

# LEASE

## 2331 LEWIS AVENUE, STE A

2331 Lewis Avenue, Ste A Billings, MT 59102



**LEASE RATE**

**\$1,500.00 per month**

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

**Mike Bruschwein**  
(406) 697-6176

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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 A, 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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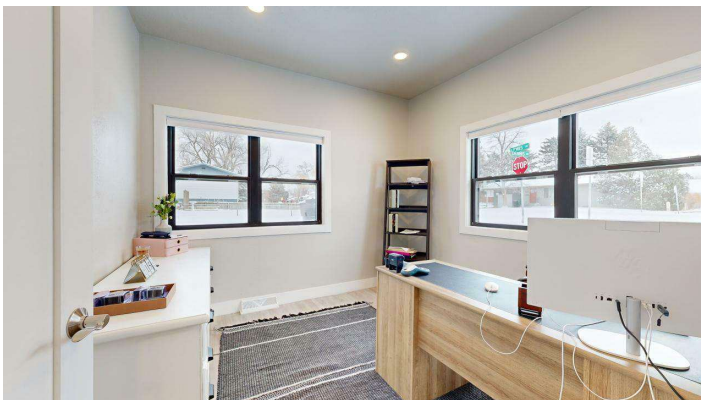
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## UPGRADES INCLUDE

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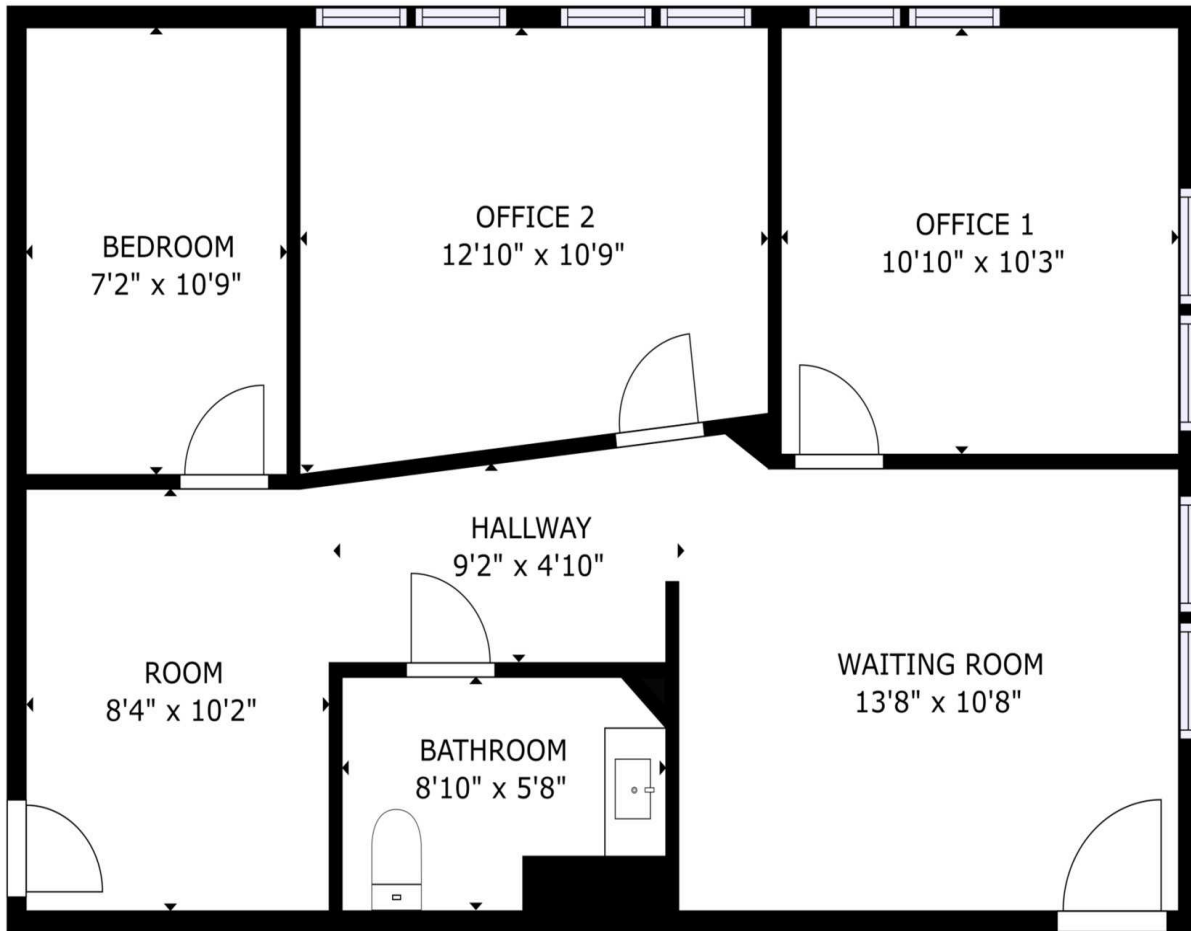
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GROSS INTERNAL AREA  
FLOOR 1: 668 sq ft  
TOTAL: 668 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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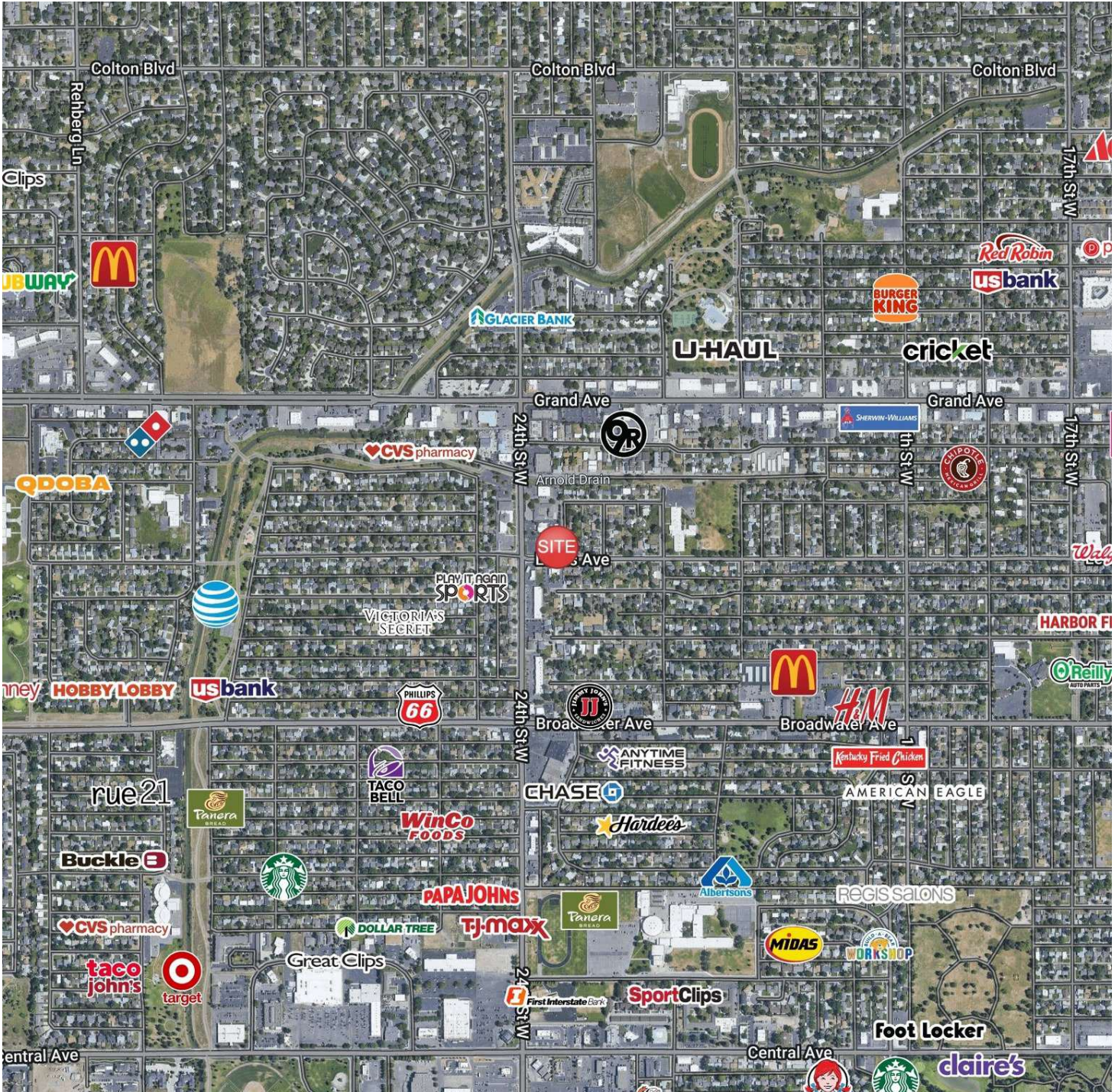
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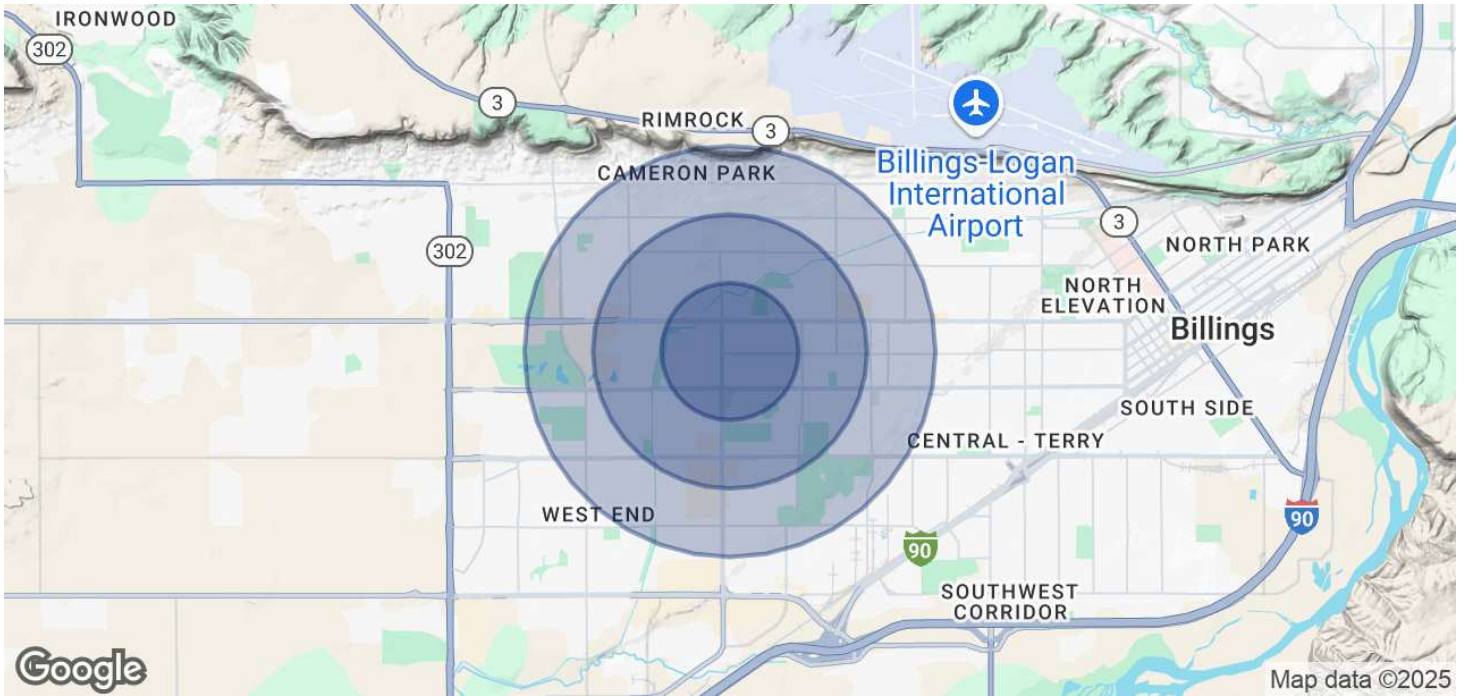
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	4,096	13,138	28,591
Average Age	41	43	42
Average Age (Male)	39	41	41
Average Age (Female)	43	45	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	1,734	5,660	12,458
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$94,201	\$94,348	\$93,965
Average House Value	\$381,136	\$377,949	\$371,870

Demographics data derived from AlphaMap

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