

LEASE

2223 MONTANA AVE

Billings, MT 59101

FREE RENT INCENTIVE



LEASE RATE

\$1,495.00 - \$2,916.00 per month

Nathan Matelich, CCIM
(406) 781-6889

Erik Caseres
(406) 861-4742

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Lease Rate

**\$1,495.00 -
\$2,916.00
PER MONTH**

OFFERING SUMMARY

Building Size:	24,075 SF
Available SF:	1,442 - 1,928 SF
Lot Size:	9,428 SF
Zoning:	CBD – Central Business District

PROPERTY OVERVIEW

- *Multiple suites available ranging from 1,442 - 1,928 SF
- *Monthly lease rates from \$1,495 - \$2,916/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 boasts old world charm 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

OWNER IS WILLING TO OFFER A FREE RENT INCENTIVE AT SIGNING!

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LEASE INFORMATION

Lease Type:	+ utilities	Lease Term:	Negotiable
Total Space:	1,442 - 1,928 SF	Lease Rate:	\$1,495.00 - \$2,916.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 102	Available	1,613 SF	\$2,440 per month
Suite 103	Available	1,691 SF	\$2,558 per month
Suite 201	Available	1,928 SF	\$2,916 per month
Suite 202	Available	1,920 SF	\$2,904 per month
L01	Available	1,442 SF	\$1,495 per month
L02	Available	1,760 SF	\$2,662 per month

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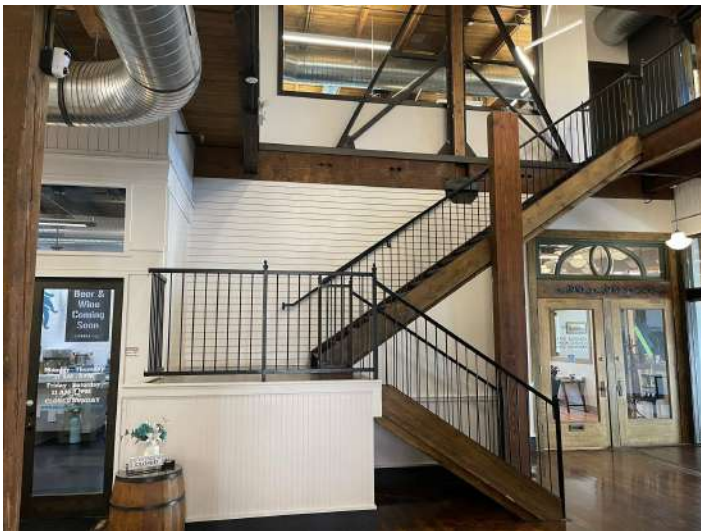
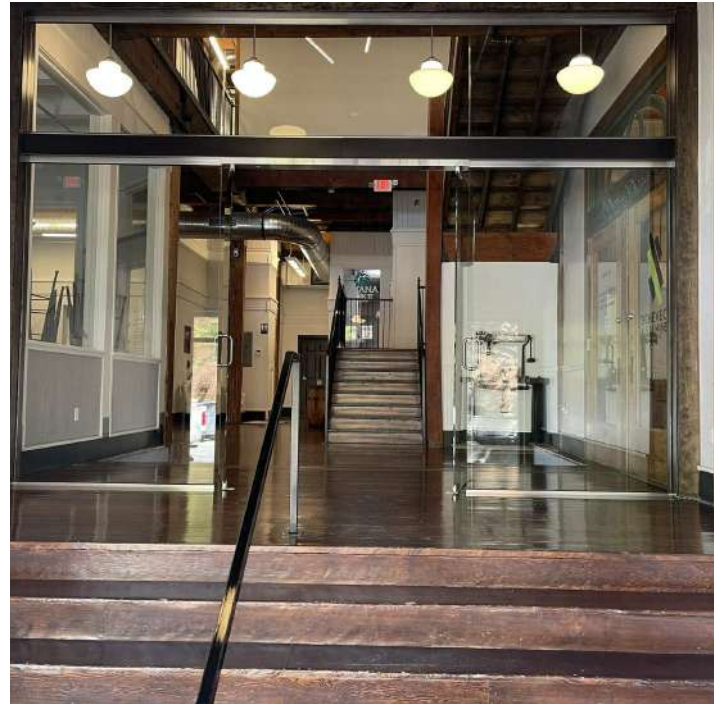


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LISTING OVERVIEW:

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 and The Asylum Distillery. Multiple suites are available to accommodate a wide range of businesses.



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SUITE 102

1,613 SF of professional office space offered at \$2,440/month (+ utilities). The space includes three 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. Plumbing connections are also pre-installed to facilitate the addition of sink fixtures.

This space would be ideal for any professional service industry provider such as a law firm, CPA, Clinical therapists, etc. but could also be used for non-traditional office users.

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



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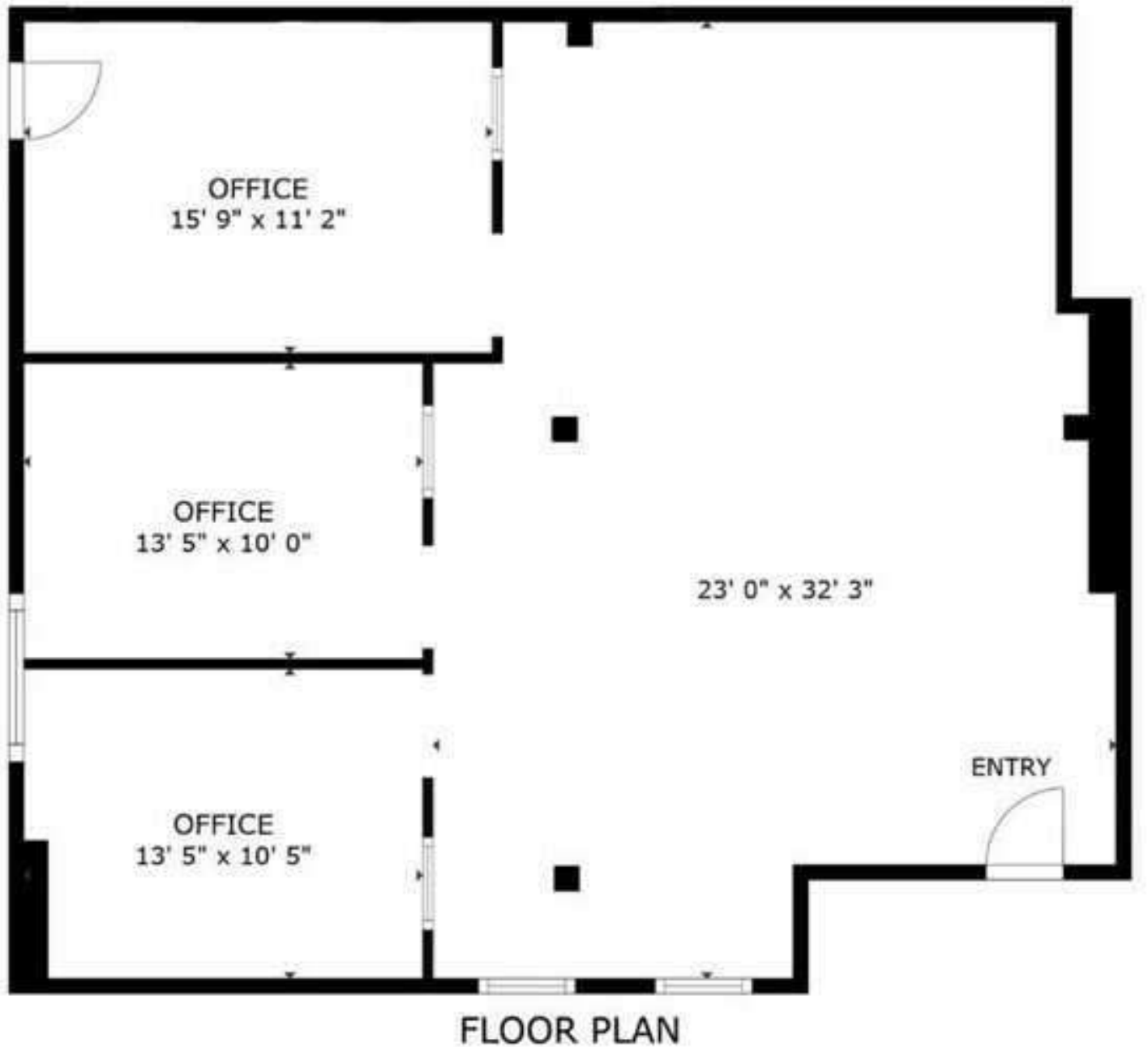


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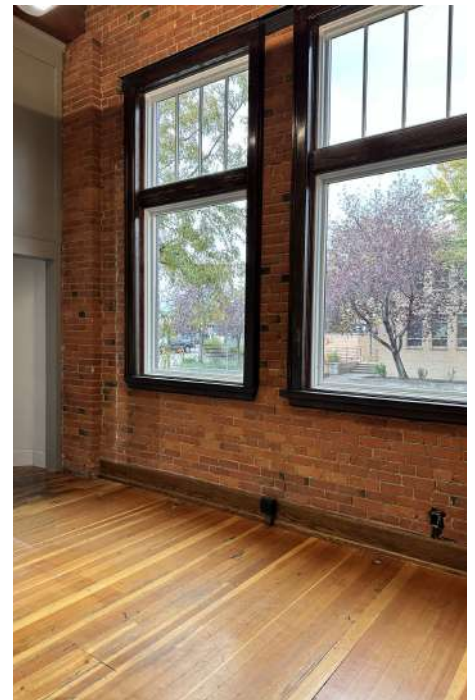
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SUITE 103

1,691 SF of professional office space offered at \$2,558/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.



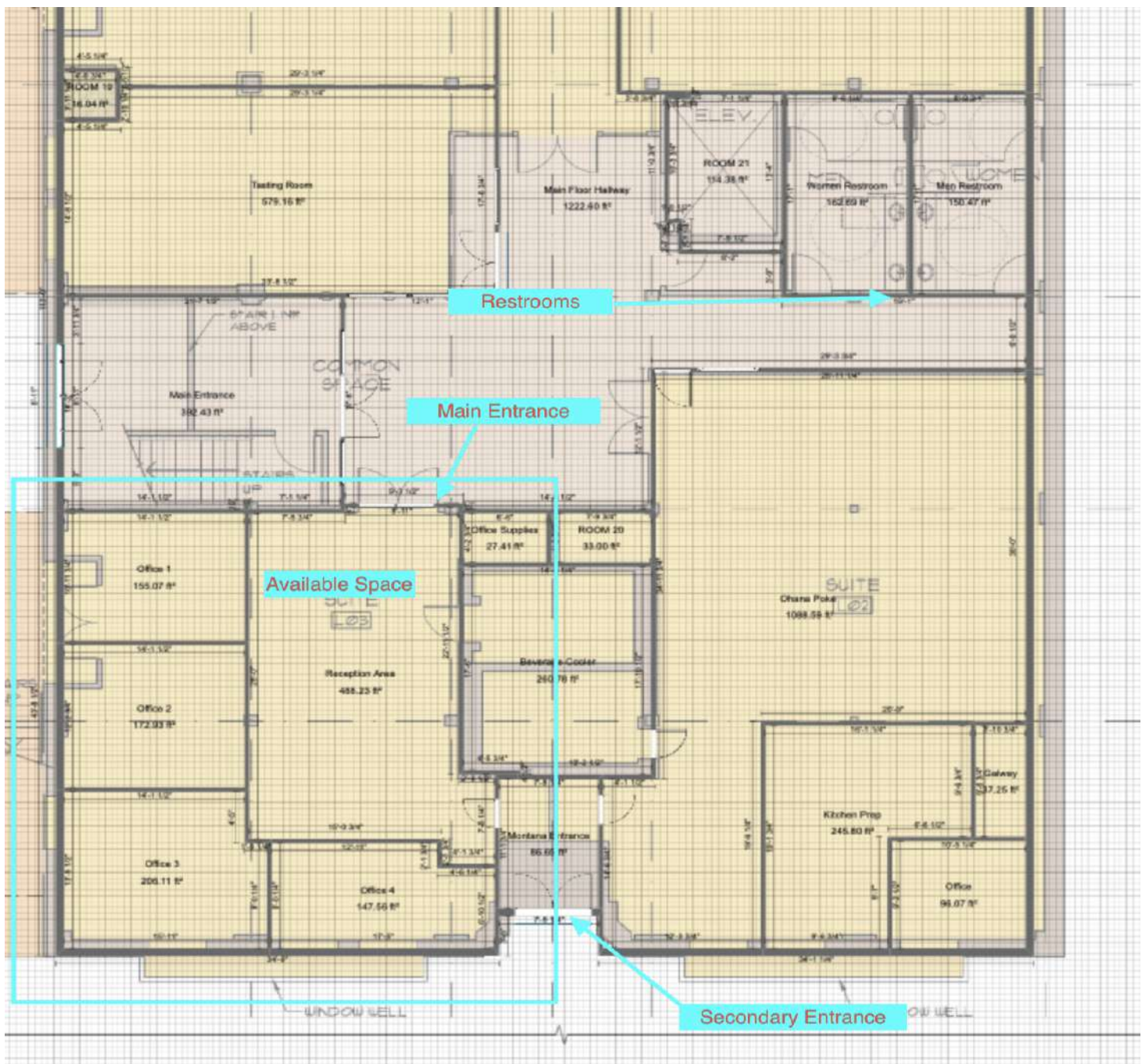
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SUITE 201

1,928 SF of premium office space offered at \$2,916/month (+ utilities). The space features a large reception area and five private offices on the second floor. This suite is a bright, modern workspace with white walls accented in blue, exposed overhead ducts, and glass doors that flood the open area with natural light.

Perfect for professional service industry providers, such as law firms, CPA firms, financial advisors, or medical practices.

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



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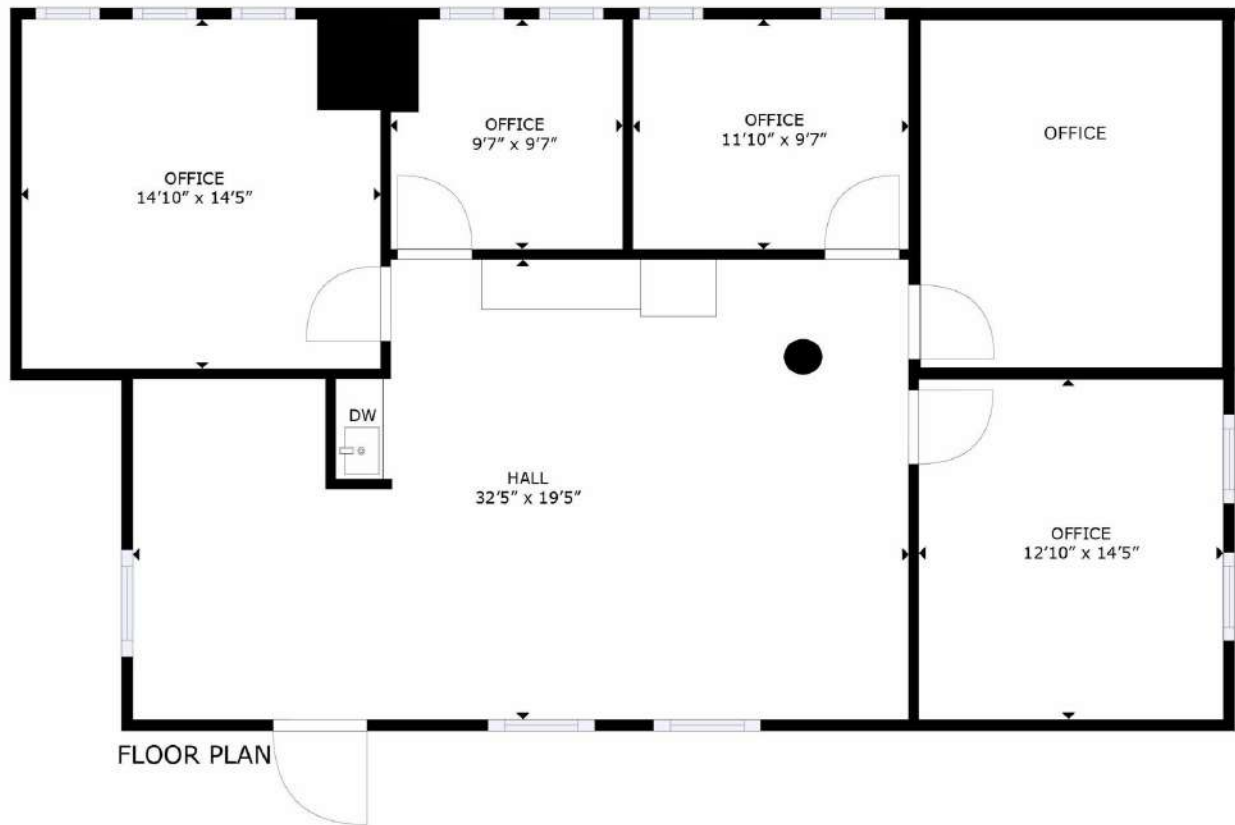


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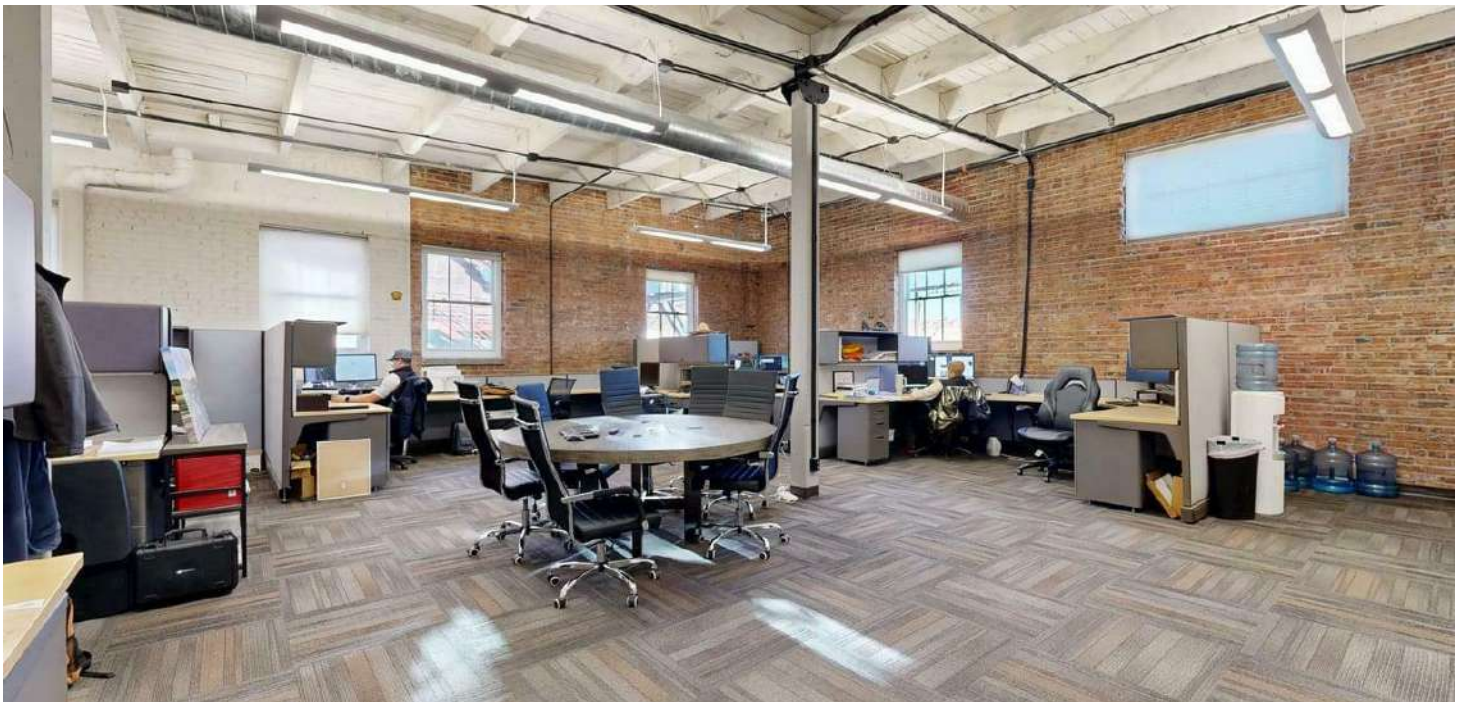
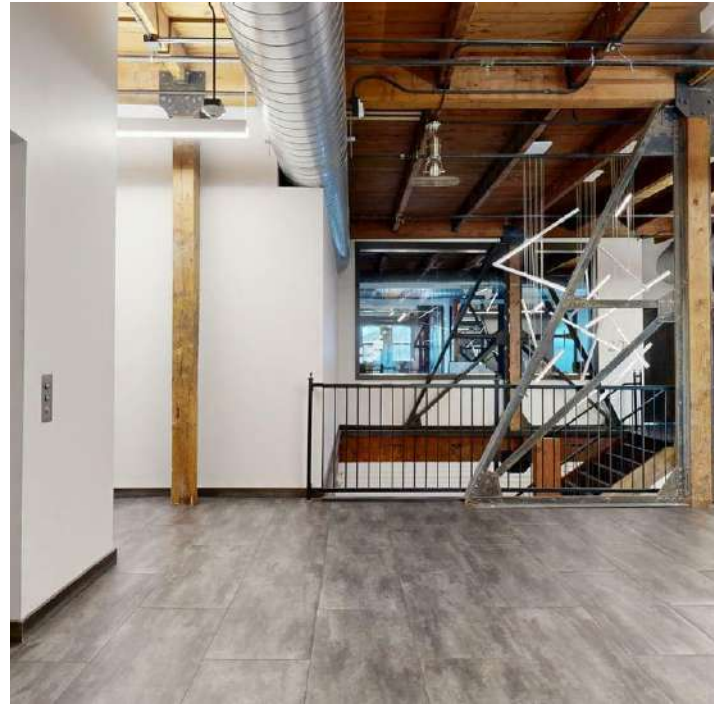
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SUITE 202

1,920 SF of premium office space offered at \$2,904/month (+ utilities). The space features a large open floor plan working space. This suite is a bright and well lit, modern workspace. The old world charm of the building with brick walls is complimented with the high end industrial look of overhead exposed ducts.

The open floor plan offers great flexibility and makes this an ideal space for a variety of businesses. Perfect for professional service industry providers needing open cubicle space, nonprofits or non traditional users who would benefit from an open concept.

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



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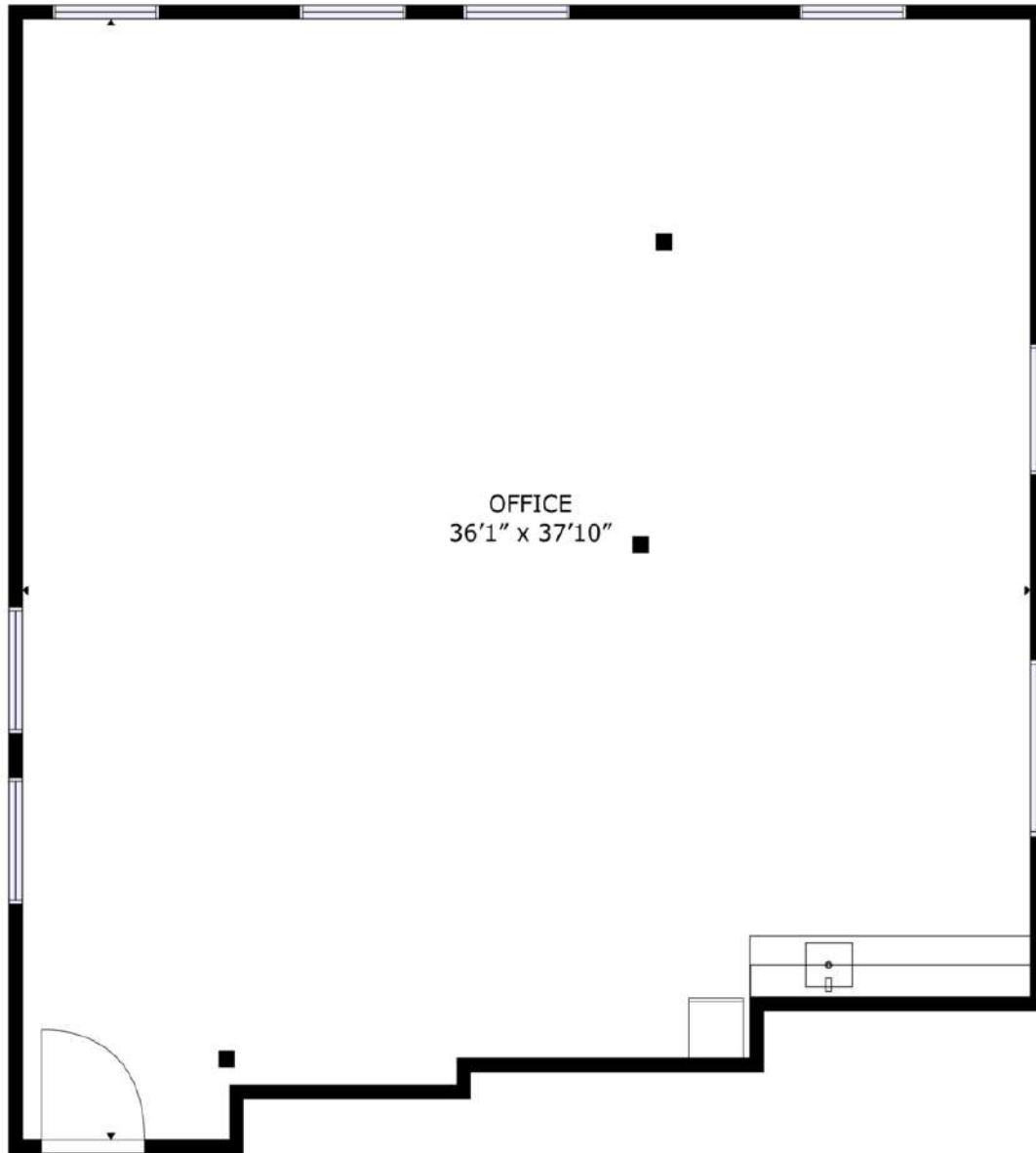


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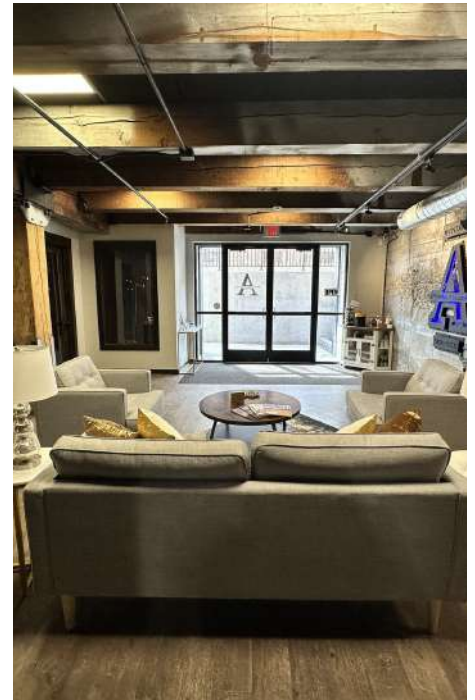
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SUITE L02

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.



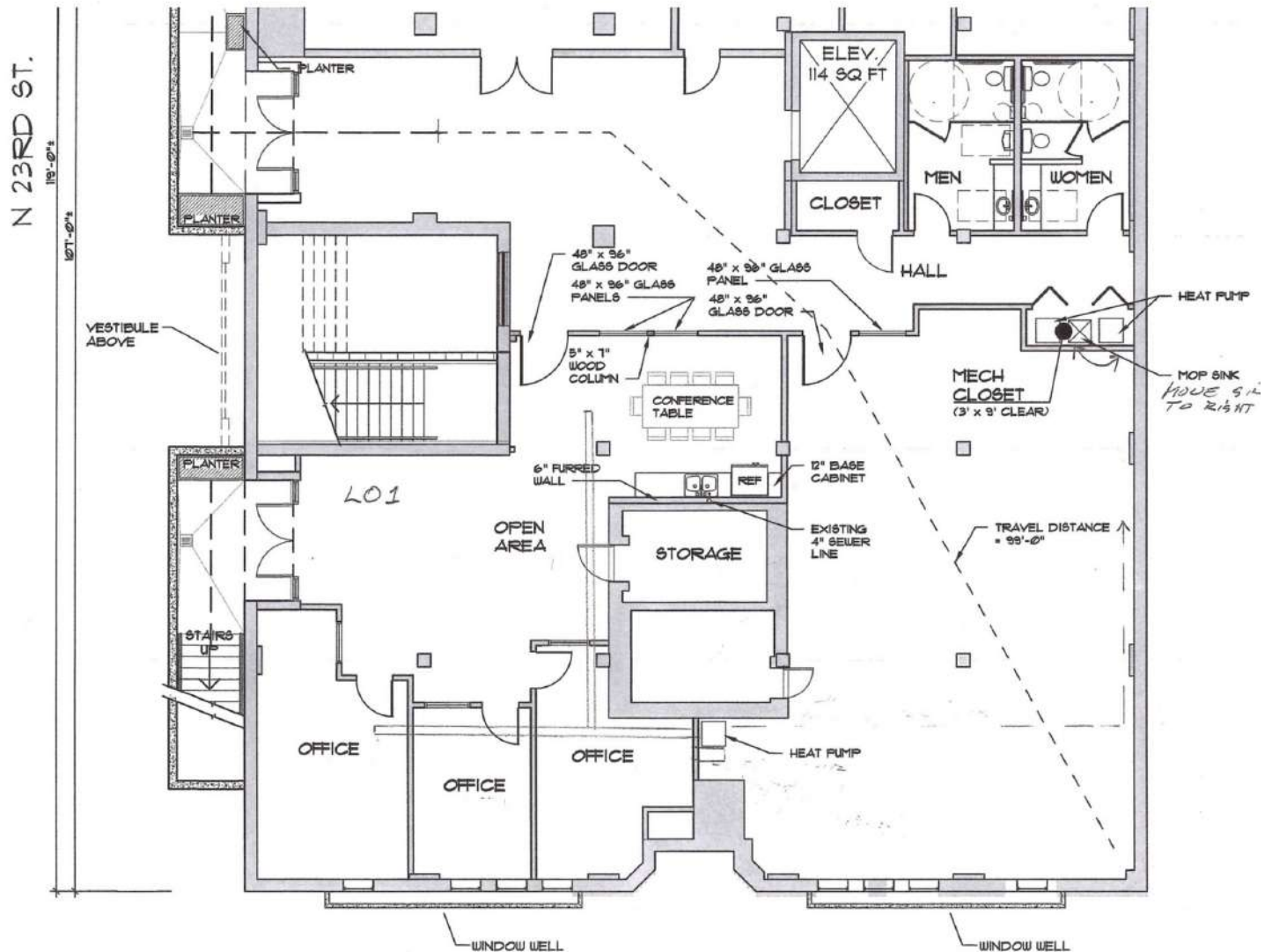
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Suite L02 Floorplan



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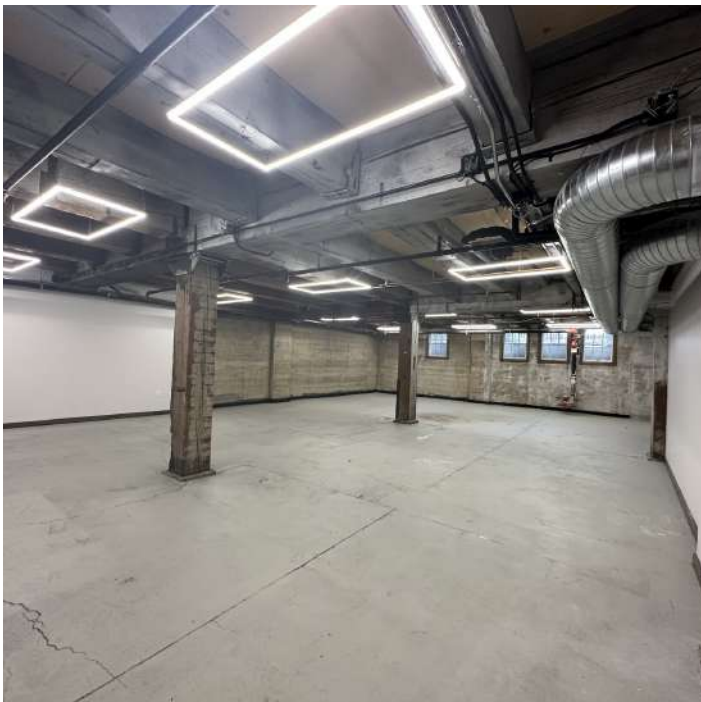
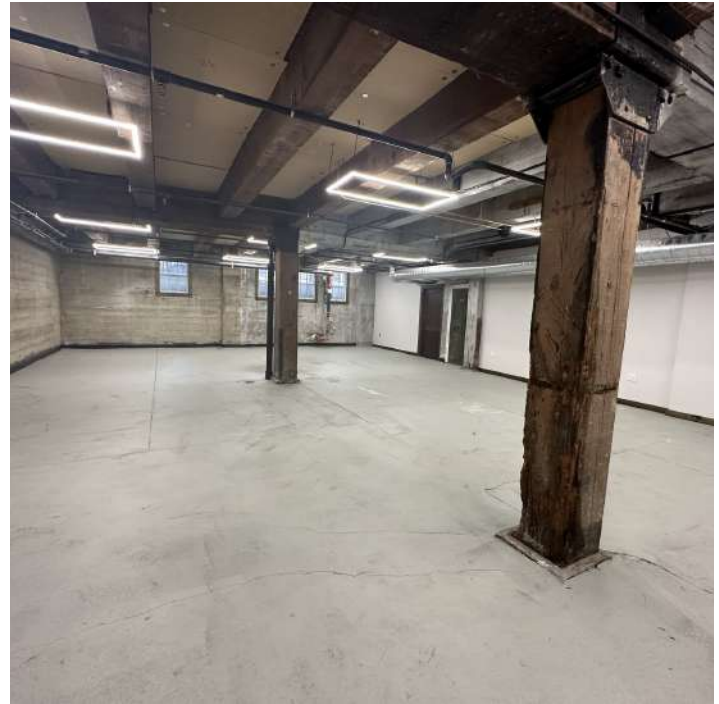
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SUITE L01

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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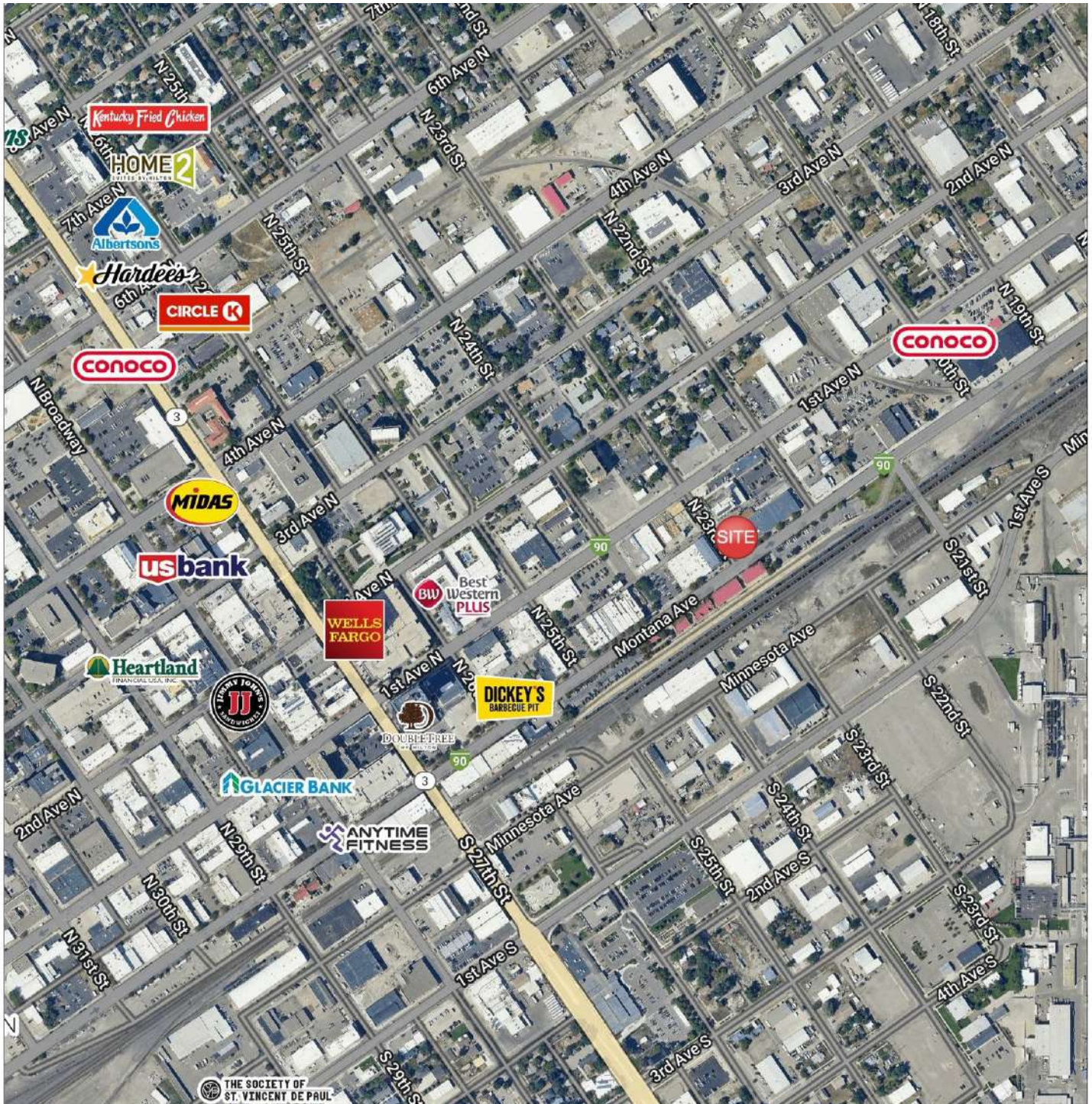


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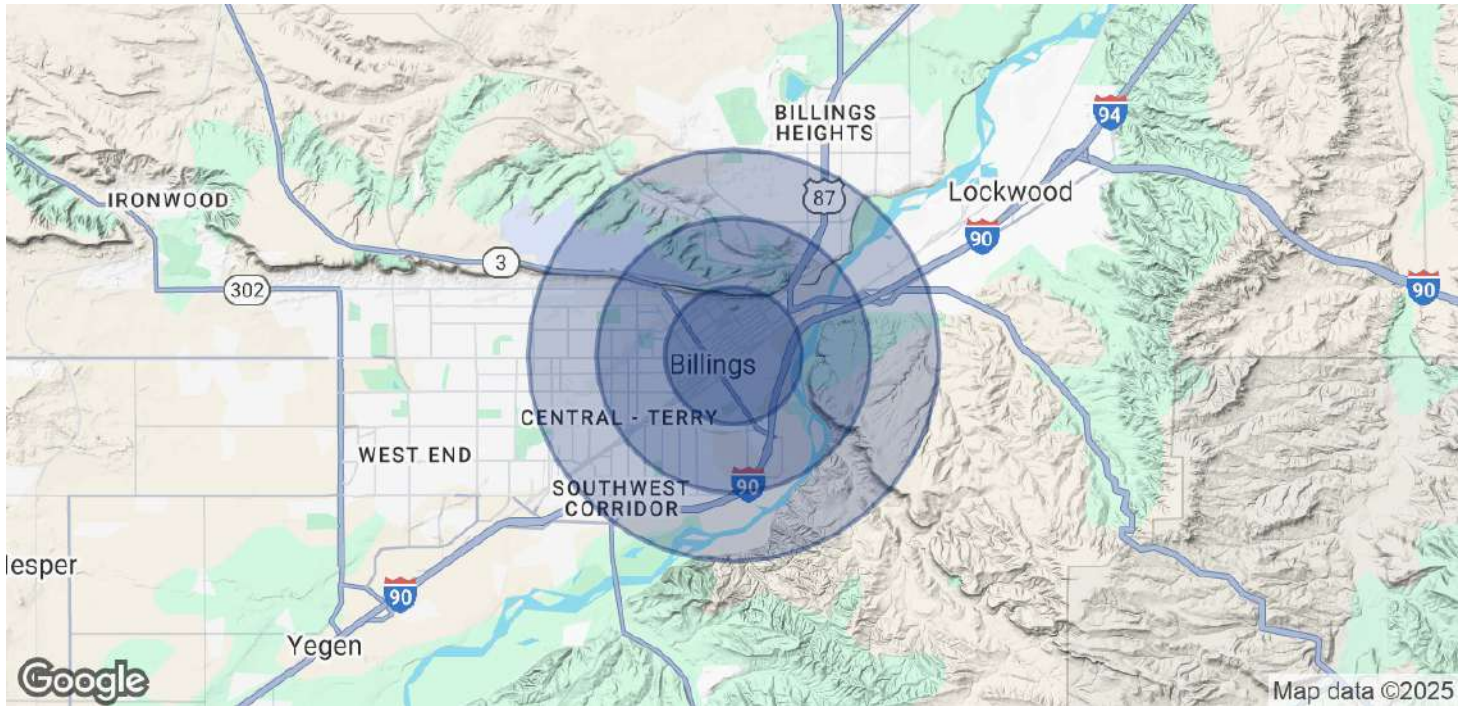


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,889	25,641	49,791
Average Age	34.8	34.3	35.6
Average Age (Male)	33.6	32.8	34.2
Average Age (Female)	36.7	36.6	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,782	12,303	23,848
# 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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