

# LEASE

**2316 1ST AVE N**  
Billings, MT 59101



**MONTHLY RATE**      \$1,667 - \$4,229 + Utilities  
**AVAILABLE SF**      800 - 1,750 SF

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Lease Rate

**\$1,667 - \$4,229  
PER MONTH**

## OFFERING SUMMARY

Available SF:	800 - 1,750 SF
Lot Size:	22,479 SF
Year Built:	2023
Zoning:	CBD
Base Rent:	\$21 - \$24 NNN
NNN:	\$4.00 PSF

## PROPERTY OVERVIEW

Suite A: 800 SF | \$1,667 - \$1,867/mo + Utilities

Suite B: 950 SF | \$1,979- \$2,217/mo + Utilities

Also available combined as 1,750 SF | \$3,646 - \$4,229/mo + Utilities

Landlord will build to suit for long-term lease

High traffic counts · Strong retail & office exposure

Downtown Billings location

## LOCATION OVERVIEW

Old Town Flats is Billings' first ground-up mixed-use development in nearly a decade — and one of downtown's most exciting new addresses.

Featuring two Class A office/retail suites available individually or combined as a single 1,750 SF space, the landlord is willing to build to suit for qualified tenants signing a long-term lease — making this ideal for accountants, attorneys, insurance agents, financial advisors, realtors, engineers, or boutique retailers.

The built-in residential community above creates a unique advantage — a captive, walk-down clientele living right next door to your business.

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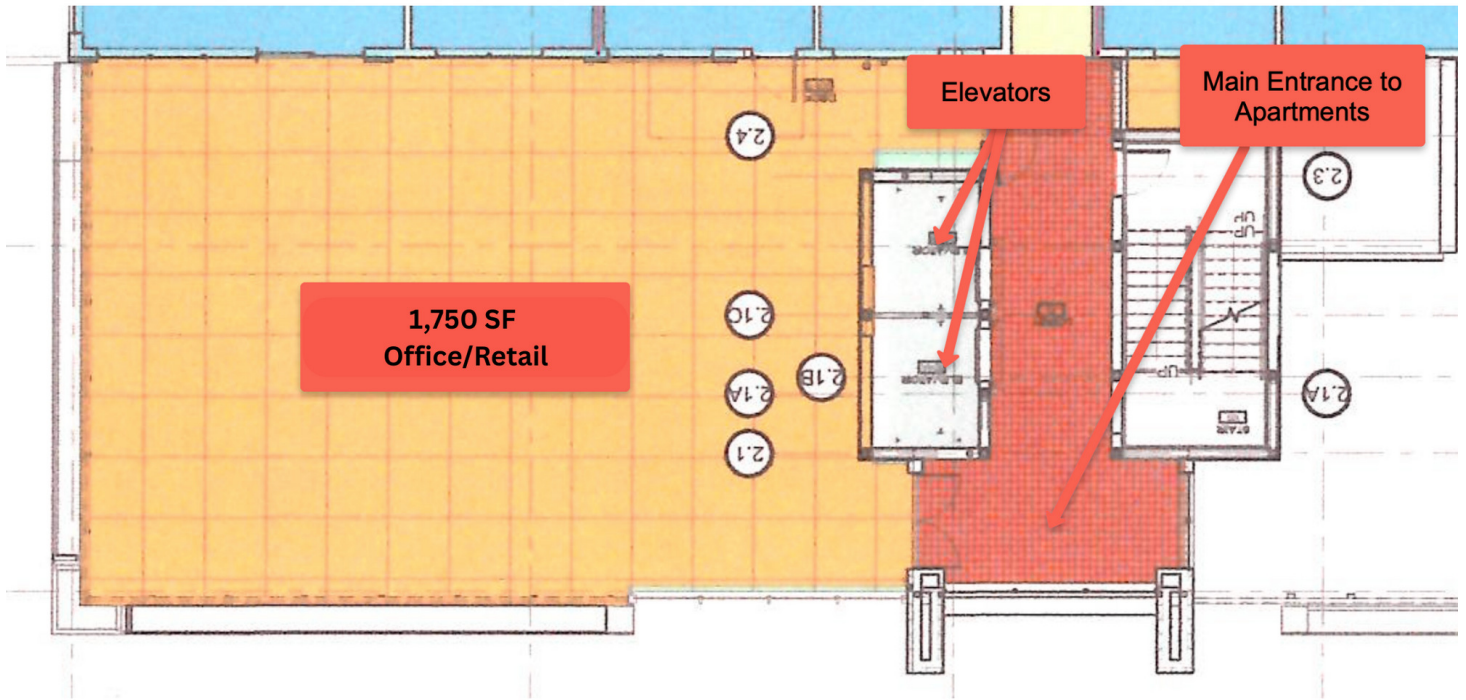


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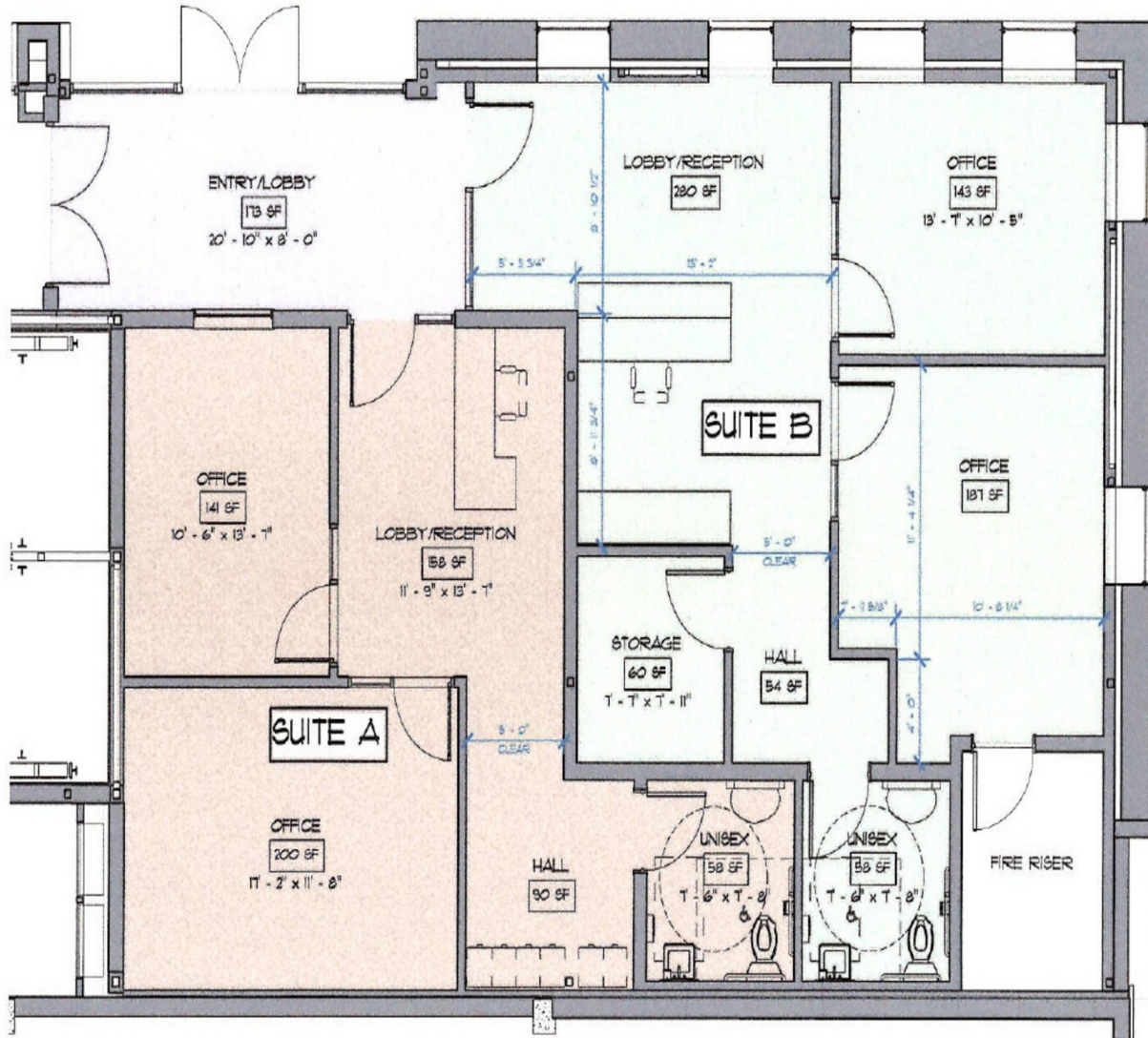


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