

# LEASE

**801 14TH ST W**

Billings, MT 59102



**LEASE RATE**

\$1,650.00 per month

**SIZE**

1,590 SF

**Nathan Matelich, CCIM**

(406) 781-6889

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Lease Rate **\$1,650.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	15,533 SF
Available SF:	1,590 SF
Year Built:	1943
Renovated:	1995
Zoning:	CMU2-Corridor Mixed Use 2

## PROPERTY OVERVIEW

1,590 SF Retail/Office Space  
For Lease \$1,650/mo + Utilities  
2 Bathrooms  
Large Office/Bullpen Area  
Base Rent = \$9.95 PSF NNN  
NNN = \$2.50 PSF

## LOCATION OVERVIEW

Looking for a centrally located showroom or retail space in a convenient midtown location? The Colonial Building might be the perfect location for your business with its charming newly ungraded exterior, attractive interior finishes and versatile retail/office space.

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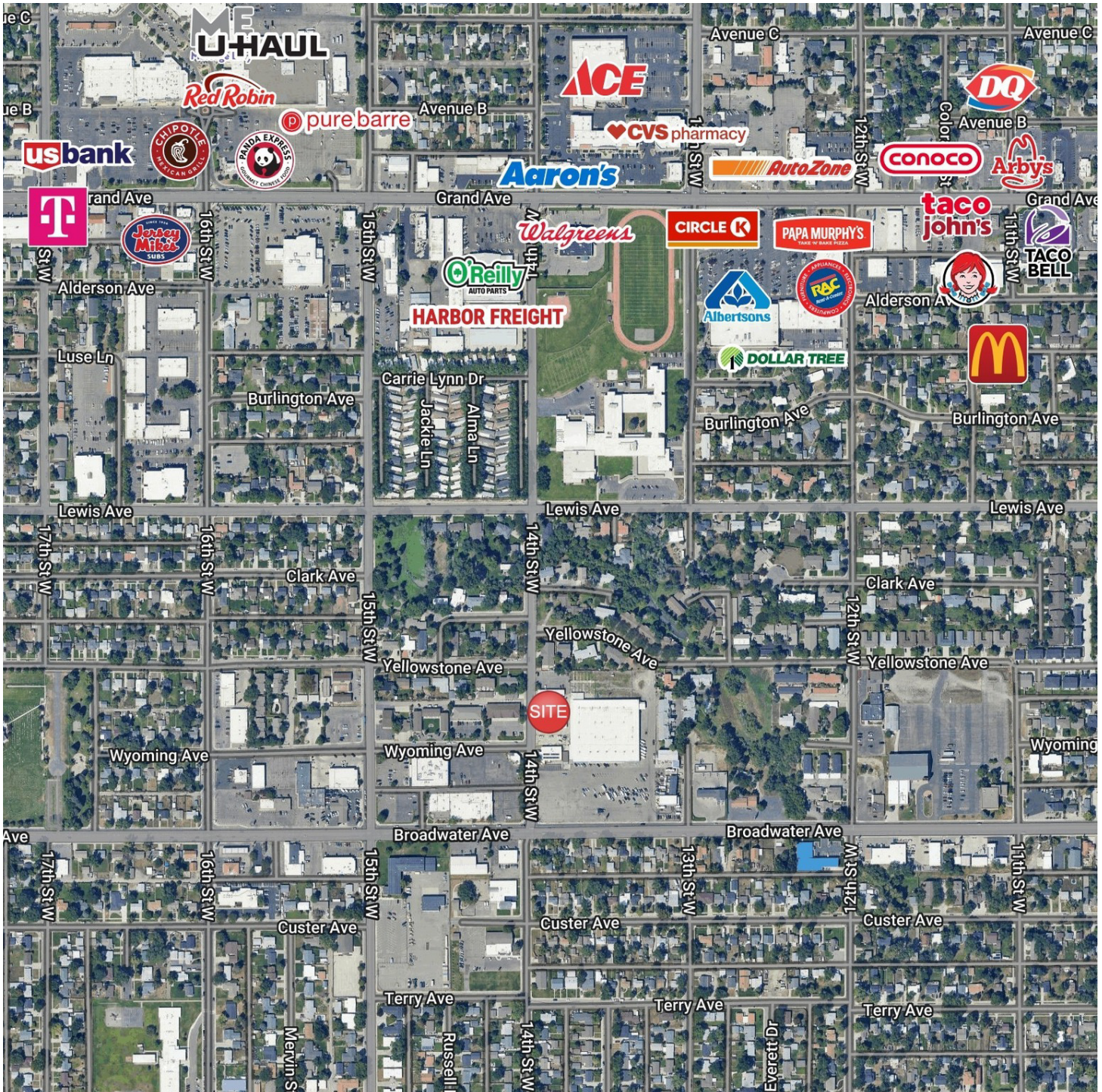
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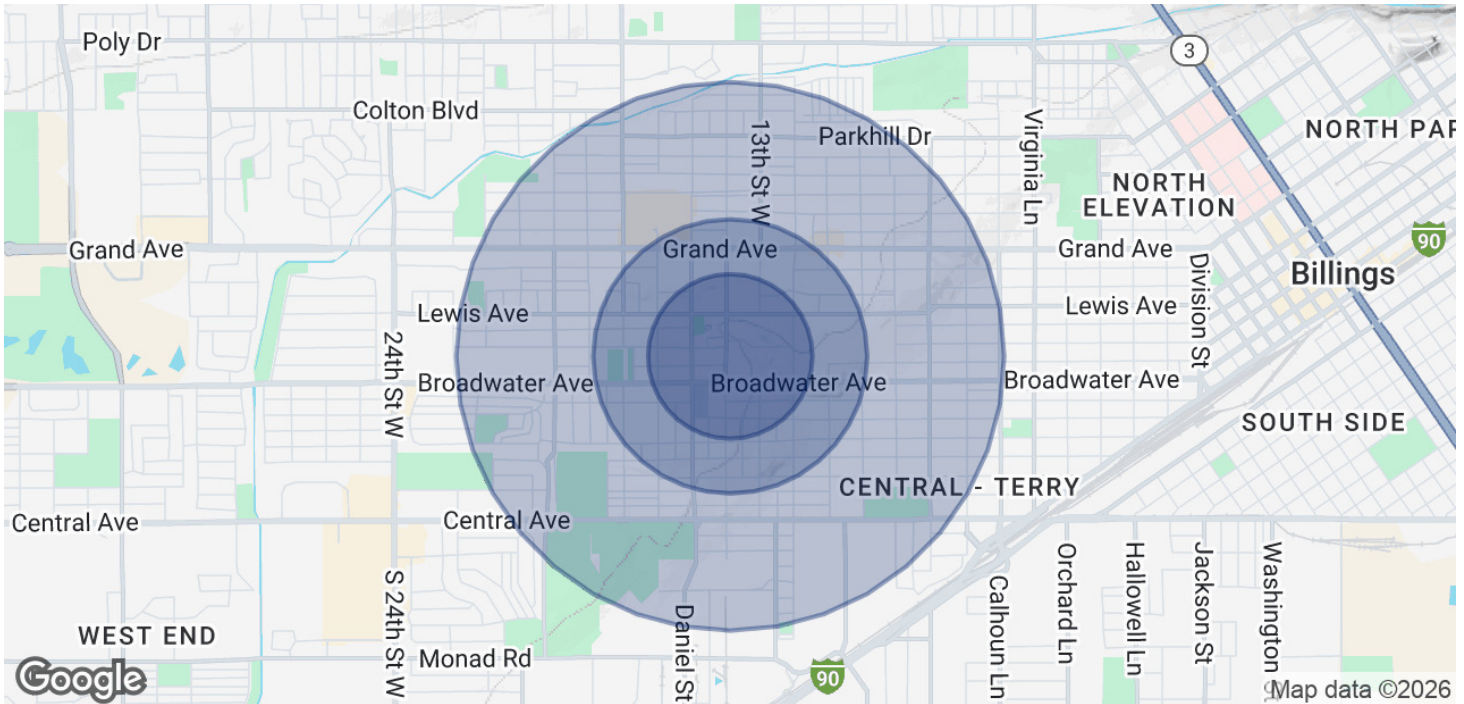
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	861	3,645	14,359
Average Age	40	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	408	1,673	6,575
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$72,120	\$75,522	\$81,188
Average House Value	\$272,290	\$281,767	\$317,799

Demographics data derived from AlphaMap

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