

# LEASE

## CLASS A OFFICE

3429 Central Ave Billings, MT 59102



### LEASE RATE

\$2,352.00 per month  
1,245 SF Class A Office

**Nathan Matelich, CCIM**  
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Lease Rate

**\$2,352.00 PER MONTH**

### OFFERING SUMMARY

Building Size:	7,680 SF
Available SF:	1,245 SF
Lot Size:	31,685 SF
Year Built:	2006
Zoning:	CMU1-Corridor Mixed Use 1

### PROPERTY OVERVIEW

1,245 SF Class A Office  
For Lease \$2,352/mo + Utilities  
3 Offices  
1 Conference Room  
Kitchenette  
Reception  
2 Shared ADA Bathrooms  
Large Pylon Sign  
\$17.01 PSF NNN  
NNN = \$5.66 PSF

### LOCATION OVERVIEW

3429 Central, Ste A is a recently remodeled Class A office space in the most desirable part of Billings West End. Recent upgrades to the office space include modern doors, new flooring and paint. This office would be an ideal location for real estate agents, insurance agents, accountants, attorneys, architects, engineers or any professional services firm that would benefit from retail exposure in a Class A west end building.

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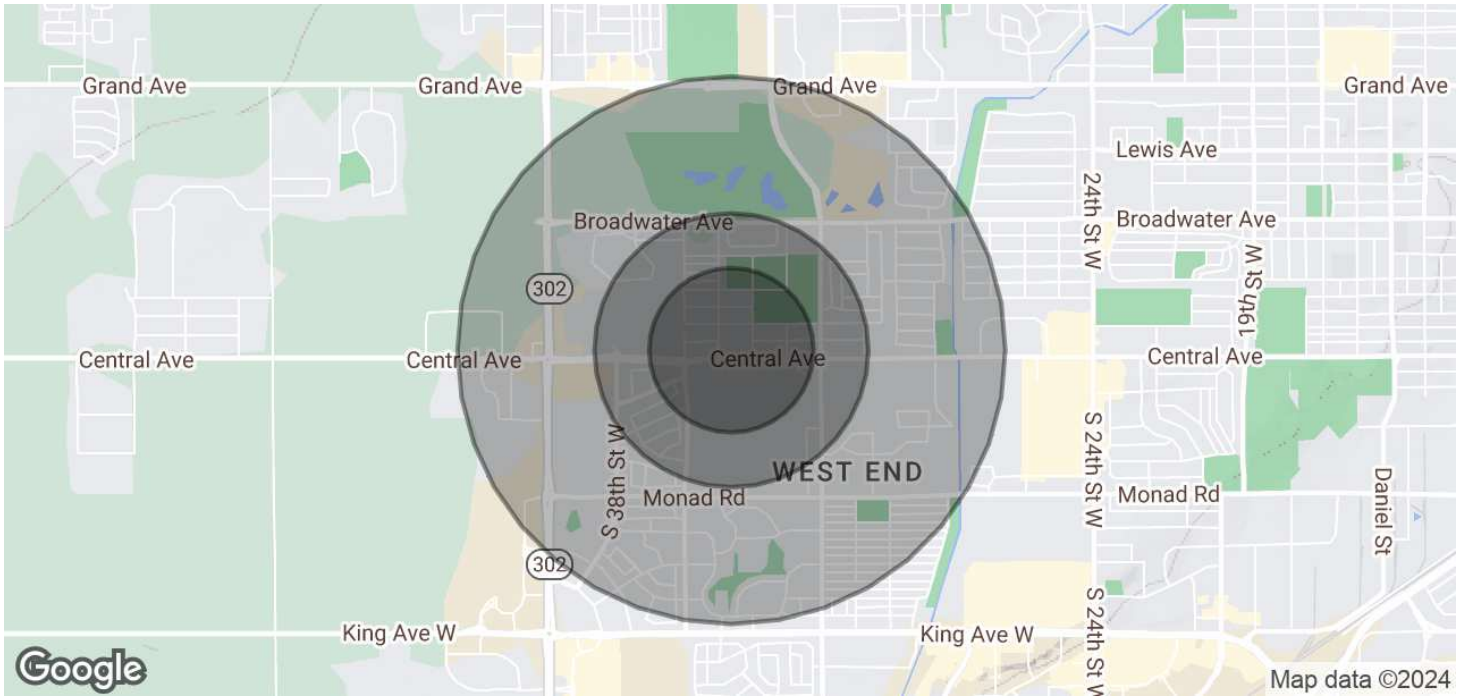
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### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	802	2,698	11,089
Average Age	42	44	42
Average Age (Male)	40	42	40
Average Age (Female)	43	45	44

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	362	1,240	5,058
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,186	\$89,657	\$91,322
Average House Value	\$377,832	\$368,155	\$384,909

Demographics data derived from AlphaMap

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