

LEASE

2048 OVERLAND AVE

2048 Overland Ave Billings, MT 59102



LEASE RATE

\$400.00 - \$4,840.00 per month

Nathan Matelich, CCIM
(406) 781-6889

Todd Sherman
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Lease Rate

**\$400 - \$4,840
PER MONTH**

OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Building Size: | 12,426 SF |
| Available SF: | 99 - 3,630 SF |
| Lot Size: | 29,067 SF |
| Year Built: | 1984 |
| Zoning: | CMU2-Corridor Mixed Use 2 |

PROPERTY OVERVIEW

12,387 SF Office Building
6 Units Currently Available for Lease
Common Area Restrooms
ADA Accessible Elevator
Ability to Increase or Decrease Leased Office Space by 1-3 Offices

LOCATION OVERVIEW

2048 Overland is a professional office building conveniently located on the west end of Billings with easy highway access. Office building is moments away from Costco, shops and restaurants. Set up perfectly for any small business owner that needs a professional setting such a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.

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LEASE INFORMATION

| | | | |
|--------------|---------------|-------------|---------------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 99 - 3,630 SF | Lease Rate: | \$400.00 - \$4,840.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------|-----------|-----------|--------------|-------------------|
| Suite 102B | Available | 143 SF | Full Service | \$500 per month |
| Suite 102BB | Available | 171 SF | Full Service | \$600 per month |
| Suite 201A | Available | 3,630 SF | Full Service | \$4,840 per month |
| Ste 202A | Available | 99 SF | Full Service | \$550 per month |
| Suite 203AA | Available | 445 SF | Full Service | \$595 per month |
| Suite 203D | Available | 250 SF | Full Service | \$400 per month |

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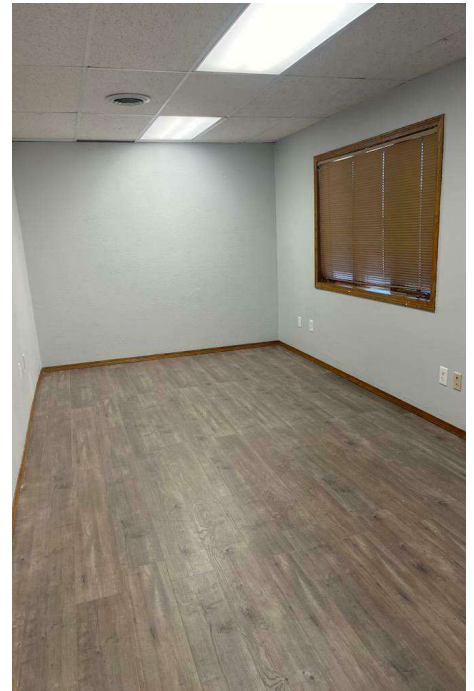
SUITE 102B

- 143 sf Office Space
- \$500/mo (Utilities Included)
- Single Office
- Common Area Restrooms
- ADA Accessible Elevator



SUITE 102BB

- 171 SF Office
- \$600/mo (Utilities Included)
- Single Office
- Common Area Restrooms
- ADA Accessible Elevator



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SUITE 201A

- 3,630 SF Office
- \$4,840/mo (Utilities Included)
- Reception with Built-in Desk
- Conference Room
- 6 Offices
- 1 Executive Office
- Open Bullpen Area
- 2 Storage Closets
- Common Area Restrooms
- ADA Accessible Elevator
- Ability to Increase or Decrease Leased Office Space by 1-3 Offices



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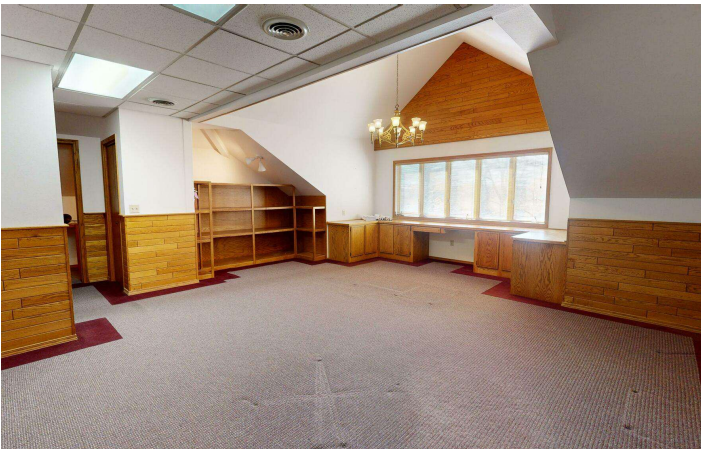
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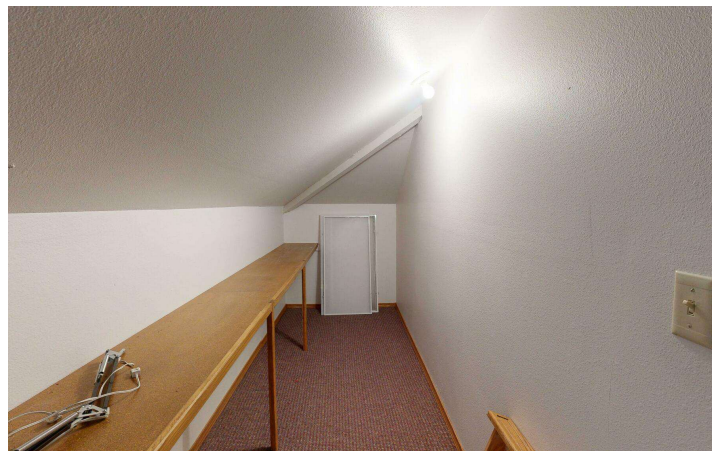
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SUITE 202A

- 99 SF Office
- \$550/mo (Utilities Included)
- Single Office
- Common Area Restrooms
- ADA Accessible Elevator



SUITE 203D

- 250 SF Office
- \$400/mo (Utilities Included)
- Single Office
- Common Area Restrooms
- ADA Accessible Elevator



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SUITE 203AA

- 445 SF Office
- \$595/mo (Utilities Included)
- Single Office
- Common Area Restrooms
- ADA Accessible Elevator



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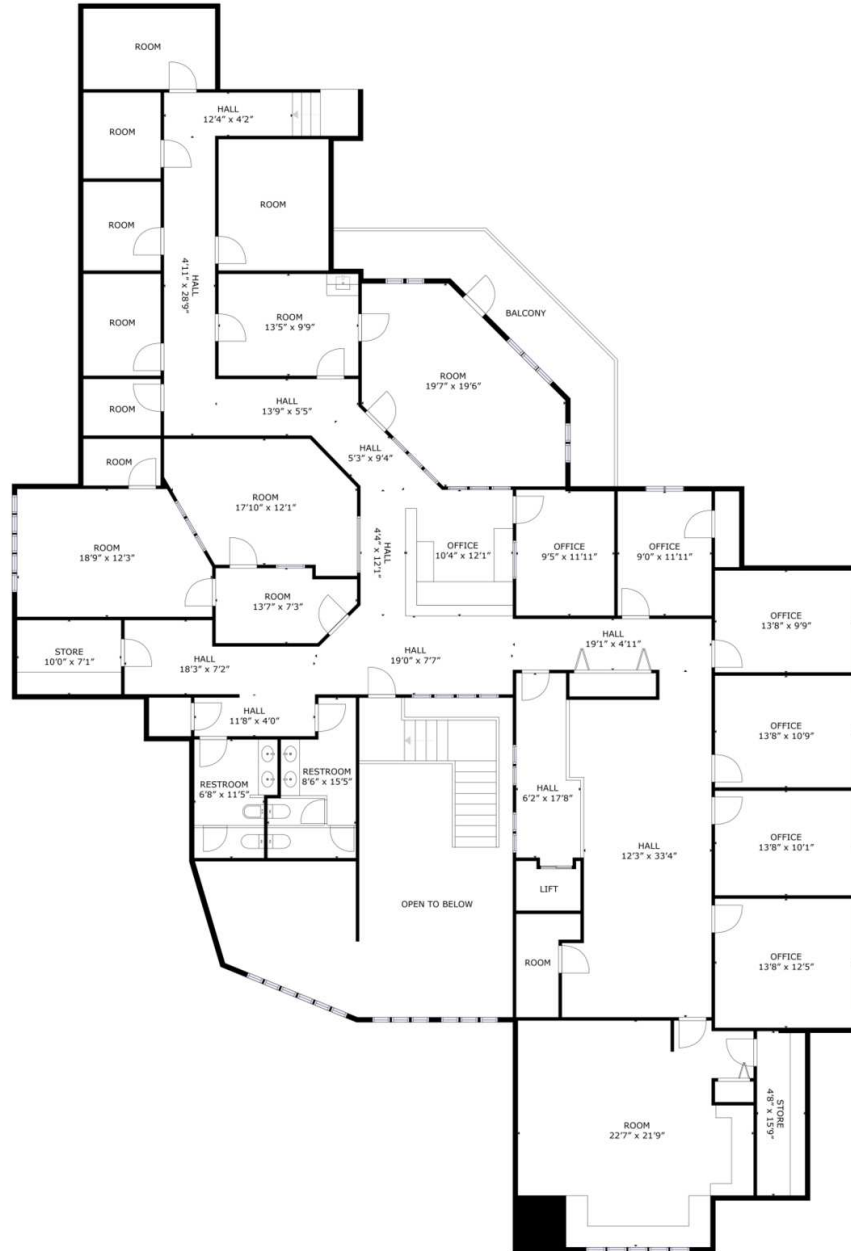
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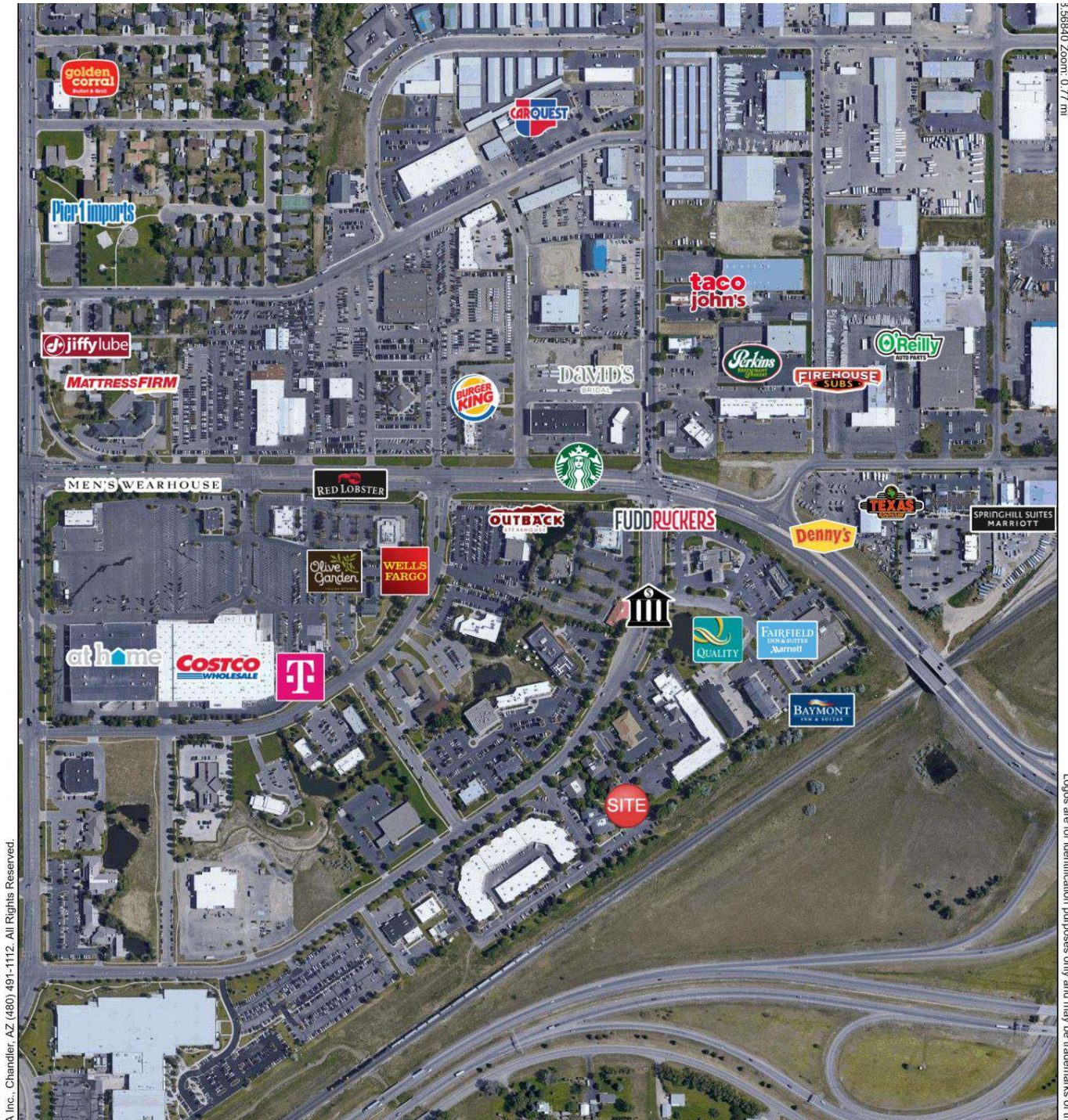
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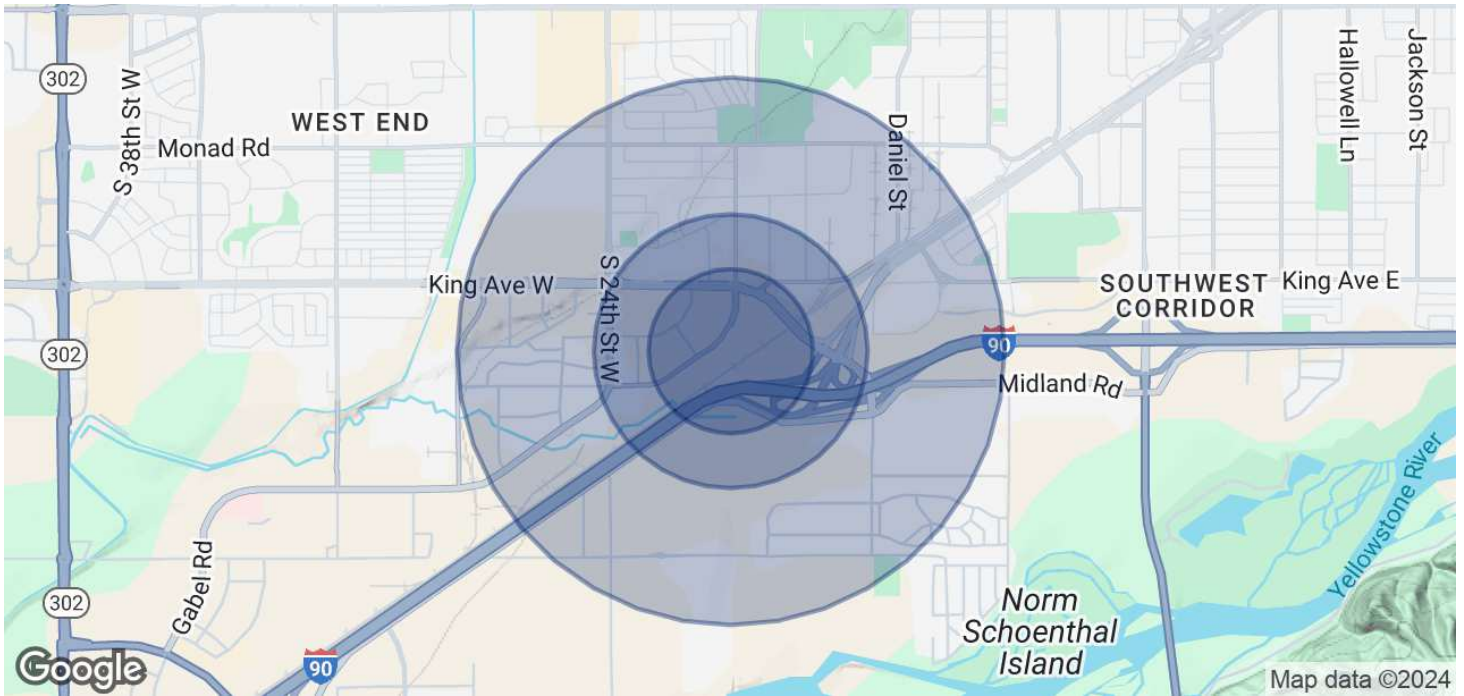


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|----------------------|----|-----|-------|
| Total Population | 28 | 122 | 3,120 |
| Average Age | 37 | 39 | 40 |
| Average Age (Male) | 36 | 37 | 38 |
| Average Age (Female) | 38 | 40 | 41 |

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

| | | | |
|---------------------|-----------|-----------|-----------|
| Total Households | 12 | 49 | 1,348 |
| # of Persons per HH | 2.3 | 2.5 | 2.3 |
| Average HH Income | \$85,167 | \$80,276 | \$75,800 |
| Average House Value | \$364,342 | \$310,842 | \$315,817 |

* Demographic data derived from 2020 ACS - US Census

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