

LEASE

2223 MONTANA AVE
Billings, MT 59101

FREE RENT INCENTIVE



LEASE RATES REDUCED \$1,255.00 - \$2,595.00/month

Nathan Matelich, SIOR, CCIM
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Lease Rate

**\$1,255.00 -
\$2,595.00
PER MONTH**

PROPERTY OVERVIEW

LEASE PRICES REDUCED!

OFFERING SUMMARY

Building Size:	24,075 SF
Available SF:	1,442 - 1,928 SF
Lot Size:	9,428 SF
Zoning:	CBD – Central Business District
Price sf:	\$6.29 - \$12 NNN
NNN:	Estimated at \$4.15 sf

This historic building offers unparalleled class with contemporary industrial finishes, ideally situated in downtown Billings with dedicated parking and easy access to entertainment, dining, and amenities. Recent renovations were meticulously executed to preserve the building's traditional architecture while introducing high-end industrial finishes — the perfect balance of old and new.

*Multiple suites available each with unique characteristics to satisfy a wide range of businesses

*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

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

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,442 - 1,928 SF	Lease Rate:	\$1,255.00 - \$2,595.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE RATE
Suite 102	Available	1,613 SF	\$2,171 per month
Suite 103	Available	1,691 SF	\$2,276 per month
Suite 201	Available	1,928 SF	\$2,595 per month
Suite 202	Available	1,920 SF	\$2,585 per month
L01	Available	1,442 SF	\$1,255 per month
L02	Available	1,760 SF	\$2,369 per month

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WHO THRIVES HERE

2223 Montana Ave attracts a wide range of professional users. Past and current tenants include Griffin Development and The Asylum Distillery. Suites are well-suited for:

Professional Services · Law firms · CPA & accounting · Financial advisors · Insurance agencies · Consultants

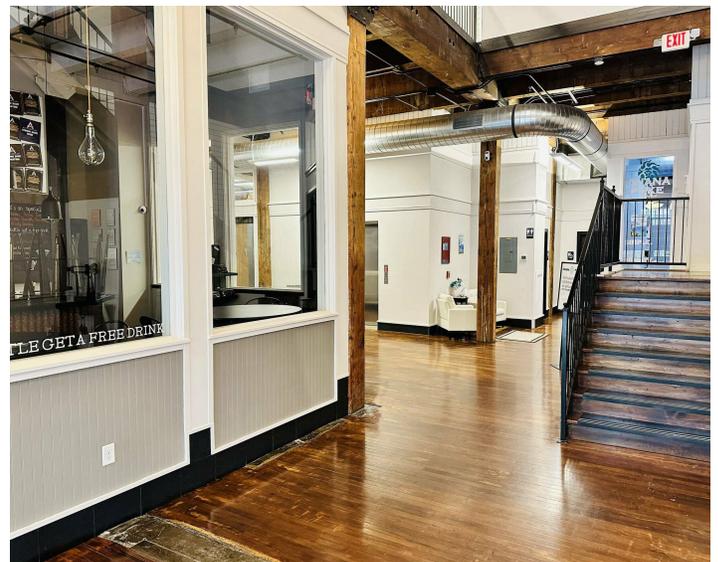
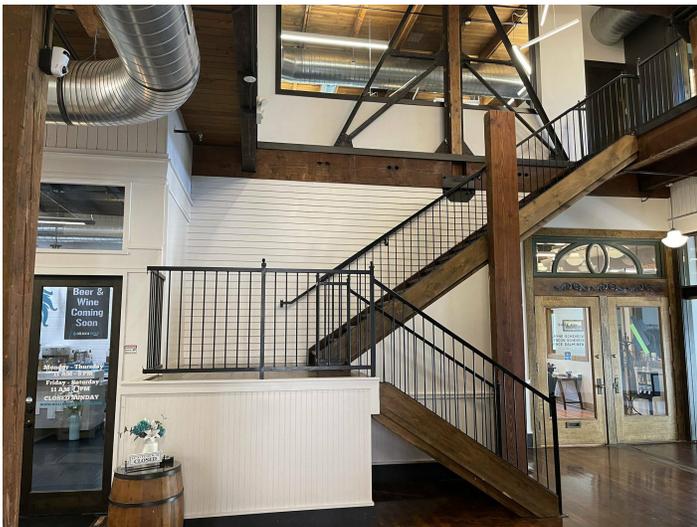
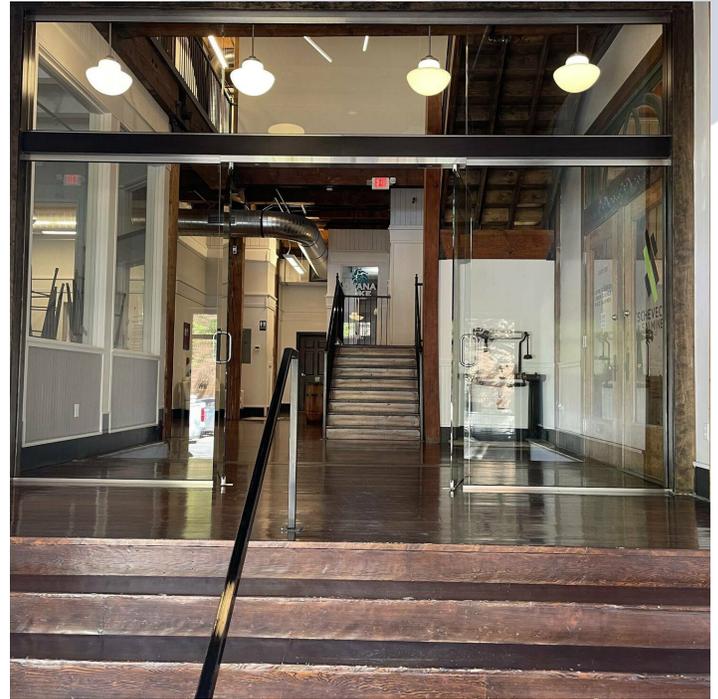
Design & Technical · Architects · Engineers · Land surveyors · Construction management

Real Estate & Development · Brokerages · Property management · Developers

Medical & Wellness · Therapists & counseling · Psychologists · Boutique wellness

Creative & Boutique · Marketing & branding · Interior designers · Creative studios

Specialty & Hybrid Users · Nonprofits · Startups · Training & education offices



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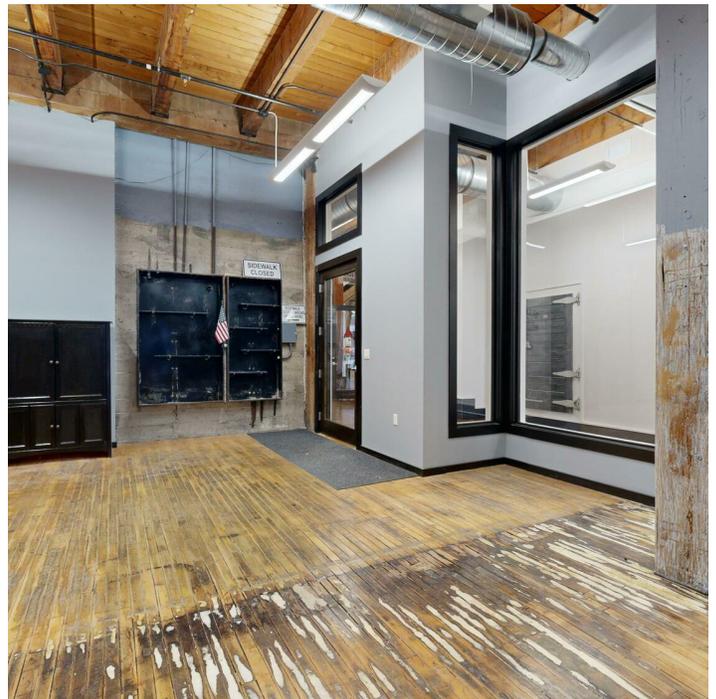
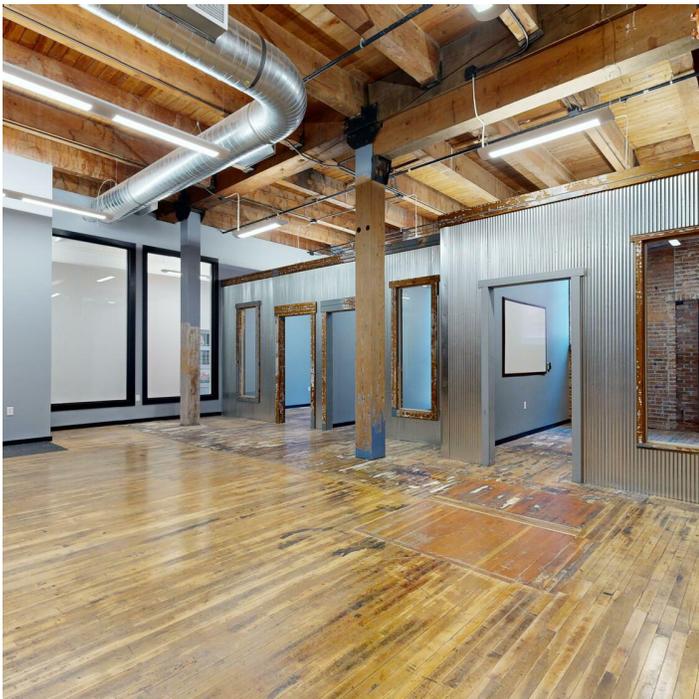
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SUITE 102

1,613 SF of professional office space offered at \$2,171/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 \$12.00 SF plus \$4.15 NNN.



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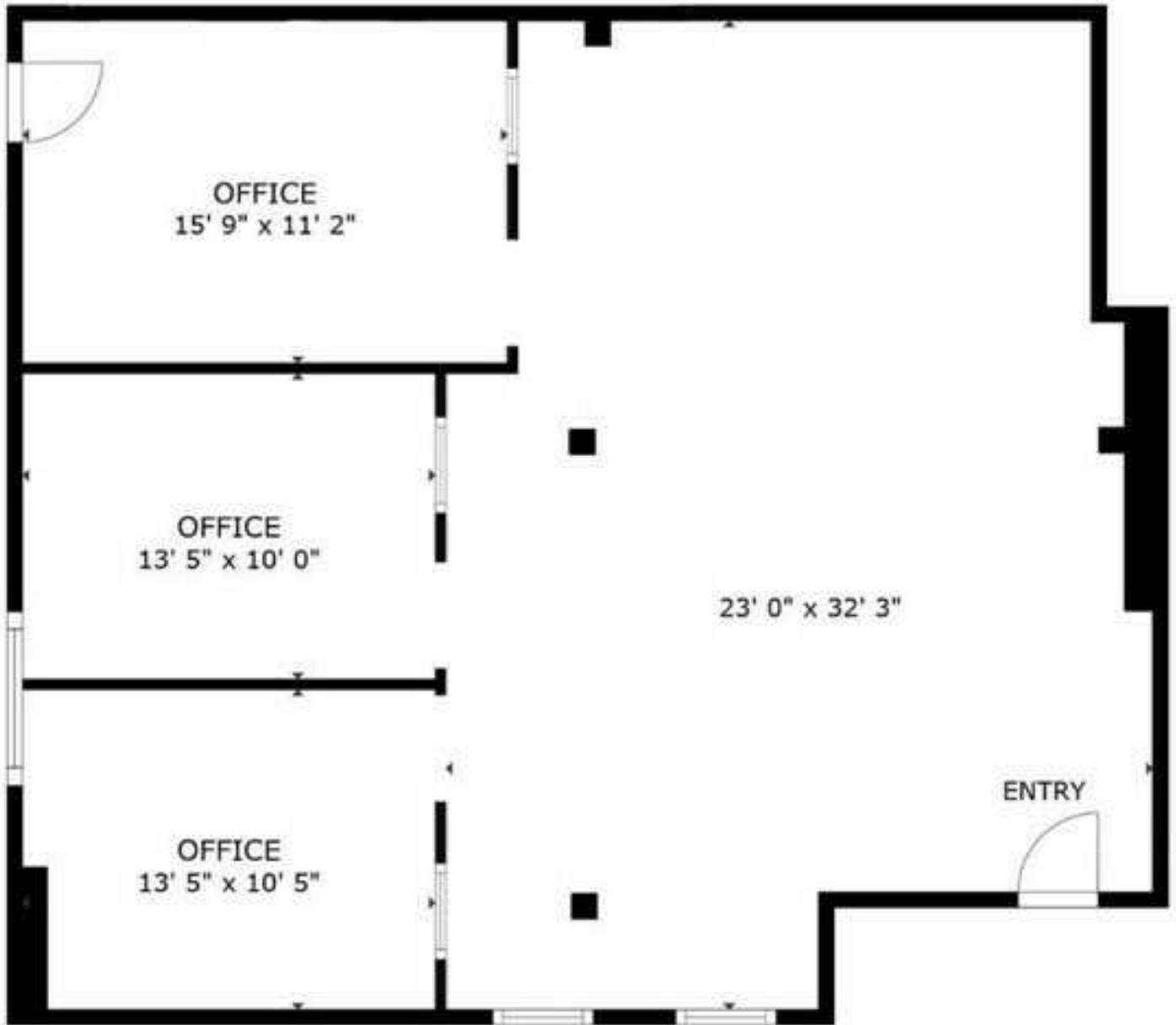


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FLOOR PLAN

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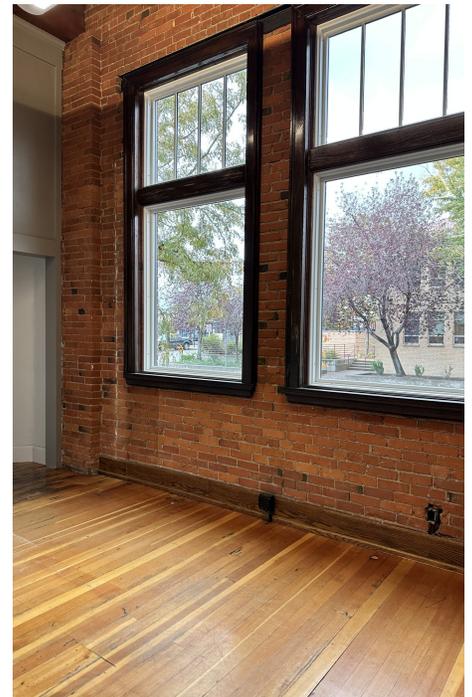
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SUITE 103

1,691 SF of professional office space offered at \$2,276/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 \$12.00 SF plus \$4.15 NNN.



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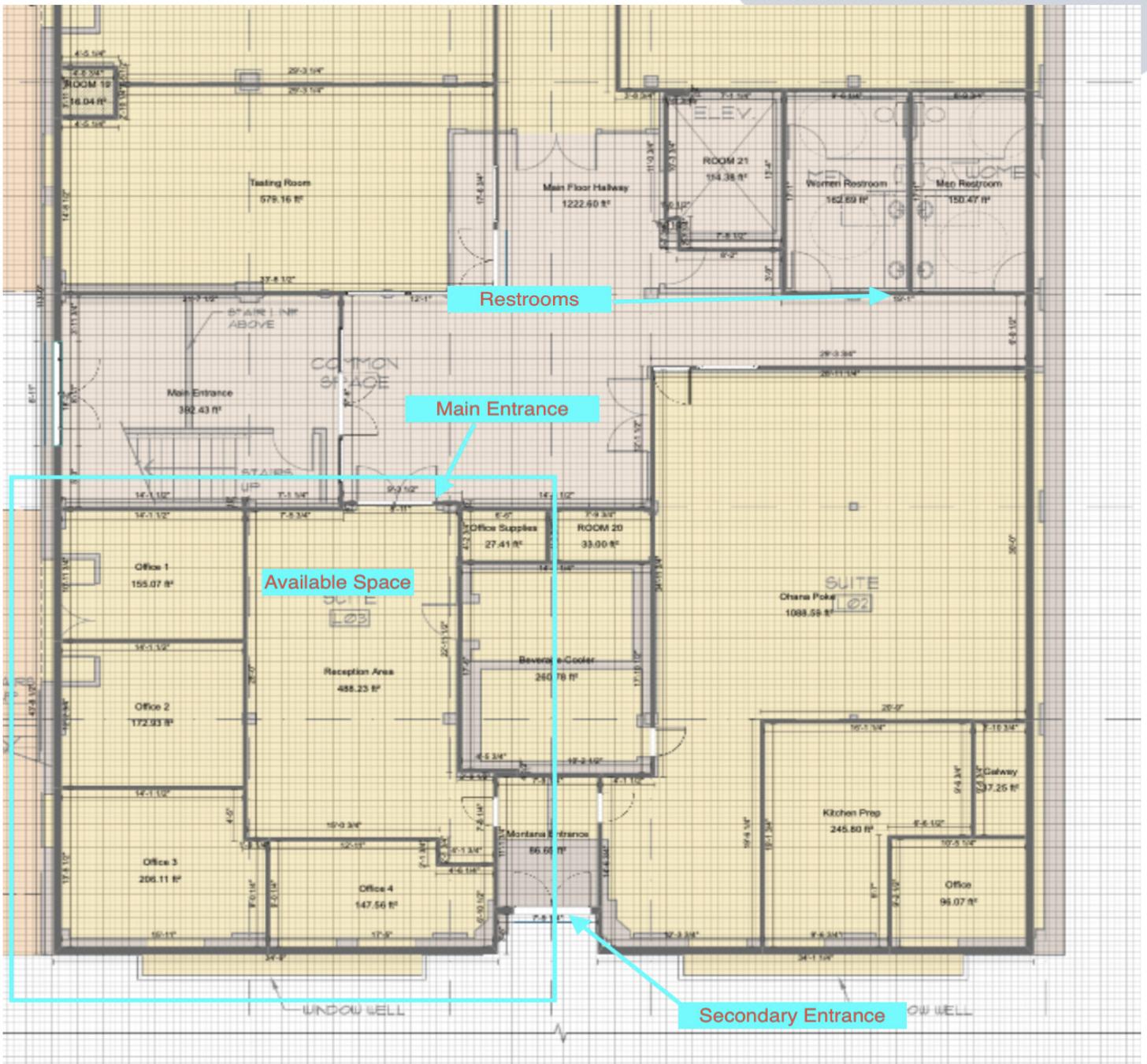


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STE 103 FLOORPLAN

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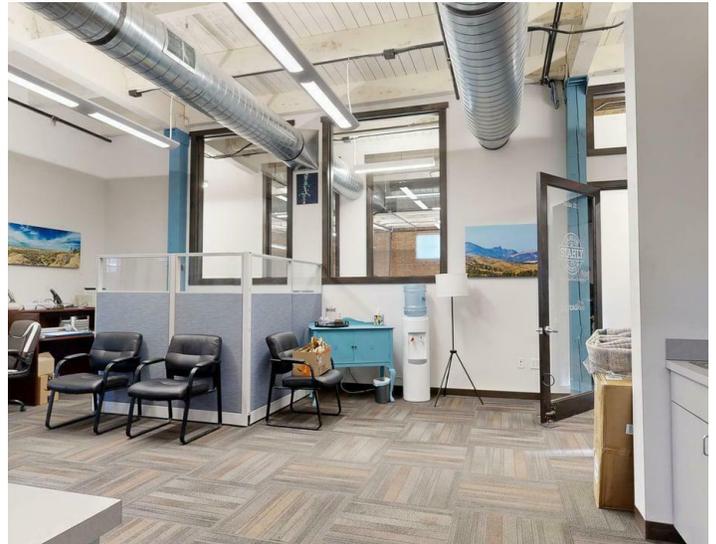
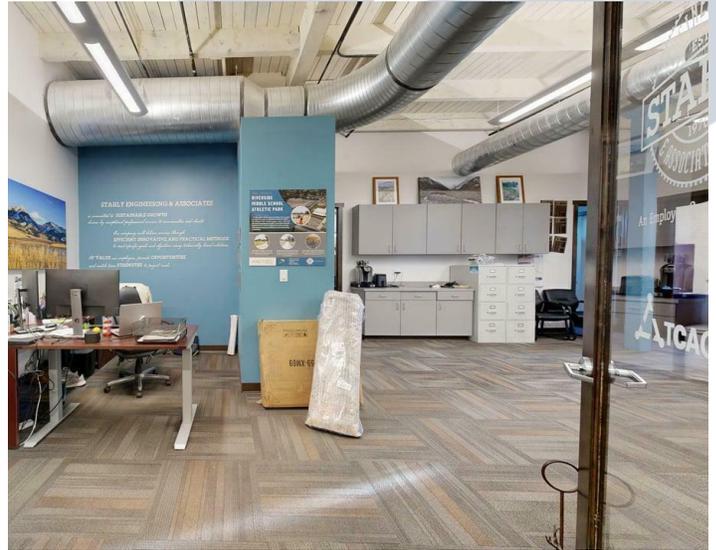
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SUITE 201

1,928 SF of premium office space offered at \$2,595/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 \$12.00 SF plus \$4.15 NNN.



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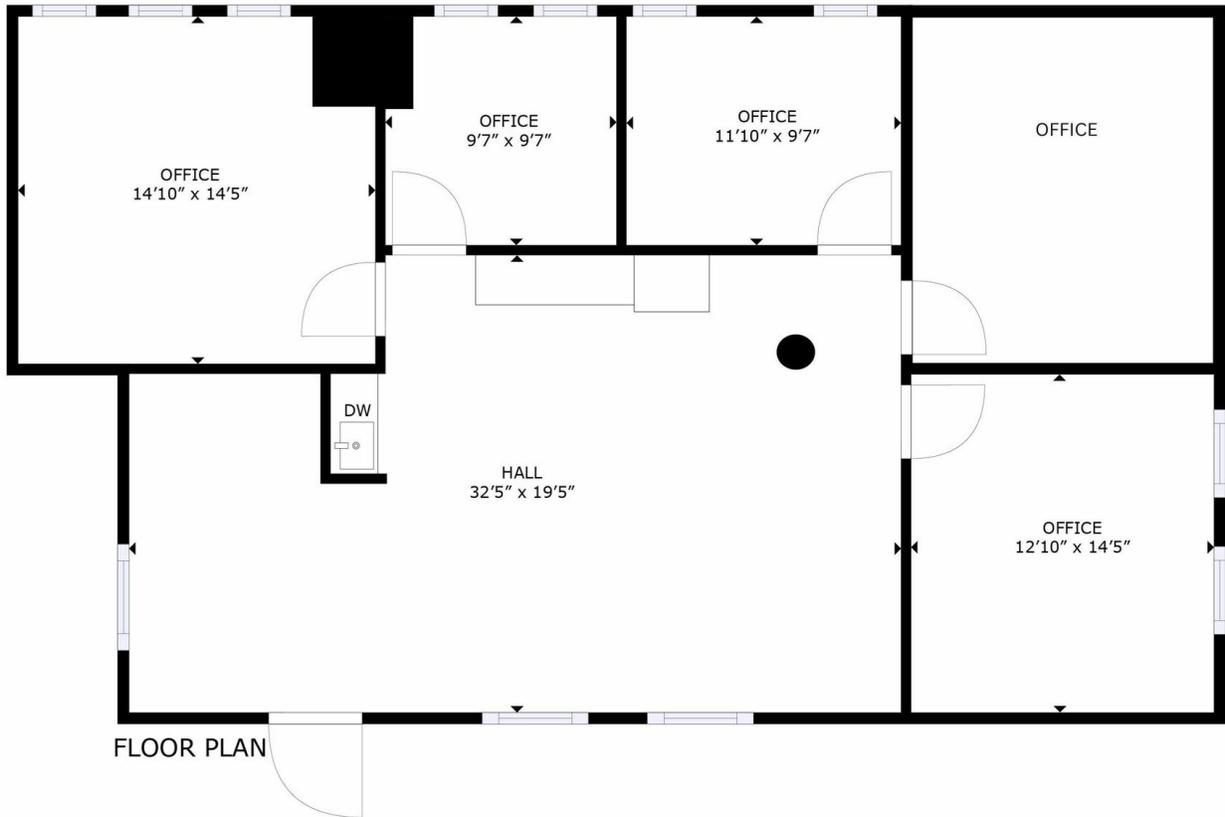


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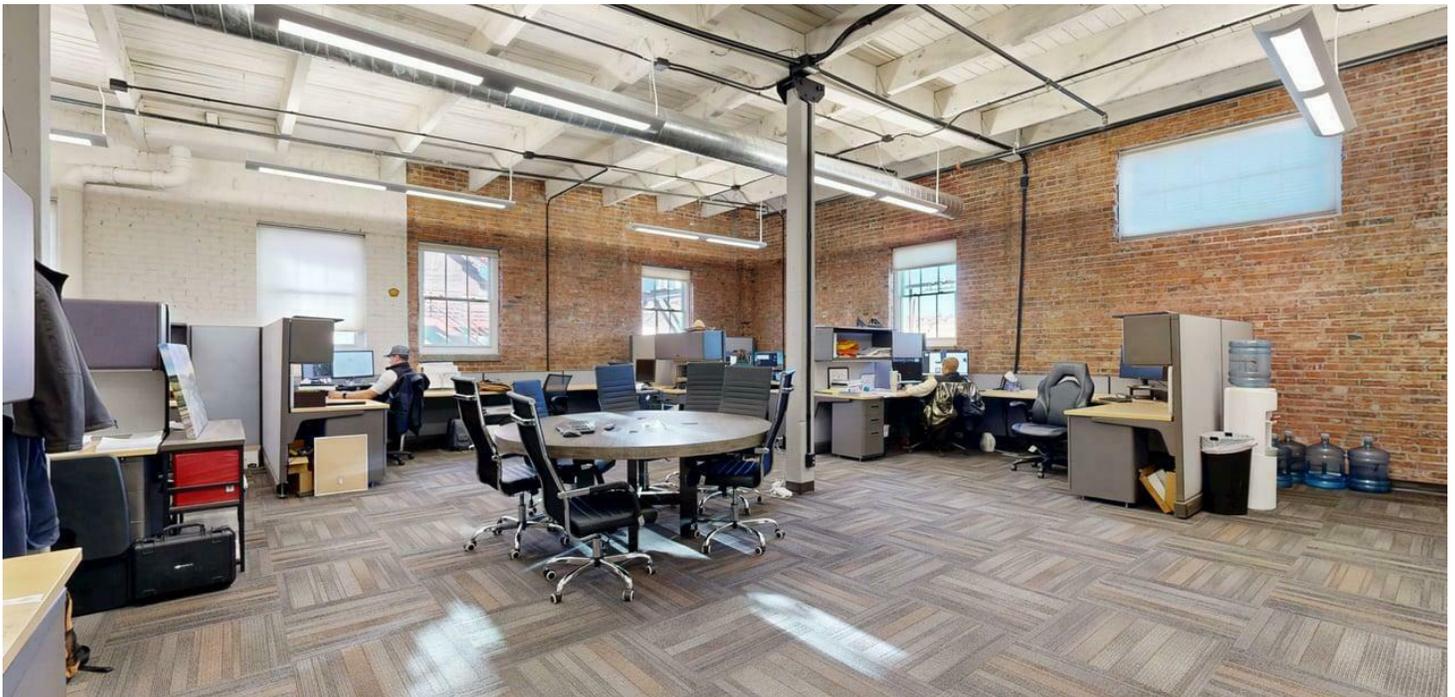
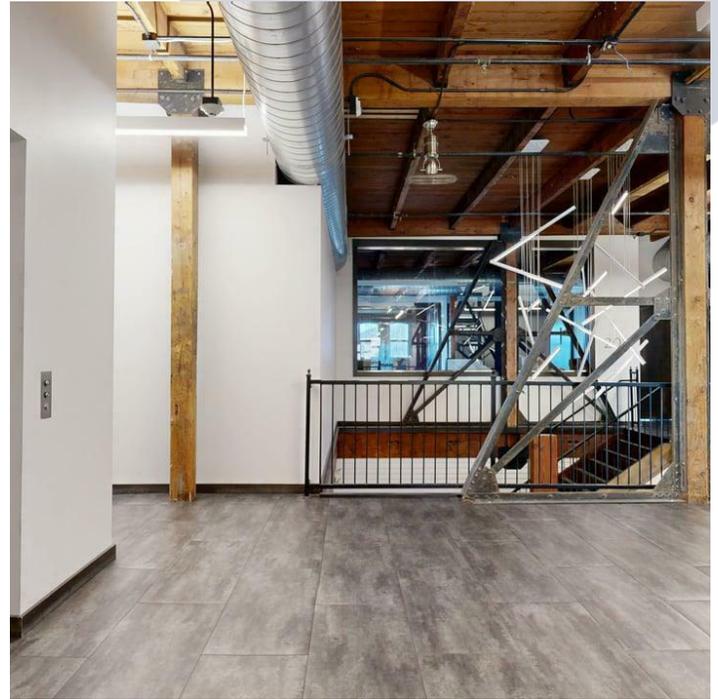
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SUITE 202

1,920 SF of premium office space offered at \$2,585/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 \$12.00 SF plus \$4.15 NNN.



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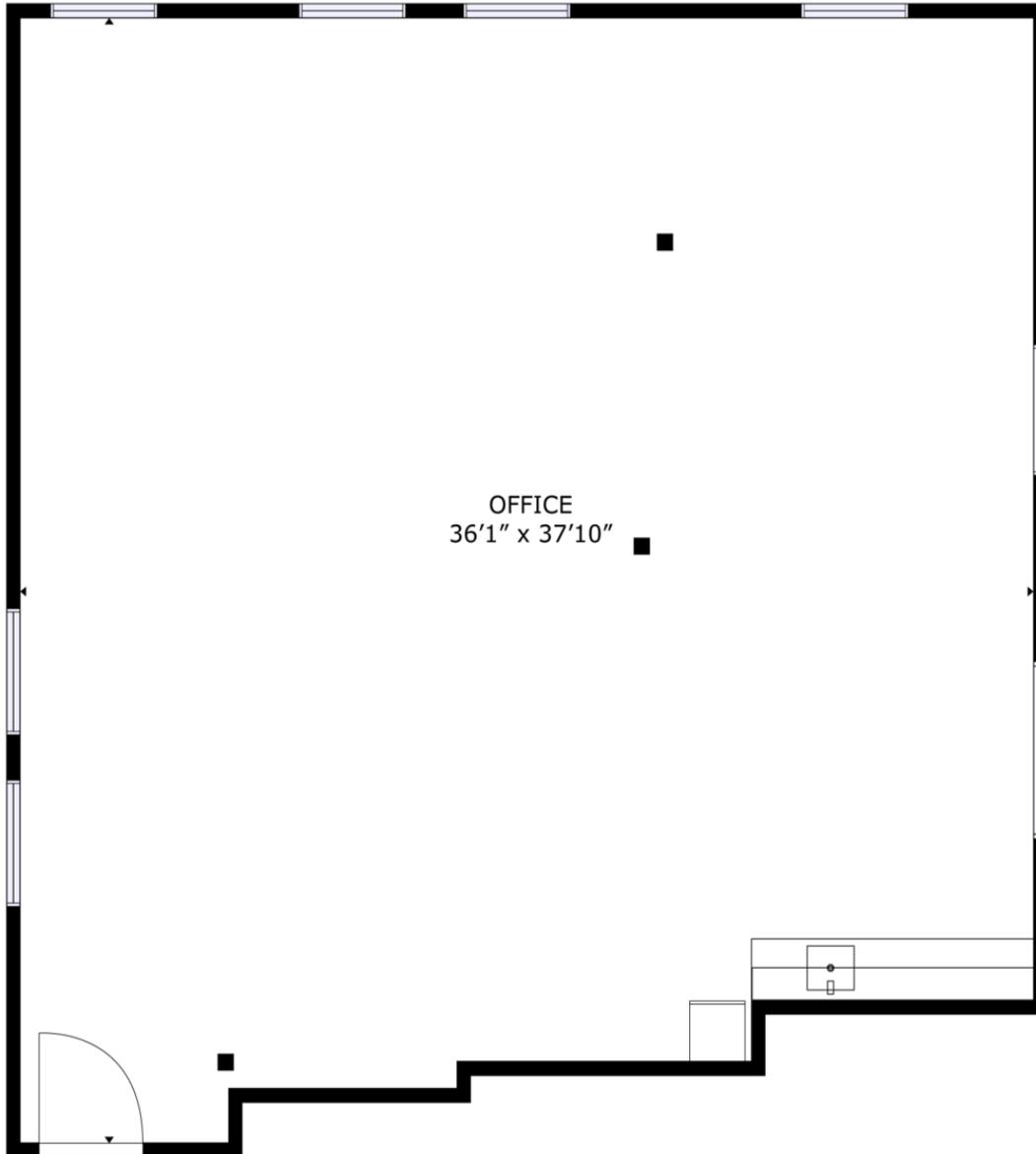


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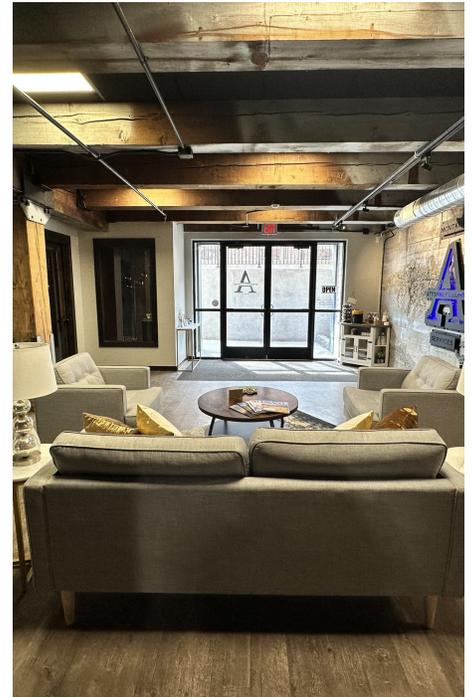
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SUITE L02

1,760 SF of professional office space offered at \$2,369/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 \$2,369/mo.
Base rent is \$12 SF plus \$4.15 NNN.



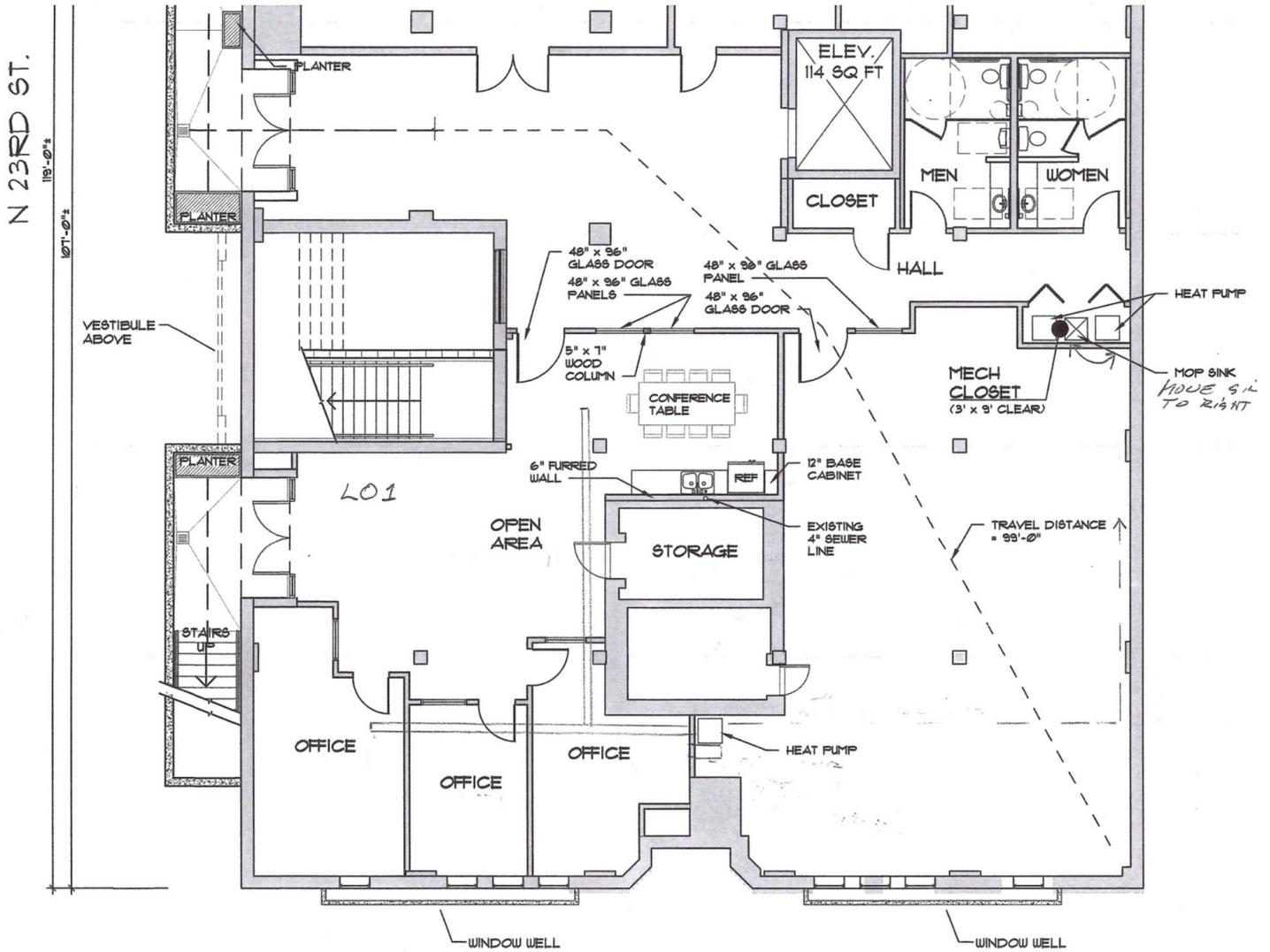
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Suite L02 Floorplan



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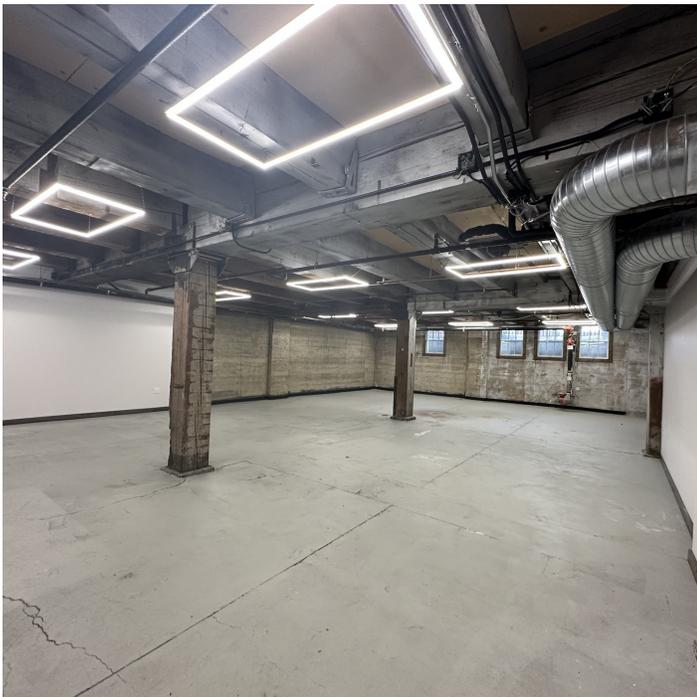
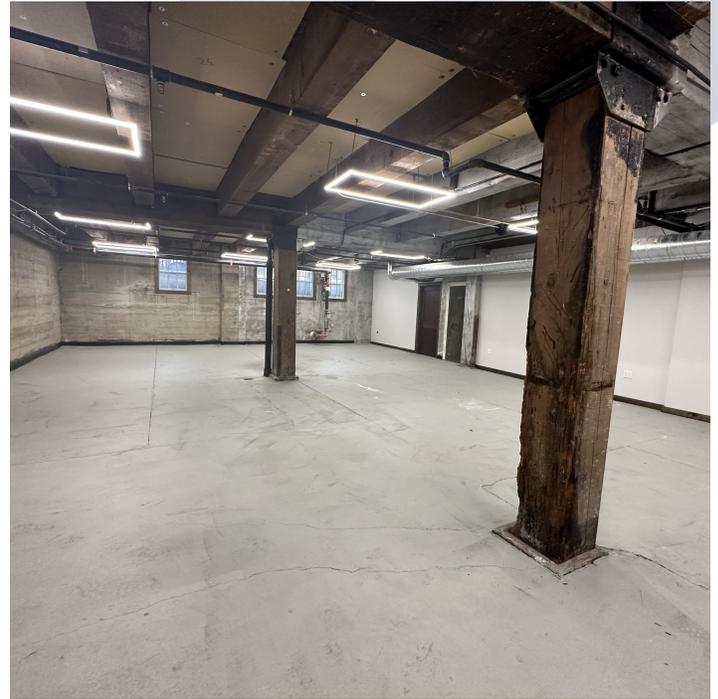
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SUITE L01

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 \$1,255/mo.
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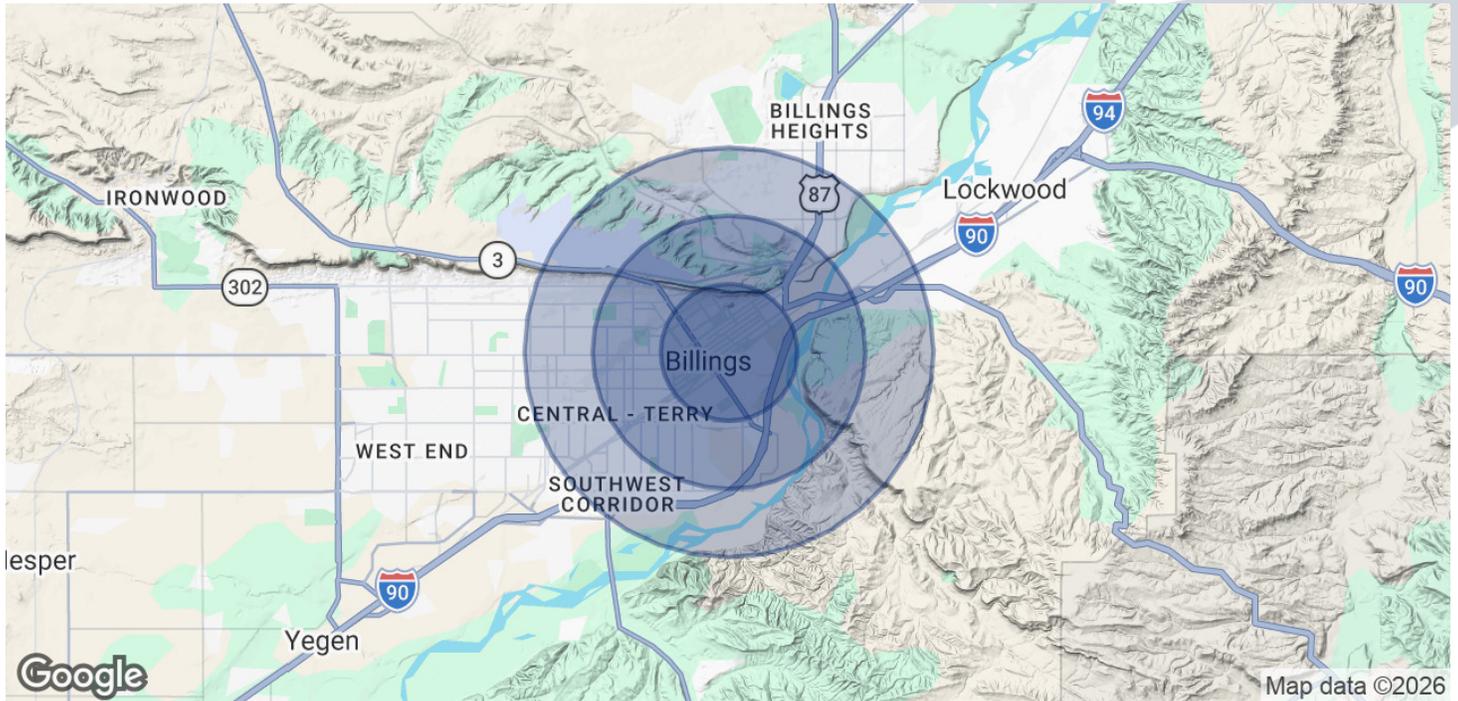


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,889	25,641	49,791
Average Age	34.8	34.3	35.6
Average Age (Male)	33.6	32.8	34.2
Average Age (Female)	36.7	36.6	37.4

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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