

LEASE

2223 MONTANA AVE

2223 Montana Ave Billings, MT 59101



LEASE RATE

\$1,495.00 - \$7,878.00 per month

Nathan Matelich, CCIM
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Lease Rate

**\$1,495.00 -
\$7,878.00
PER MONTH**

OFFERING SUMMARY

Building Size:	24,075 SF
Available SF:	1,442 - 4,680 SF
Lot Size:	9,428 SF
Zoning:	CBD – Central Business District

PROPERTY OVERVIEW

- *Multiple suites available ranging from 1,442 - 4,680 SF
- *Monthly lease rates from \$1,495 - \$7,878/month
- *Multiple suites available each with unique characteristics to satisfy a wide range of businesses
- *Potential uses include Office, Retail, Restaurant and Industrial
- *Historic building boasting old world charm coupled with modern high-end industrial finishes
- *Highly desirable downtown location offering clients and customers a wide variety of entertainment opportunities
- *Dedicated parking
- *Pricing ranges from \$8.29 - \$16.00 SF NNN
- *NNN estimated at \$4.15 SF
- *Zoned CBD – Central Business District
- *Total building square footage is 24,075 SF

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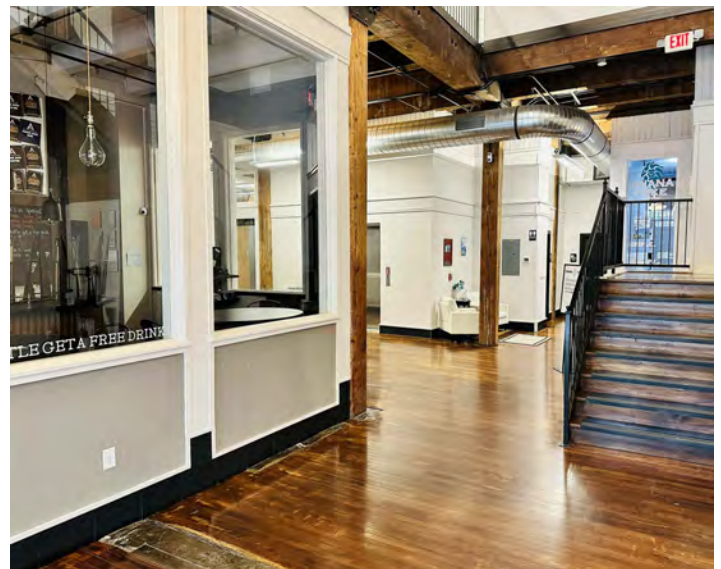
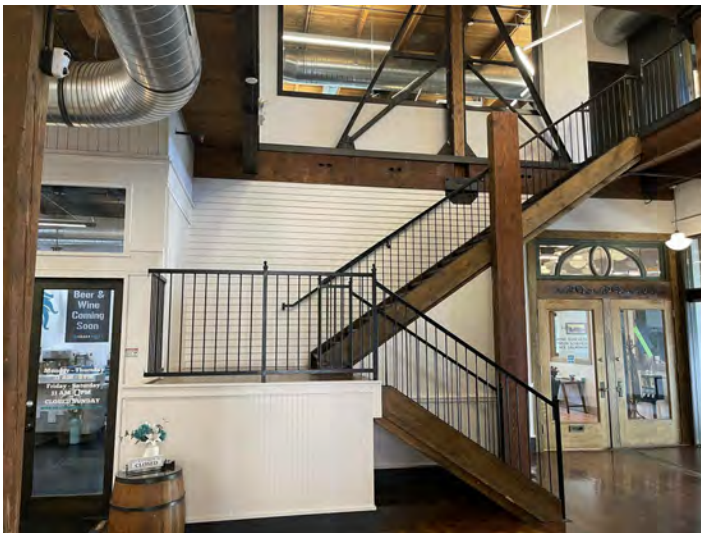
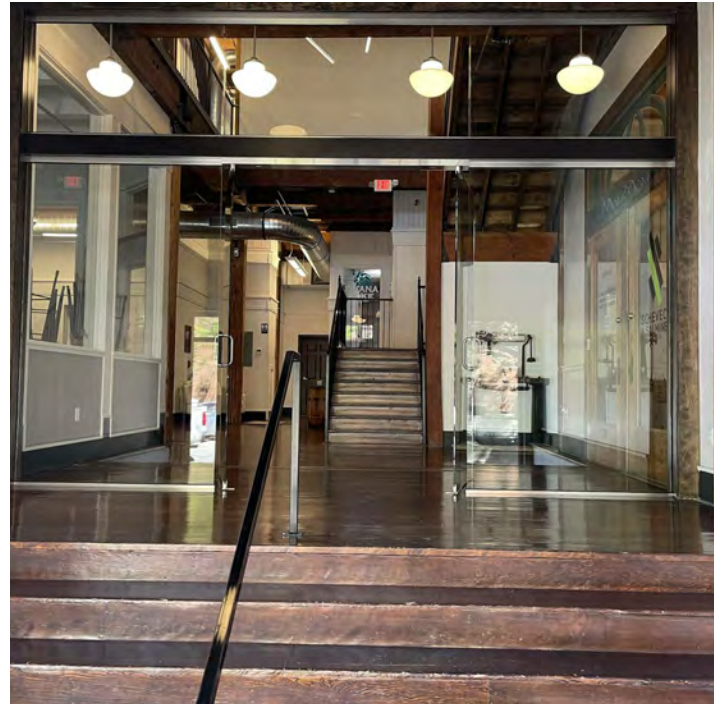
LISTING OVERVIEW

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LISTING OVERVIEW:

This historic building offers unparalleled class with contemporary industrial finishes. The building is ideally situated downtown offering clients, customers and employees a wide array of amenities including entertainment, shopping, restaurants and breweries. The recent renovations were meticulously planned and flawlessly executed to ensure that each aspect of the buildings traditional architecture was not only left intact, but perfectly highlighted to retain its vintage charm. Additionally, the high-end industrial style finishes compliment the antiquated elements of the structure providing the perfect balance of old and new.

Major tenants include Griffin Development, The Asylum Distillery and Stahly Engineering. Multiple suites are available to accommodate a wide range of businesses.



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STE 103

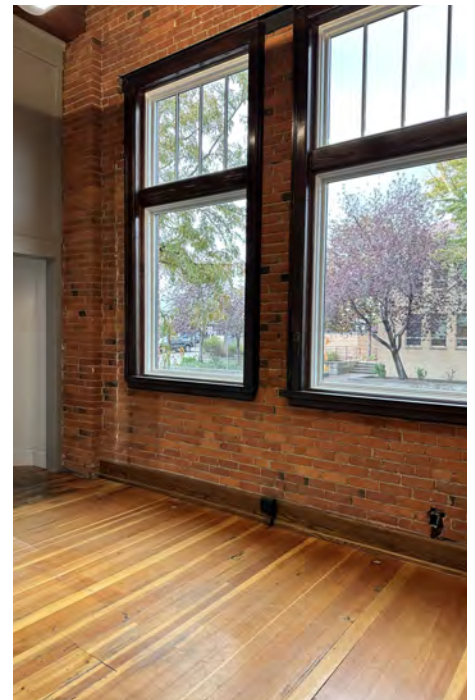
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SUITE 103

1,750 SF of professional office space offered at \$2,647/month (+ utilities). The space includes four private offices, a common area and reception. This suite is equipped with high wood-beamed ceilings, custom wood framed windows & doors along with brick accented walls.

This space would be ideal for any professional service industry provider such as a law firm, CPA, Clinical therapists, etc.

Base rent is \$14.00 SF plus \$4.15 NNN.



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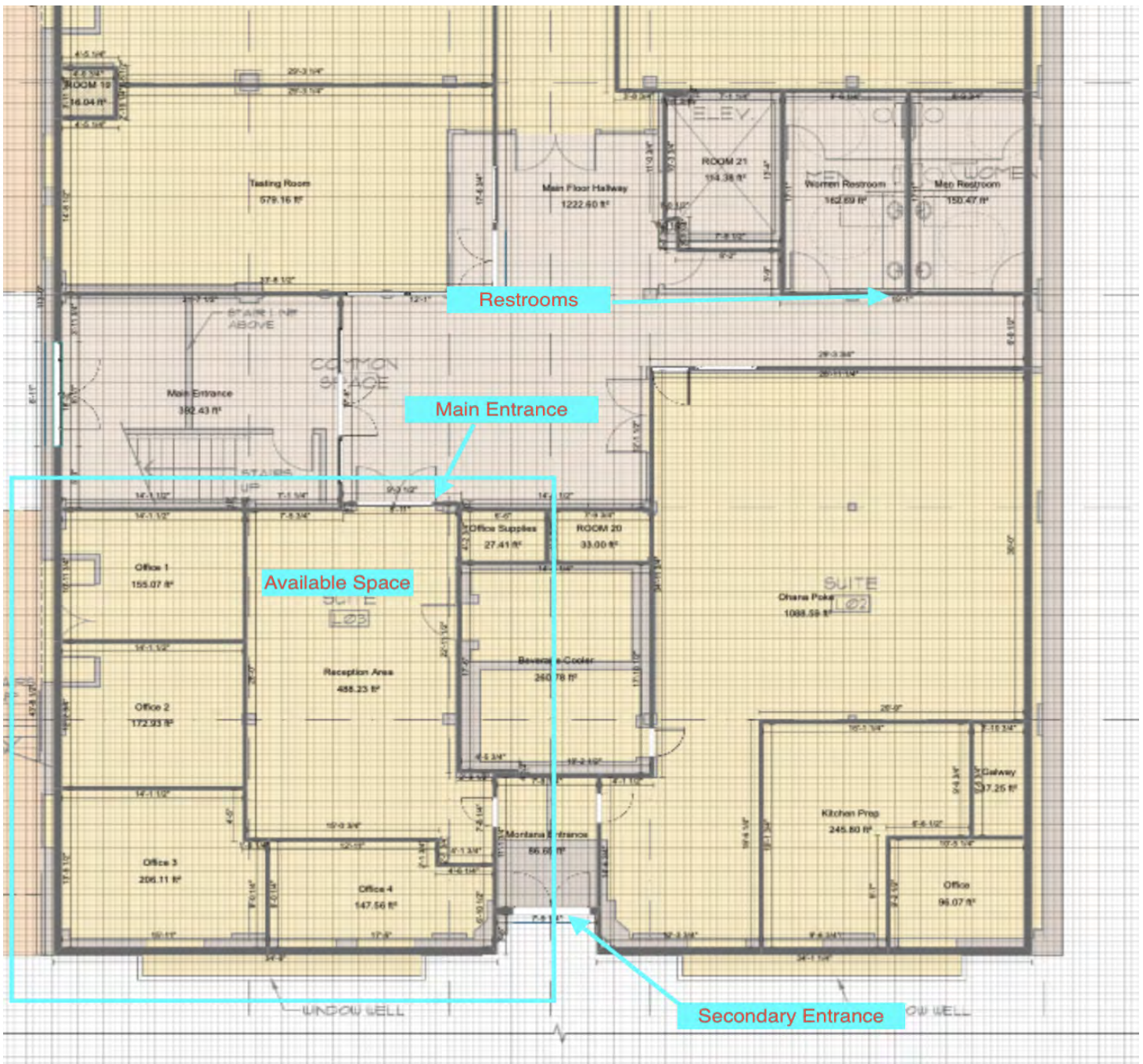


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STE 103 FLOORPLAN

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STE 104

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SUITE 104

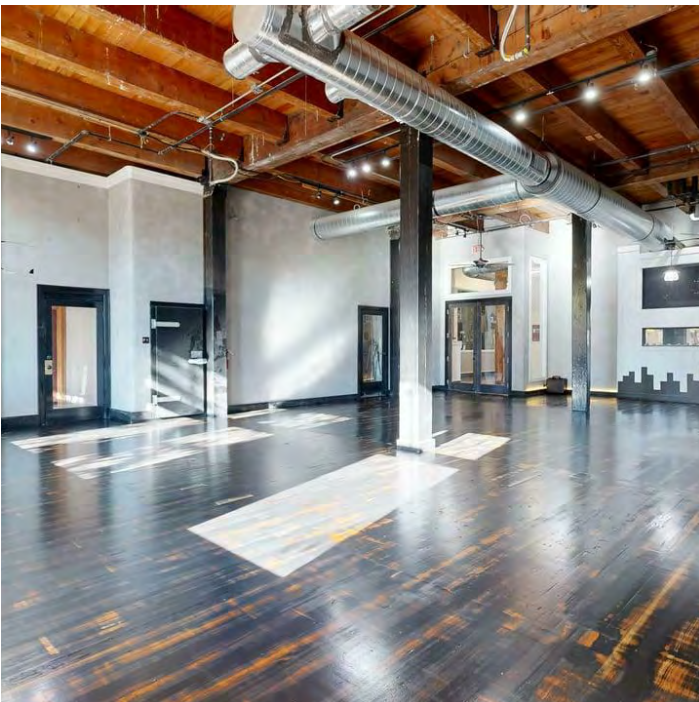
This versatile 1,750 SF suite offers an expansive open-concept layout ideal for a variety of business types—including professional services, entertainment, retail, or creative uses.

Formerly a restaurant space, it has been transformed into a modern-industrial environment featuring rich, custom-stained wooden floors, exposed ceiling elements, and neutral tones ready for your vision. The layout provides flexibility for an open workspace, showroom, or custom build-out to meet your specific needs.

Whether you're looking for a sleek client-facing environment or a large collaborative area, this space delivers both functionality and style in a prime location.

VISUAL MEDIA

360° VIRTUAL TOUR



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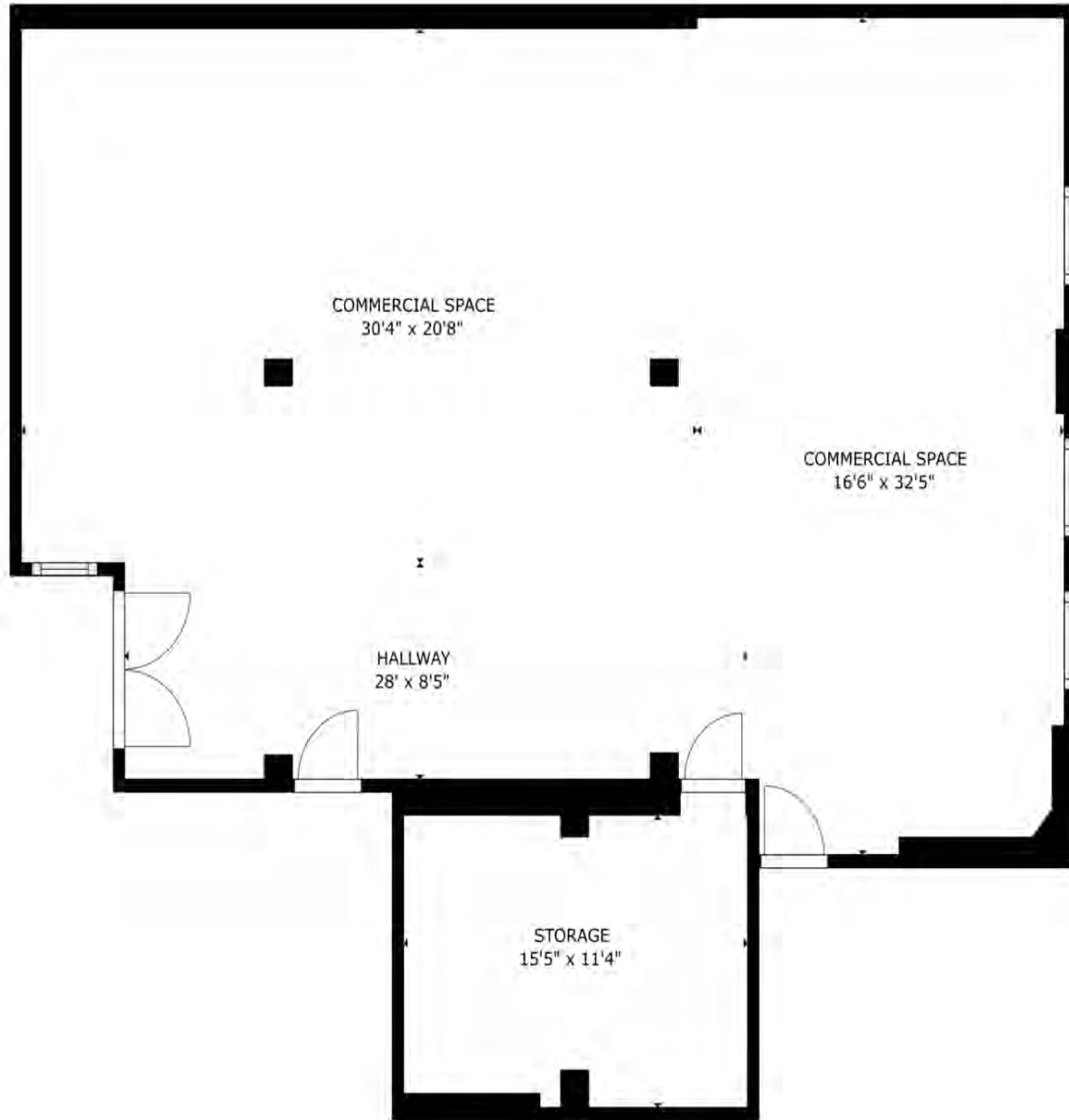
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STE 104 FLOORPLAN 2223 Montana Ave Billings, MT 59101



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STE L02

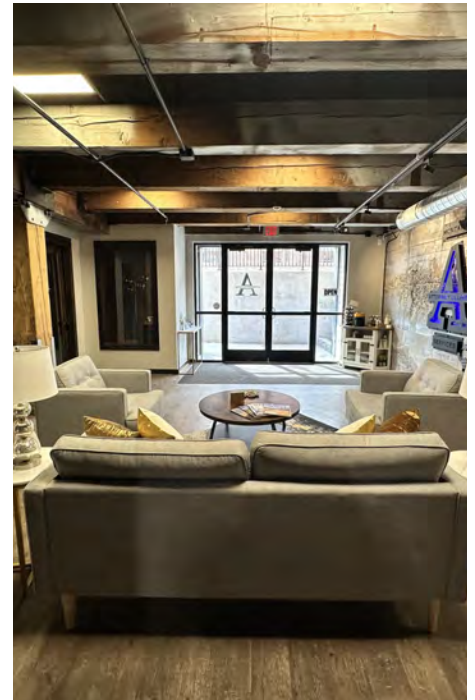
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SUITE L02

1,760 SF of professional office space offered at \$2,662/month (+ utilities). The space includes three private offices, a conference room, reception area and storage. This suite is equipped with high wood-beamed ceilings, custom wood framed windows & doors along with brick accented walls.

The space features a separate exterior entrance, as well as elevator access from the main building entrance, offering convenience and autonomy.

L02 is 1,760 SF unit offered for \$2,662/mo.
Base rent is \$14 SF plus \$4.15 NNN.



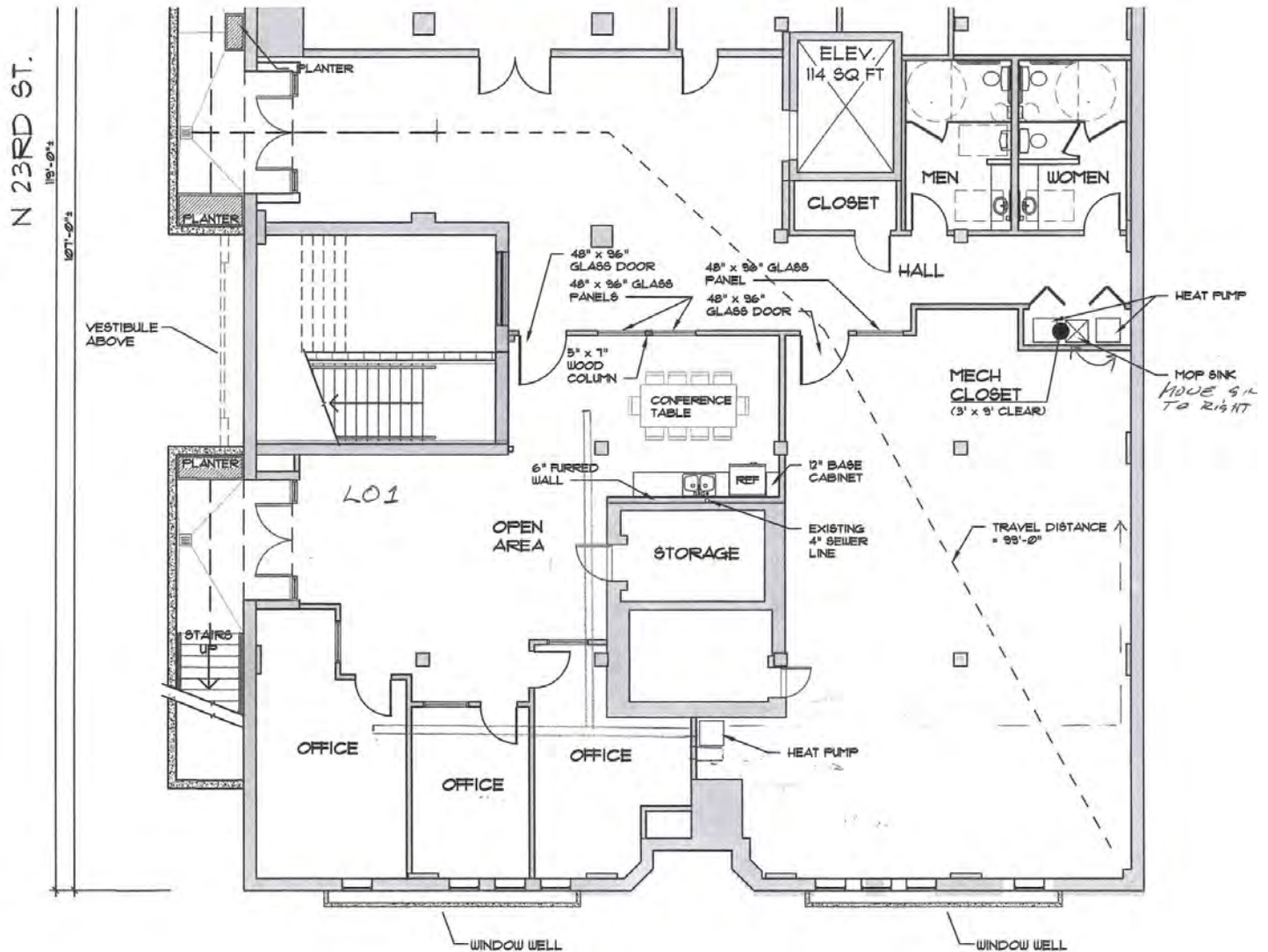
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Suite L02 Floorplan



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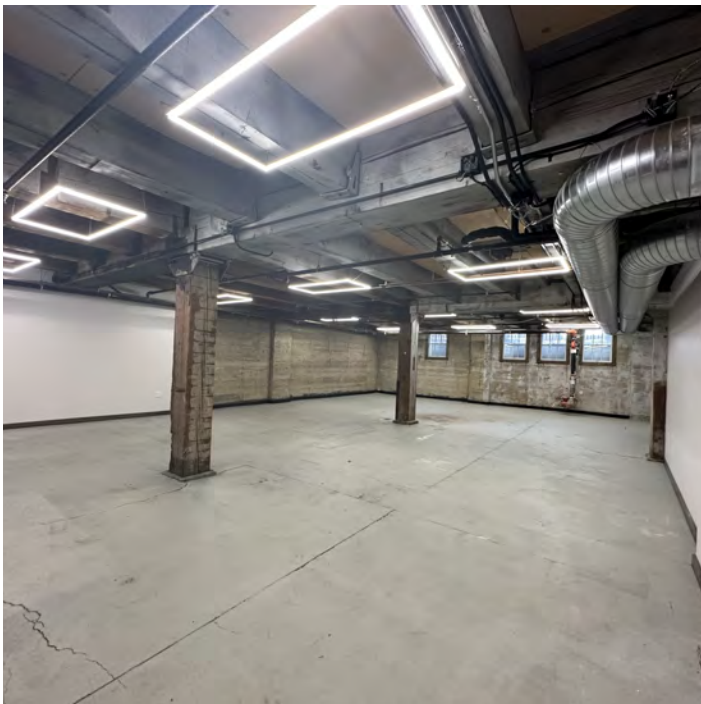
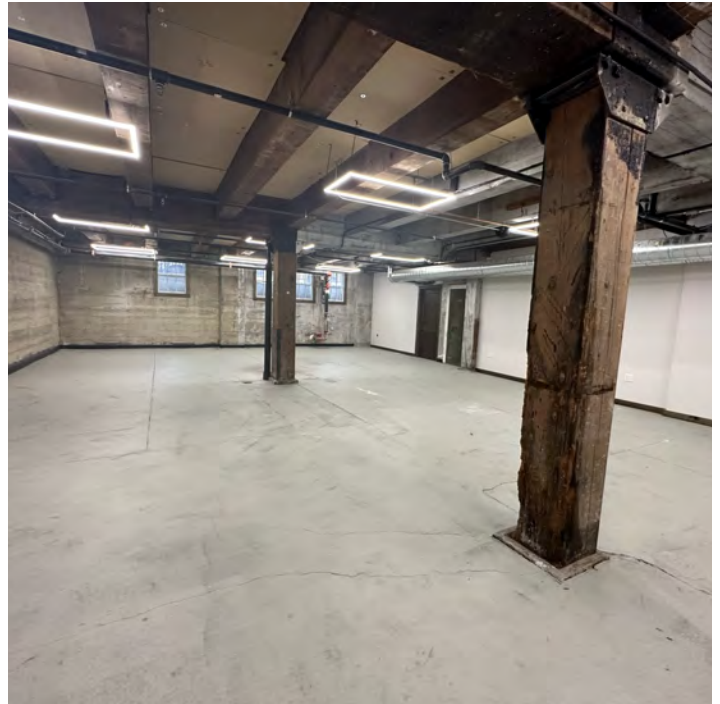
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SUITE LO1

This lower-level suite provides more flexibility for creative entrepreneurs and the artistic type of small business owner. The common areas associated with the basement have been fully renovated while the suites themselves have been minimally restored to provide flexible use opportunities for the imaginative business owner who can ascertain inspiration from the traditional architectural elements of these well-preserved spaces.

This lower portion of the building is equipped with a separate exterior entrance but can also be accessed via the elevator from the main entrance to the building.

L01 is 1,442 SF unit offered for \$1,495/mo.
Base rent is \$8.29 SF plus \$4.15 NNN.



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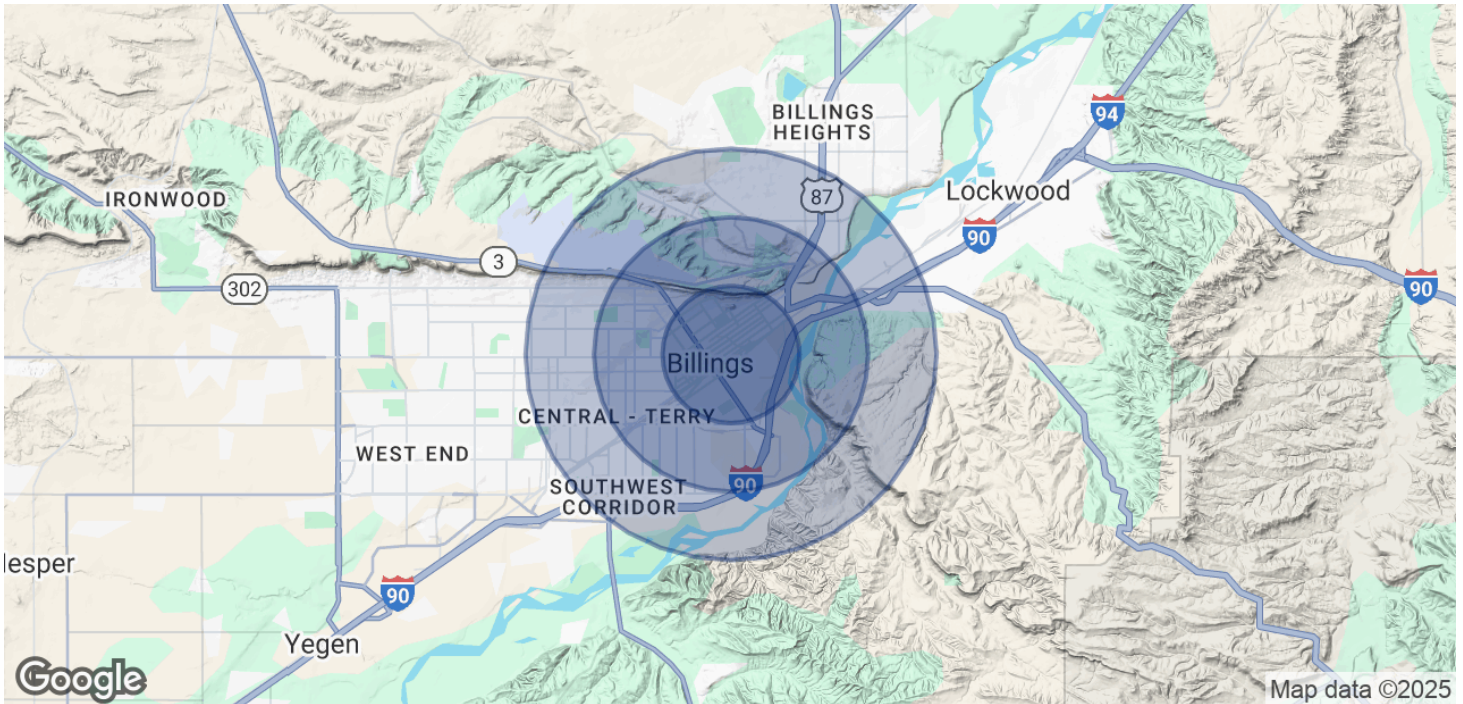


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,889	25,641	49,791
Average Age	34.8	34.3	35.6
Average Age (Male)	33.6	32.8	34.2
Average Age (Female)	36.7	36.6	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,782	12,303	23,848
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$41,849	\$54,305	\$59,966
Average House Value	\$153,481	\$189,854	\$192,986

2020 American Community Survey (ACS)

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