

LEASE

2223 MONTANA AVE

2223 Montana Ave Billings, MT 59101



LEASE RATE

\$995.00 - \$8,638.00 per month

Nathan Matelich, CCIM
406.781.6889

Erik Caseres
406.861.4742

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Lease Rate

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PER MONTH**

OFFERING SUMMARY

Building Size:	24,075 SF
Available SF:	1,442 - 4,680 SF
Lot Size:	9,428 SF
Zoning:	CBD – Central Business District

PROPERTY OVERVIEW

- *Multiple suites available ranging from 1,442 - 4,680 SF
- *Monthly lease rates from \$995 - \$8,638/month
- *Multiple suites available each with unique characteristics to satisfy a wide range of businesses
- *Potential uses include Office, Retail, Restaurant and Industrial
- *Historic building boasting old world charm coupled with modern high-end industrial finishes
- *Highly desirable downtown location offering clients and customers a wide variety of entertainment opportunities
- *Dedicated parking
- *Pricing ranges from \$4.13 - \$18.00 SF NNN
- *NNN estimated at \$4.15 SF (Includes Utilities)
- *Zoned CBD – Central Business District
- *Total building square footage is 24,075 SF

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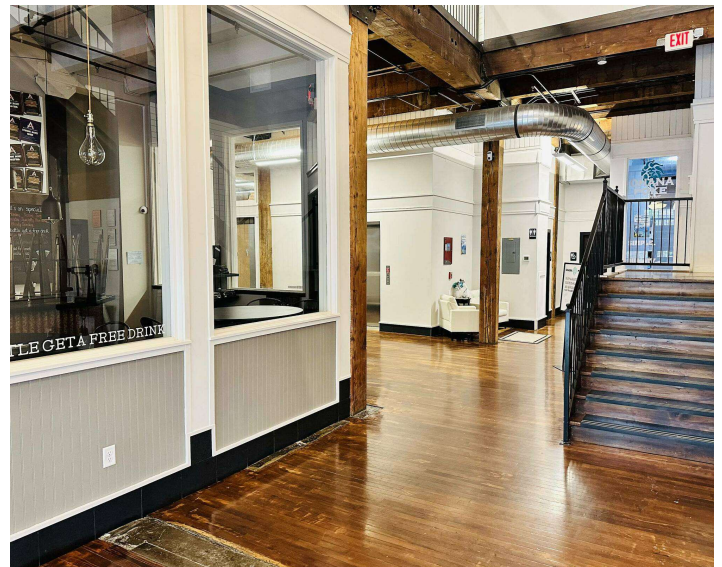
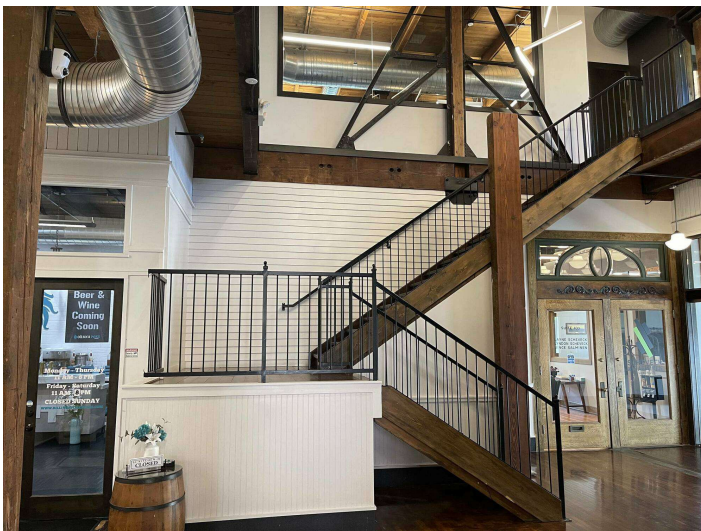
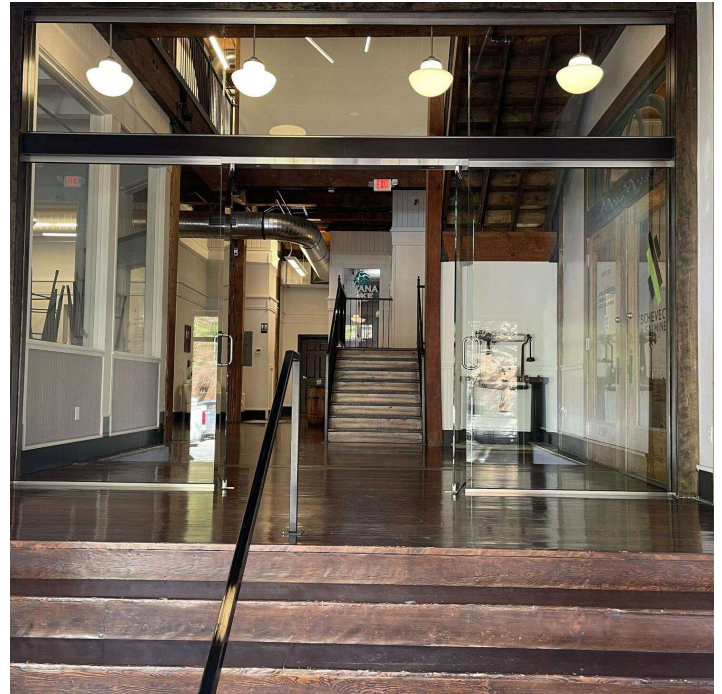
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LISTING OVERVIEW:

This historic building offers unparalleled class with contemporary industrial finishes. The building is ideally situated downtown offering clients, customers and employees a wide array of amenities including entertainment, shopping, restaurants and breweries. The recent renovations were meticulously planned and flawlessly executed to ensure that each aspect of the buildings traditional architecture was not only left intact, but perfectly highlighted to retain its vintage charm. Additionally, the high-end industrial style finishes compliment the antiquated elements of the structure providing the perfect balance of old and new.

Major tenants include Griffin Development, Diamond Construction, Mountain West Real Estate, The Asylum Distillery and Stahly Engineering. Multiple suites are available to accommodate a wide range of businesses.



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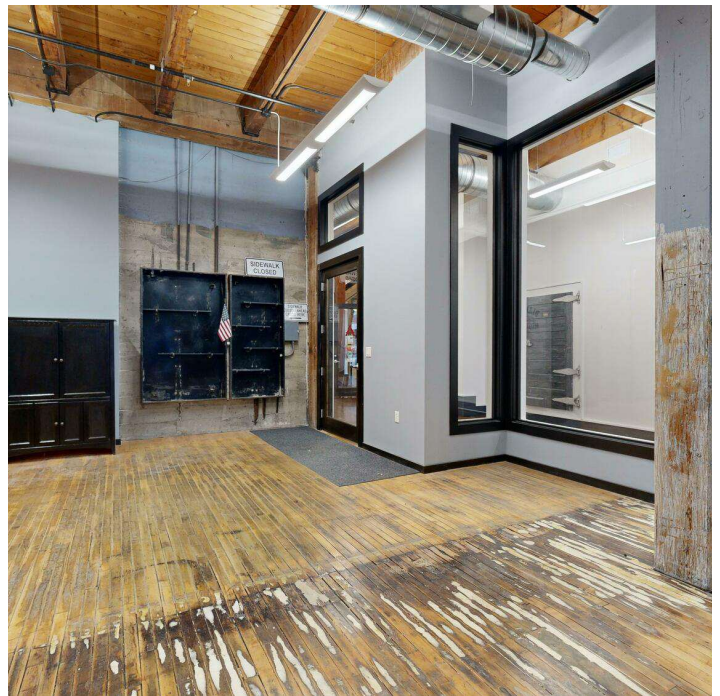
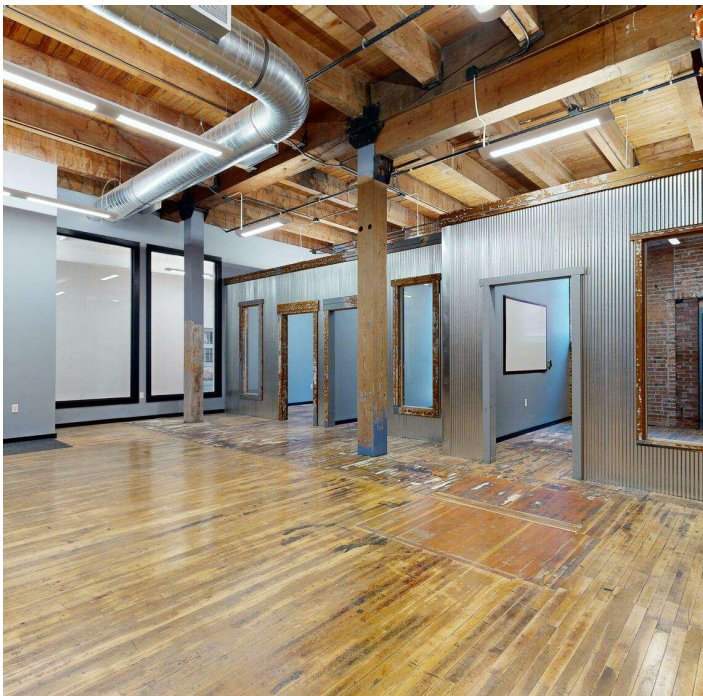
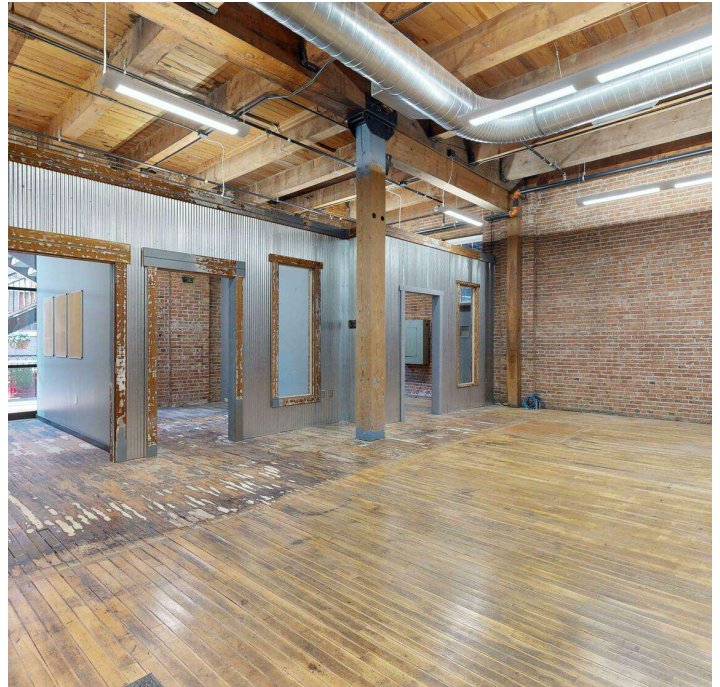
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SUITE 102

1,750 SF of professional office space offered at \$2,938/month (utilities included). 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 \$16.00 SF plus \$4.15 NNN.



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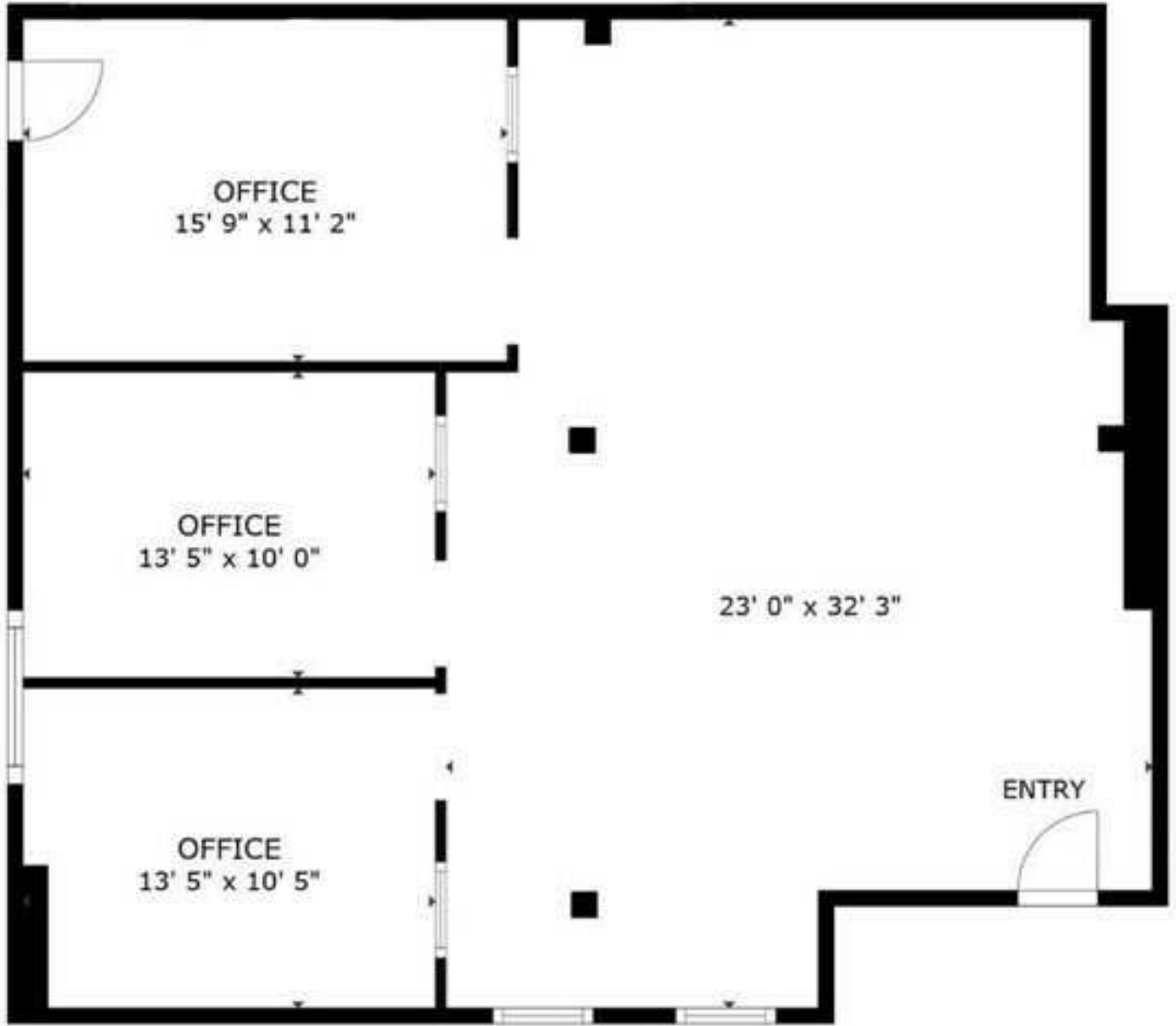
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FLOOR PLAN

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SUITE 104

This 1750 SF suite is offered at \$2,647/month (utilities included) and it is ideal for any business owner in the food or beverage industry.

The suite was previously occupied by Ohana Poke and includes painted wood flooring, white subway tiled accents and cool toned paint colors. The space is currently configured with multiple dining areas, coolers, and a small restaurant style kitchen excluding a hood.

Base rent is \$14.00/sf plus \$4.15 NNN.



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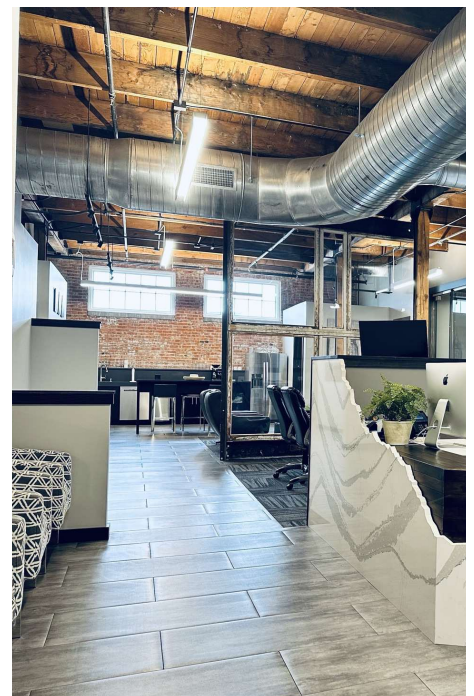
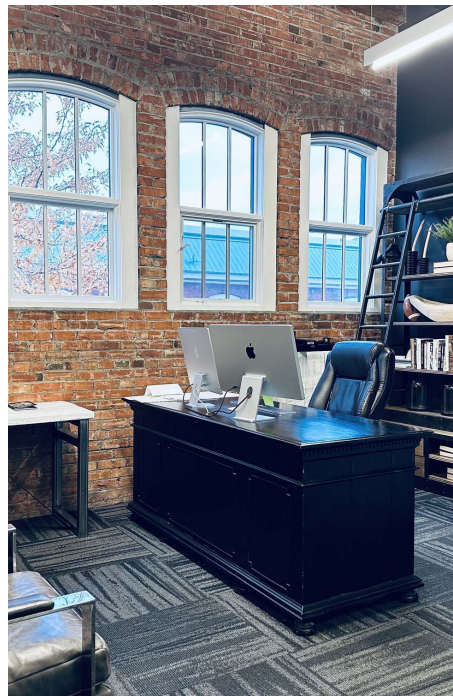
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SUITE 203

This 4,680 SF upstairs suite is offered at \$8,638/month. The suite is currently occupied by Mountain West Real Estate and includes ten private offices, one private conference room, a common area for group meetings/lounging and is complete with an elegant kitchenette.

The unique features of the building are highlighted throughout the suite and include numerous rustic wood beams, brick accent walls and industrial style ceilings. The high-end finishes in this suite are sure to impress clients and customers who visit these exclusive executive-style offices.

Base rent is \$18.00 SF plus \$4.15 NNN.



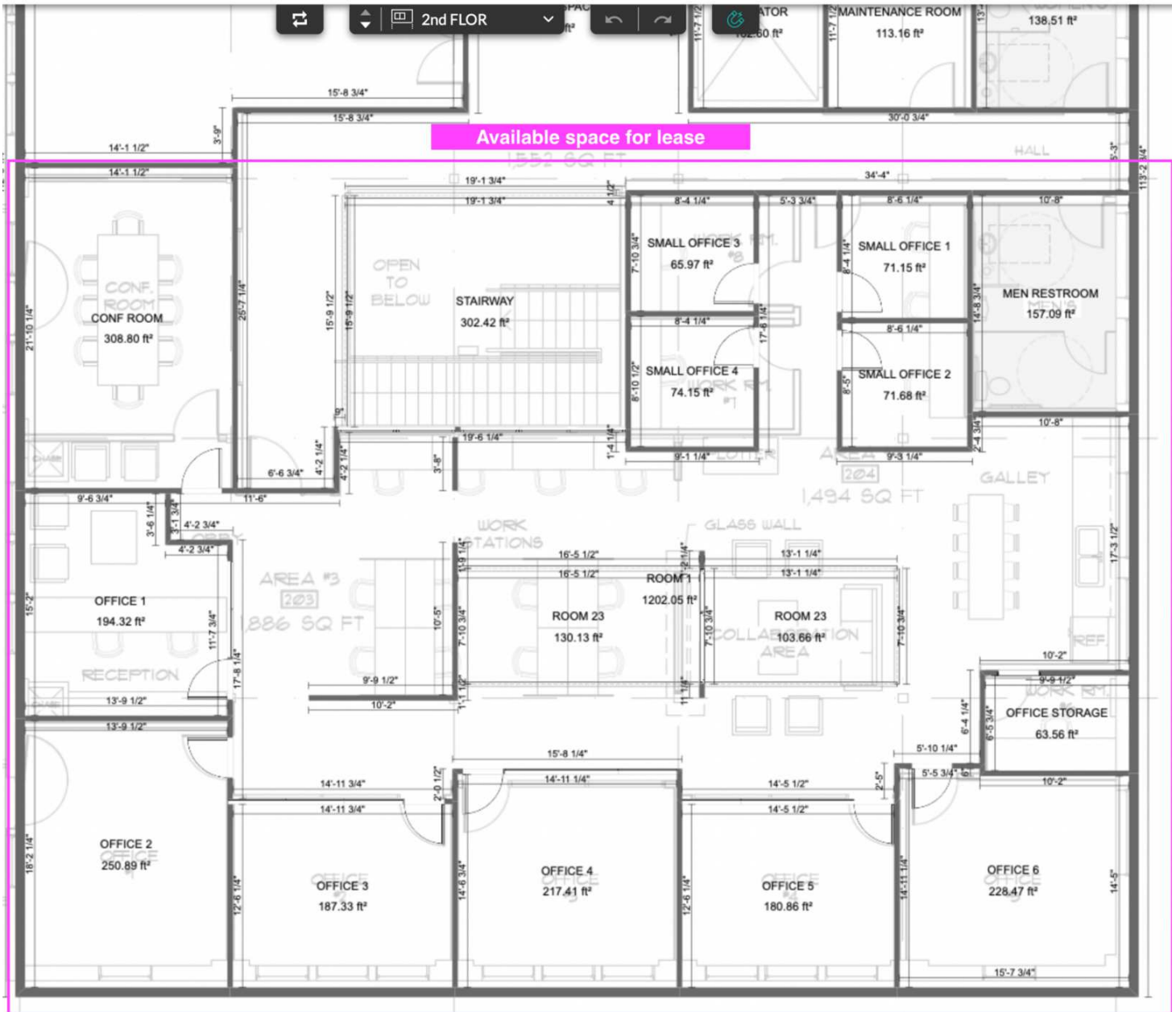
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Suite 203 Floorplan



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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 \$995/mo.
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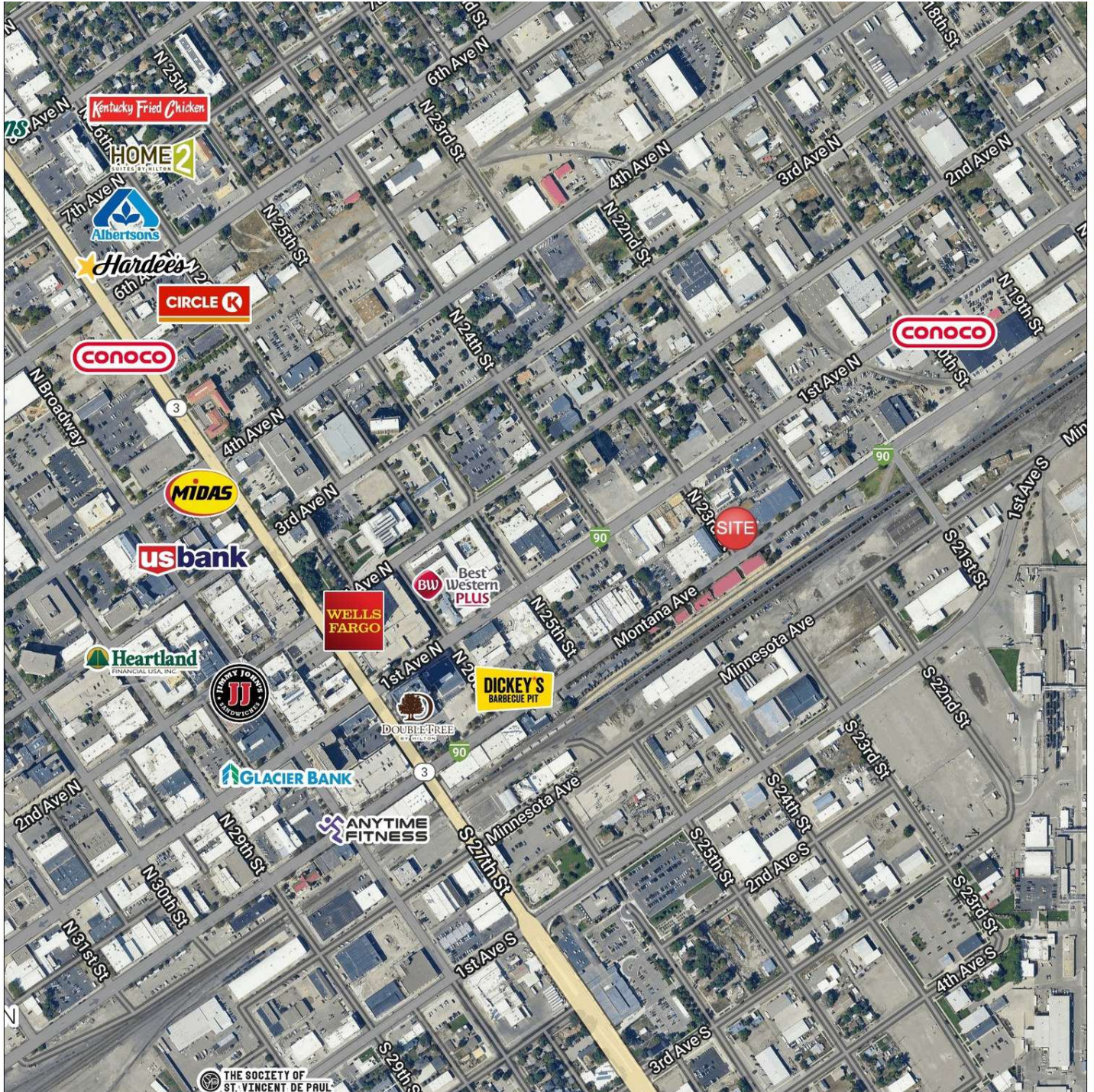
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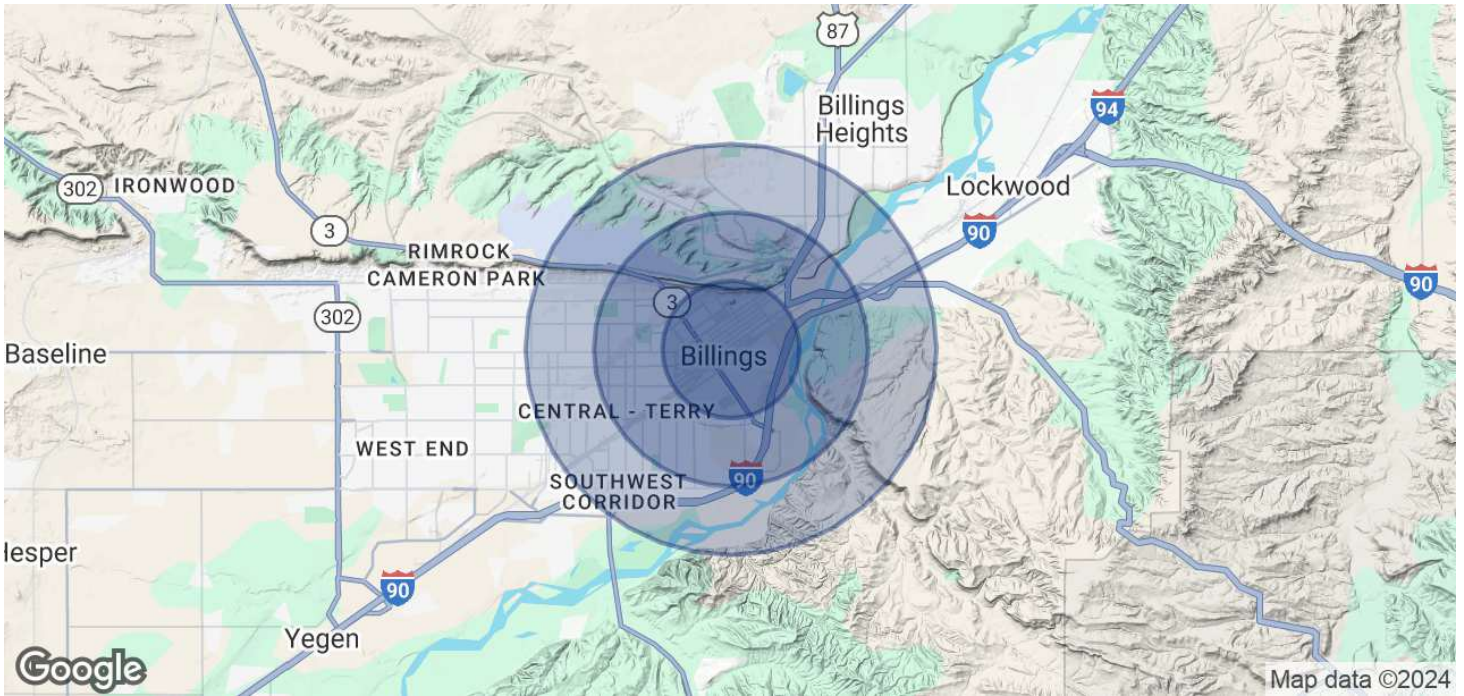
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,889	25,641	49,791
Average Age	34.8	34.3	35.6
Average Age (Male)	33.6	32.8	34.2
Average Age (Female)	36.7	36.6	37.4

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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