

LEASE

2331 LEWIS AVENUE, STE B

2331 Lewis Avenue, Ste B Billings, MT 59102

LEASE RATE \$1,500.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Mike Bruschwein

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Lease Rate

**\$1,500 PER
MONTH
+ UTILITIES**

OFFERING SUMMARY

Building Size:	2,208 SF
Total Available Size:	650 SF
Lot Size:	13,978 SF
Year Built:	1955
Renovated:	2023
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

2331 Lewis Ave, Ste B, Billings, MT
650 SF Newly Renovated Office Space
For Lease \$1,500/mo + Utilities

2 offices
Reception Area
ADA Bathroom
Kitchenette
Large Storage Room
Zoned Neighborhood Office
Ideal West End Location
Abundance of Parking
\$23.69 PSF NNN
NNN Estimated at \$4 PSF

OTHER RESOURCES

[View Virtual Tour of Building](#)

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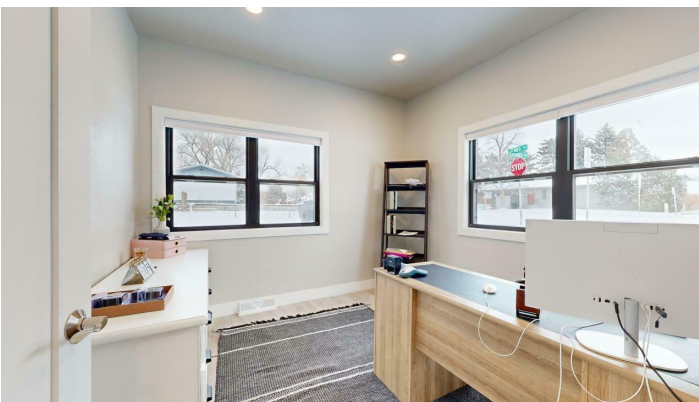
UPGRADES INCLUDE

- 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. 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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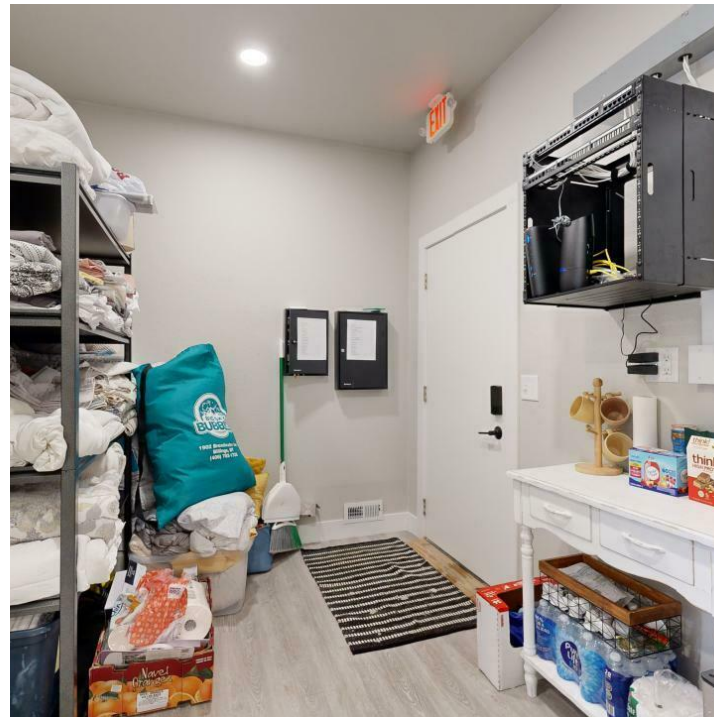


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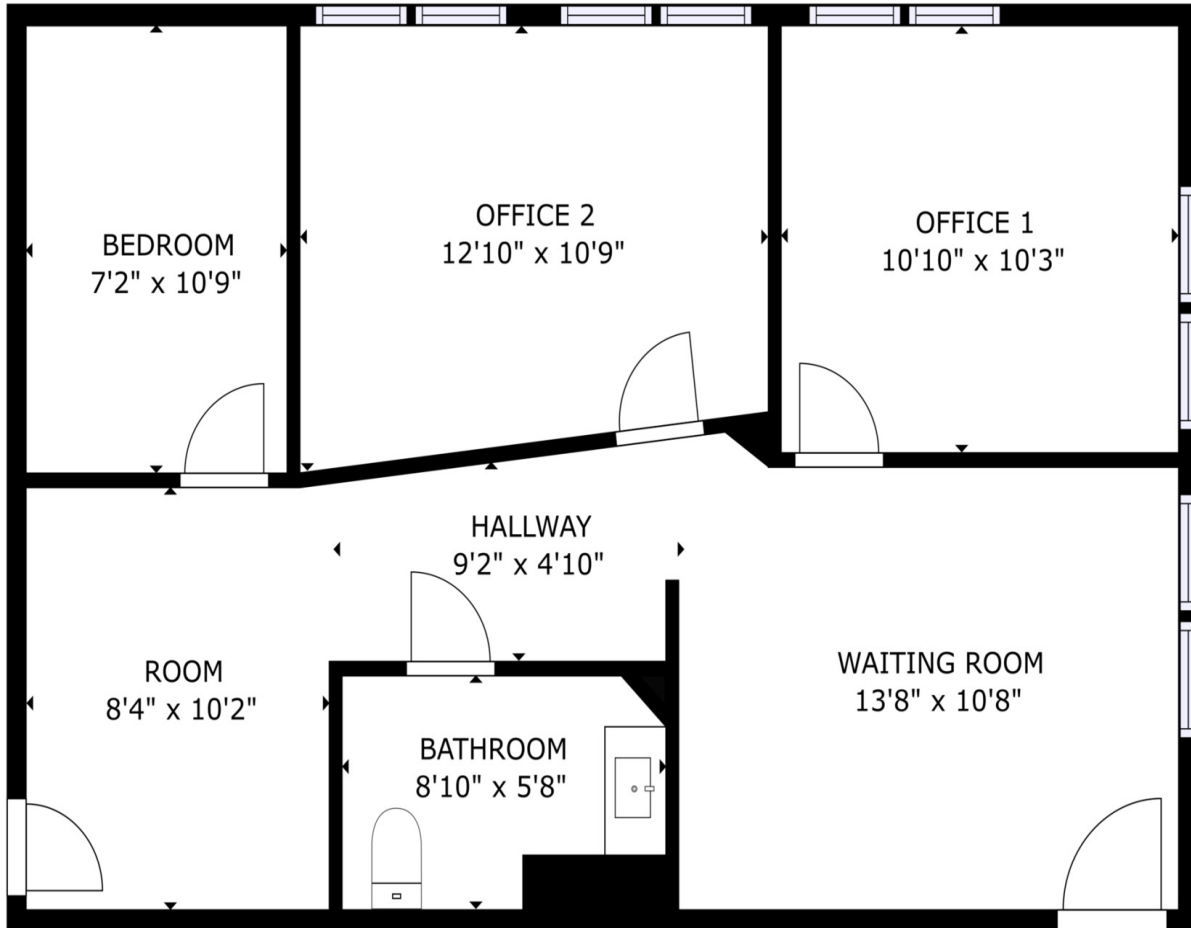


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GROSS INTERNAL AREA
FLOOR 1: 668 sq ft
TOTAL: 668 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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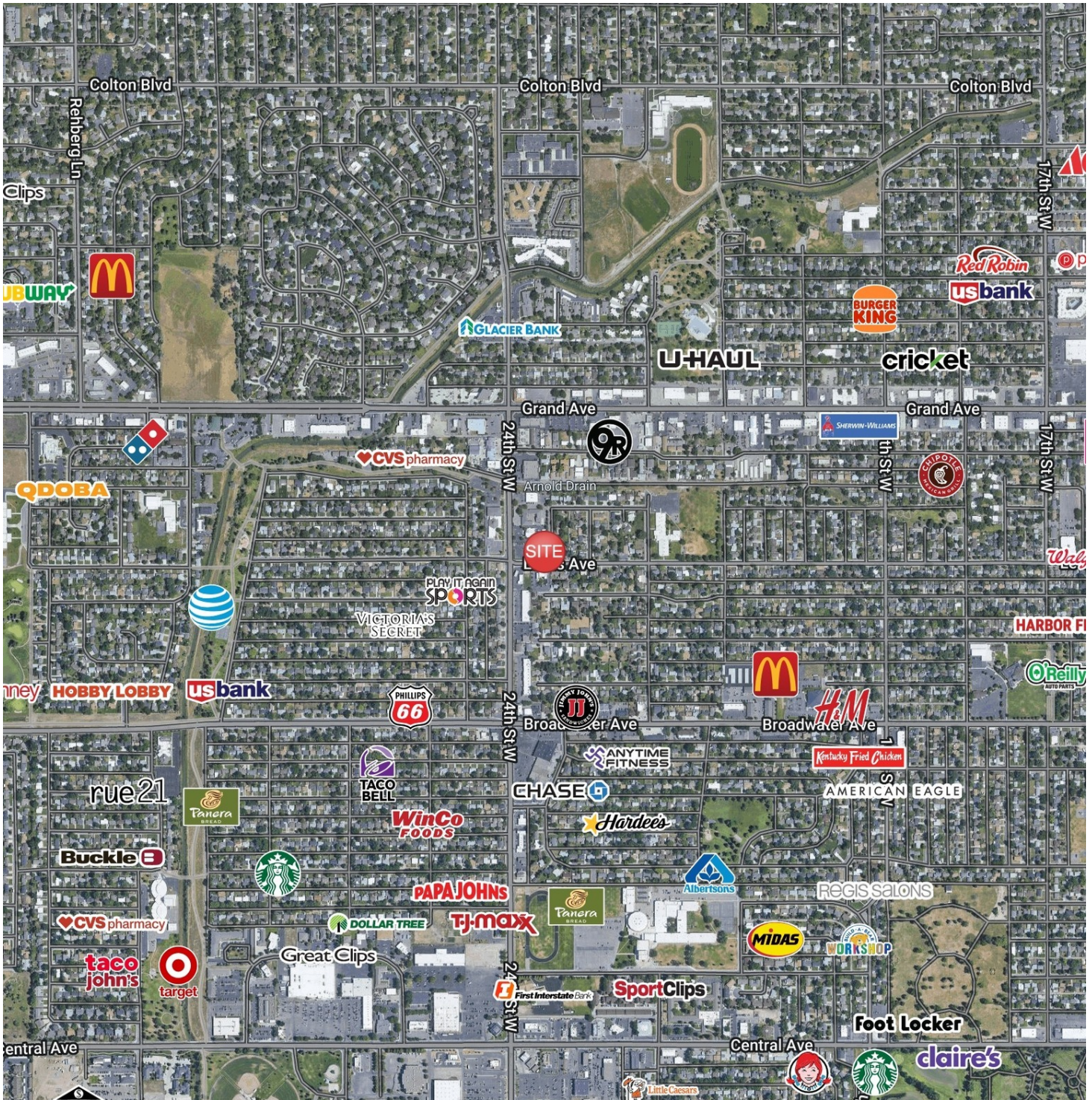


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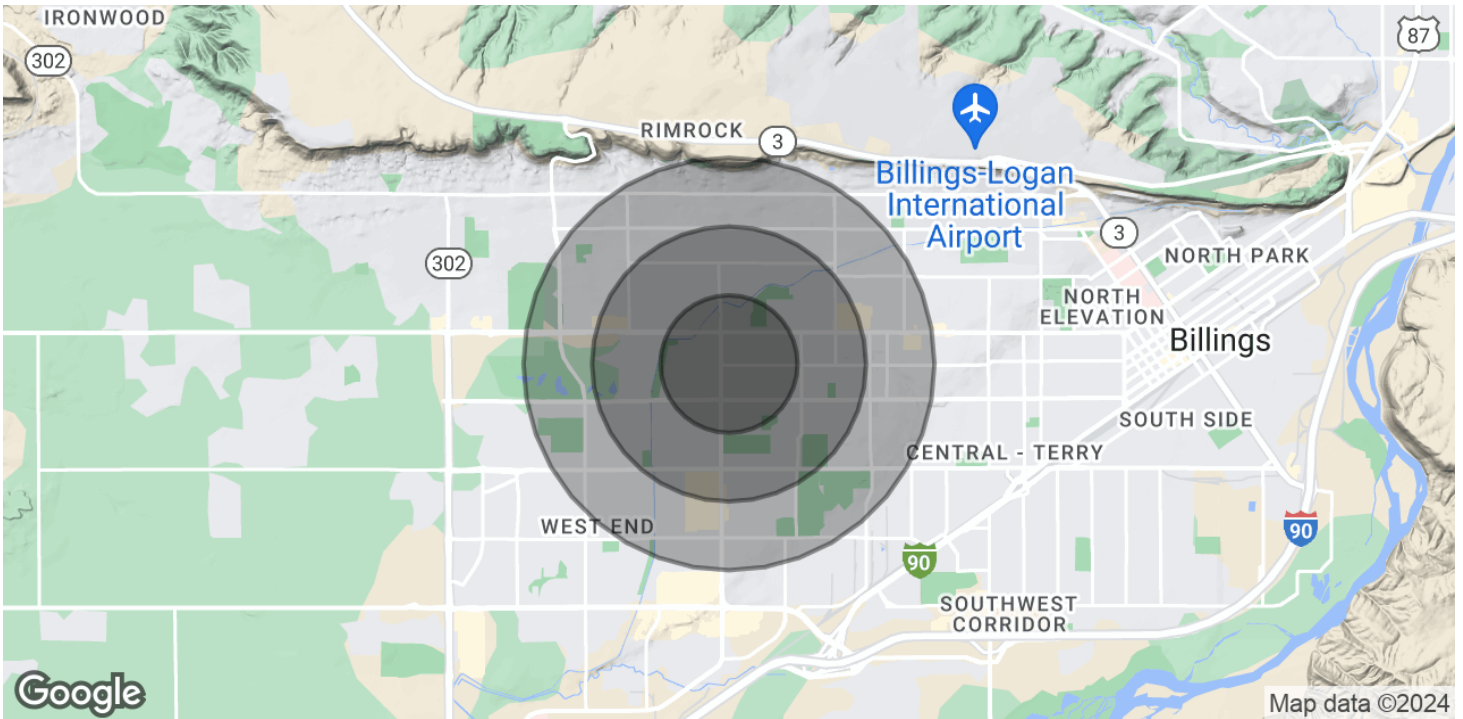


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,035	10,879	24,288
Average Age	41.1	43.7	43.6
Average Age (Male)	38	39.8	40.7
Average Age (Female)	43.2	45.9	45.6

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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