

LEASE

1720 LAMPMAN DR

1720 Lampman Dr Billings, MT 59102



LEASE RATE

\$6,858.00 per month

SIZE

5,998 sf

Nathan Matelich, CCIM

(406) 781-6889

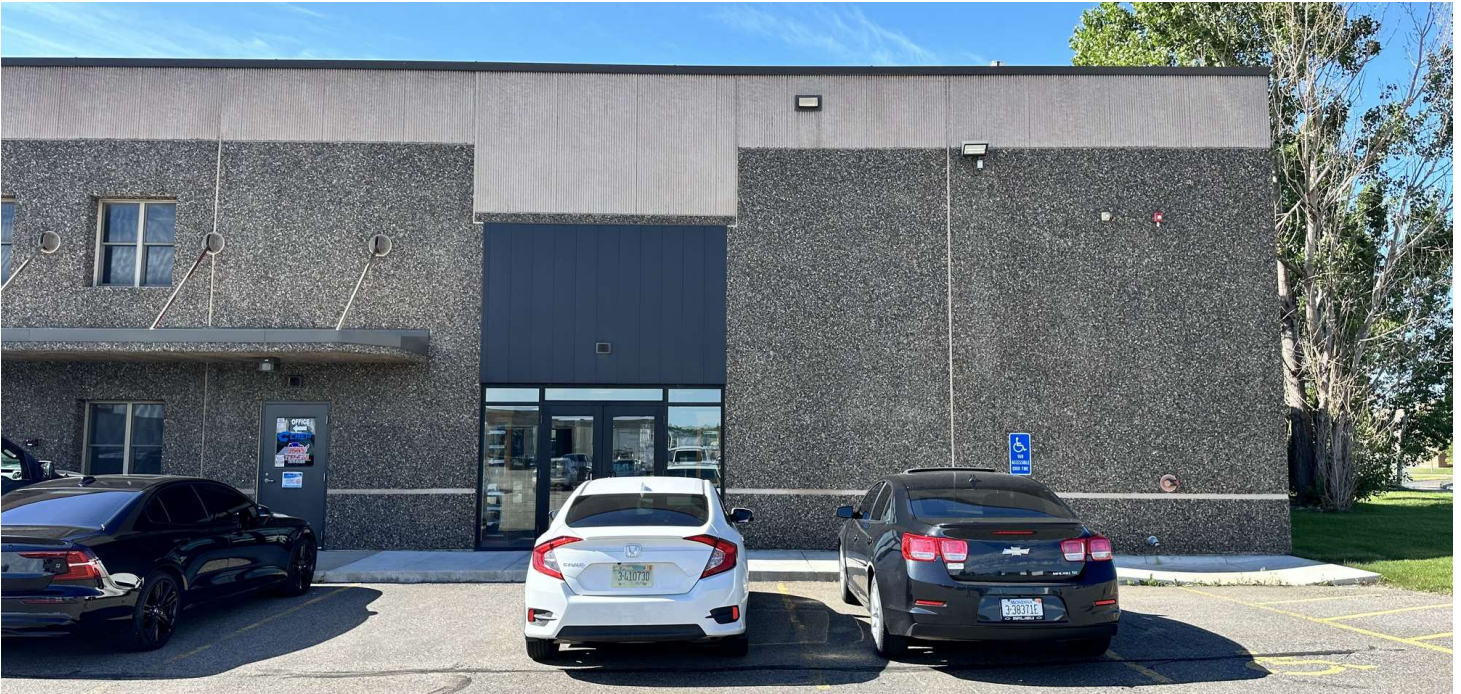
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Lease Rate

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OFFERING SUMMARY

Building Size:	29,726 SF
Available SF:	5,998 SF
Year Built:	2001
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

- *5,998 SF Office Space for Lease
- *Reception
- *Conference Room
- *5 Private Offices
- *3 Large Bullpen Areas
- *Men's & Women's Bathrooms on Each Floor
- *Kitchenette – 1st Floor
- *Breakroom with Kitchenette – 2nd Floor
- *Base Rent = \$10 PSF NNN
- *NNN = \$3.72 PSF

LOCATION OVERVIEW

1720 Lampman Dr was built in 2001 with recent renovations to create a modern office environment. With a mix of private offices and multiple large, open bullpen areas this office space would be ideal for a call center, customer service environment or any office user that benefits from either large open space for collaboration or the ability to add cubicles. This office is centrally located in Billings and makes for an easy commute.

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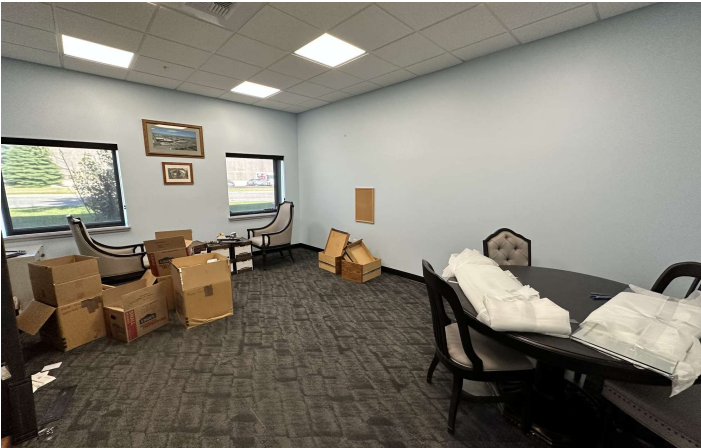
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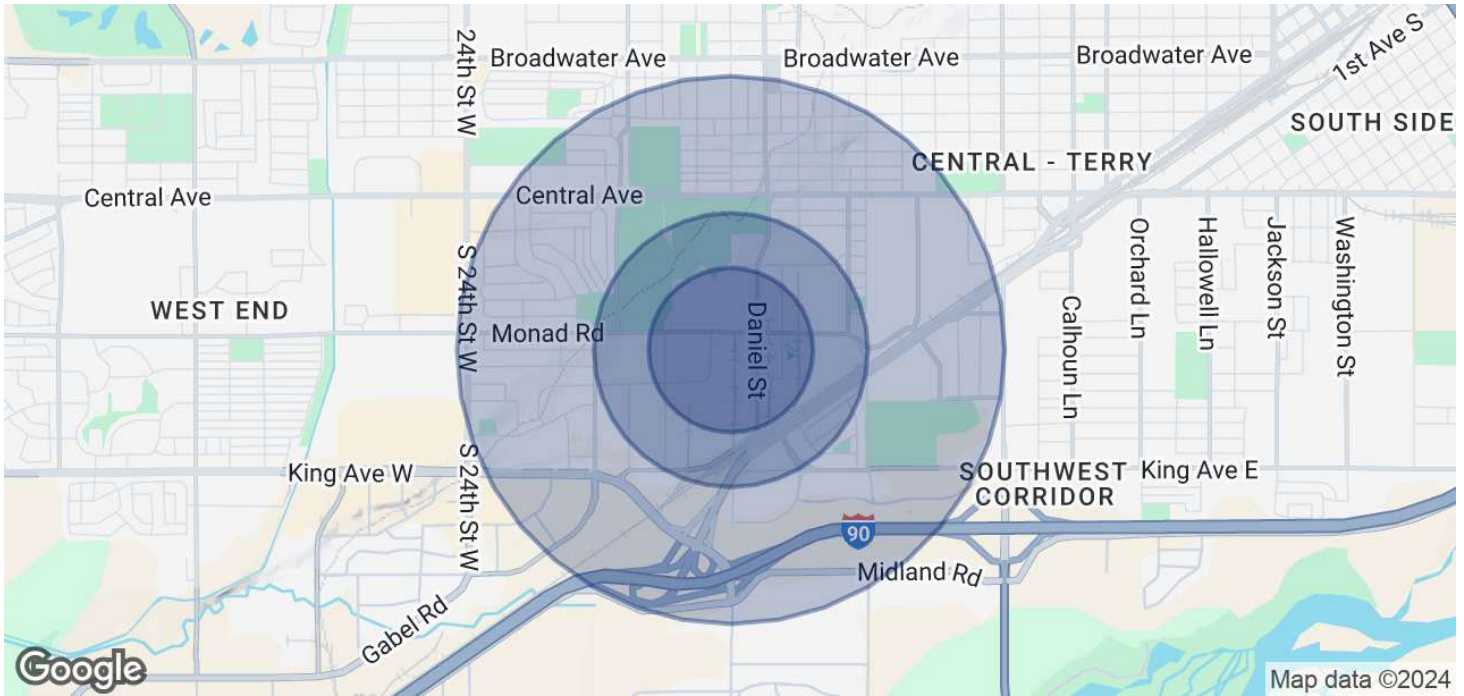


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	473	6,158
Average Age	0	37	39
Average Age (Male)	0	36	38
Average Age (Female)	0	38	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	198	2,563
# of Persons per HH	0	2.4	2.4
Average HH Income	\$0	\$72,172	\$73,017
Average House Value		\$296,429	\$276,382

Demographics data derived from AlphaMap

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