NO-Neighborhood Office

### PROPERTY OVERVIEW

- \*756 sf Office Space for Lease
- \*\$975/mo (Utilities and Internet Included)
- \*Large open reception/meeting area
- \*2 small offices
- \*2 private balconies
- \*Luxury Plank Vinyl Flooring
- \*Recently Renovated Common Area Restrooms
- \*Tons of Natural Lights from Windows

### LOCATION OVERVIEW

West End Billings landmark office complex with multiple separate office suites for lease ranging from 220 to 750 sf. Solar Plaza gets its name from the 180 original solar panels that are mounted on the south side of the building to provide ancillary heat during the winter months. Many recent improvements include HVAC, luxury vinyl plank flooring, LED lighting, updated restrooms and new paint. If you are looking for a quiet and professional space to work with private balconies, vaulted ceilings, great lighting, sky lights and tranquil garden areas, this is the right office complex for you! Owner is a licensed real estate agent in the State of Montana.

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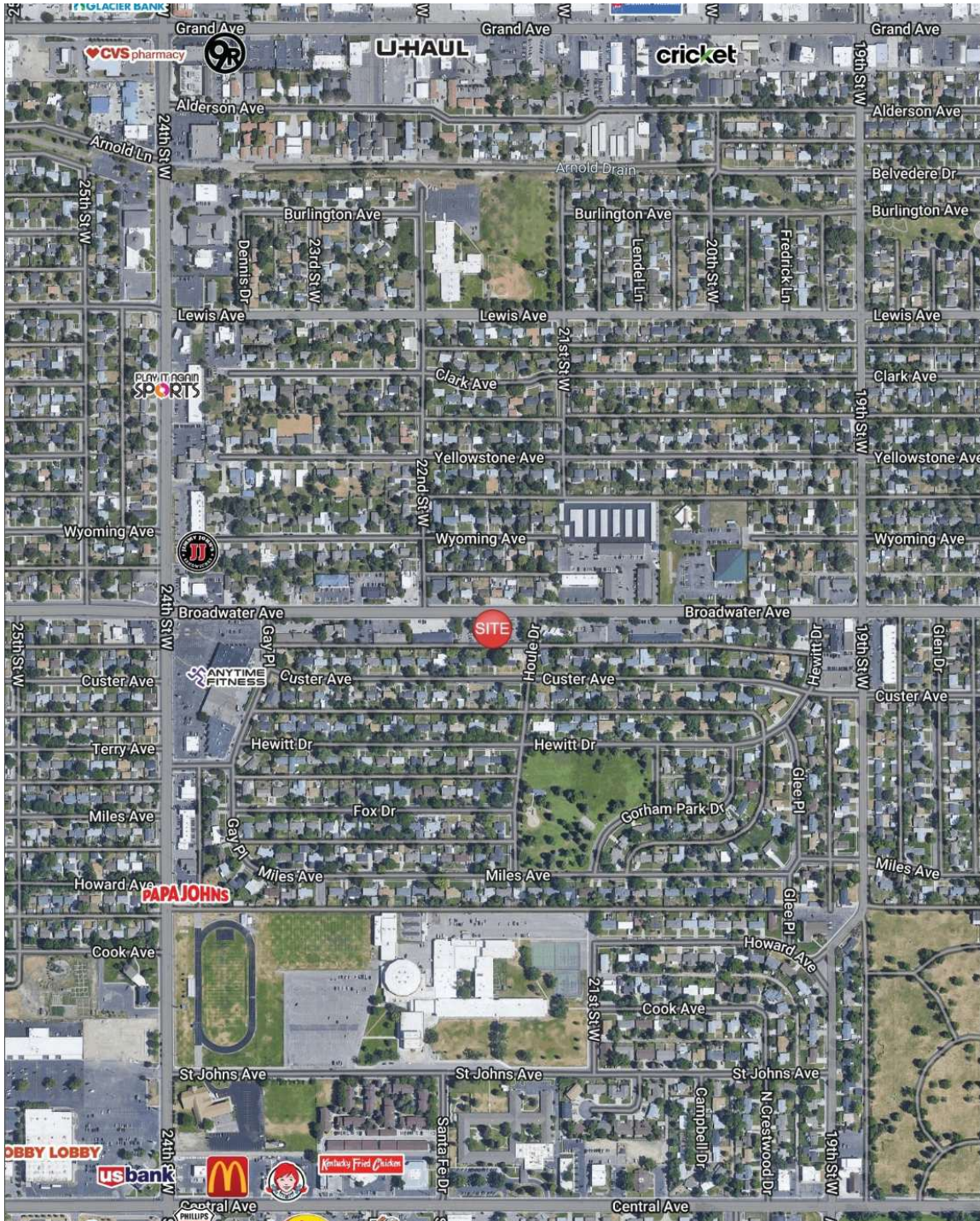
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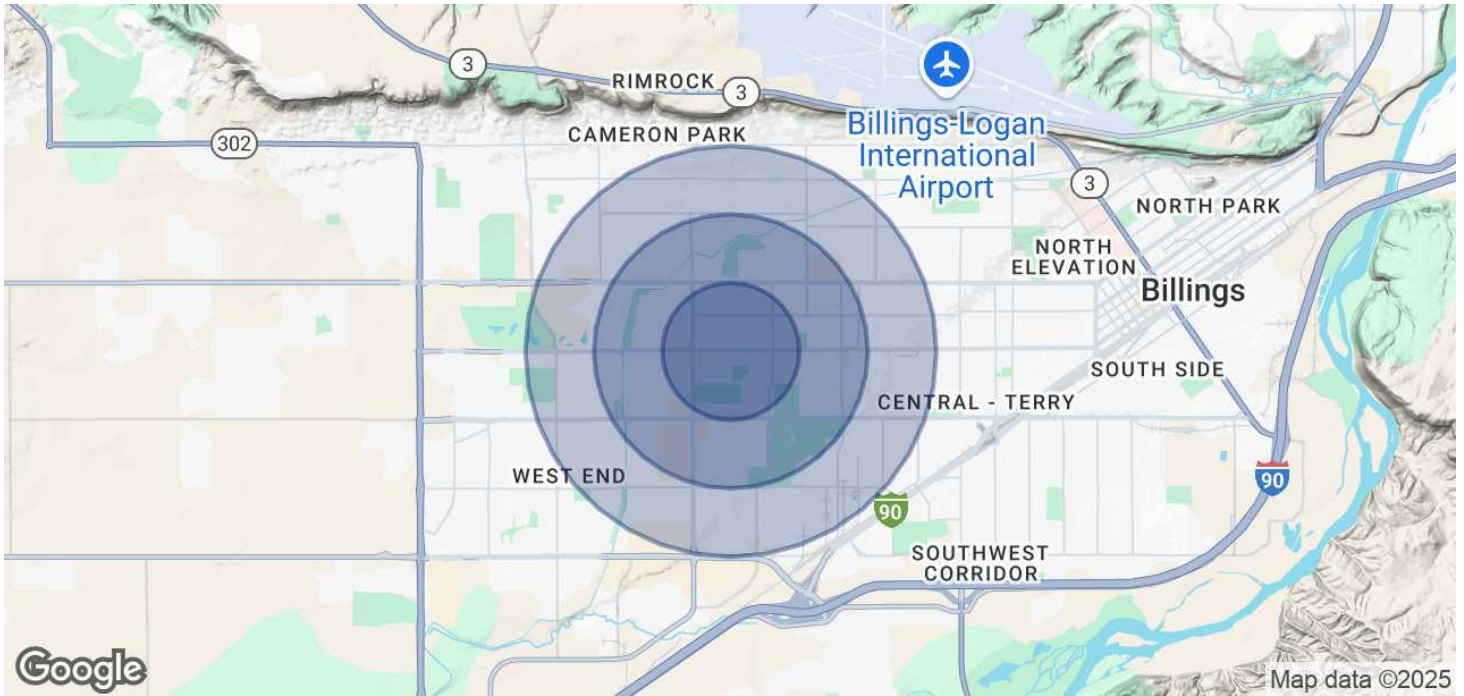
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	2,787	10,643	23,661
Average Age	39.5	42.3	42.4
Average Age (Male)	34.6	39.1	39.1
Average Age (Female)	43.7	44.6	44.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	1,367	5,248	11,707
# of Persons per HH	2	2	2
Average HH Income	\$55,489	\$74,317	\$75,237
Average House Value	\$202,612	\$216,379	\$224,004

2020 American Community Survey (ACS)

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