

LEASE

2075 OVERLAND AVE, GARDEN LEVEL

2075 Overland Ave Billings, MT 59102



LEASE RATE

\$8 - \$10 SF/YR

SPACE SIZES

9,800 SF



CLICK TO VIEW VIDEO

George Warmer, CCIM

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Lease Rate **\$8 - \$10 SF/YR**

OFFERING SUMMARY

Building Size:	29,000 SF
Available SF:	9,800 SF
Lot Size:	174,192 SF
Zoning:	CMU2 - Corridor Mixed Use 2
Parking:	Off Street Parking
Price SF:	\$8 - \$10 NNN
NNN Rate:	\$4.22 PSF

PROPERTY OVERVIEW

- *Garden Level of professional office building for lease
- *Total of 9,800 SF can be leased separately or combined
- *Lunch room
- *Large multipurpose room
- *Meeting room
- *Lockers/Restrooms
- *Elevators
- *ADA restrooms
- *Exterior remodel completed in 2024

LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to the highway, numerous restaurants and the most prominent retailers in Billings. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. The garden level of this Class A building is available for lease and is ideal for businesses, non profits, etc. requiring large gathering space.

OTHER RESOURCES

[Virtual Tour of Overland Building](#)

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BUILDING EXTERIORS

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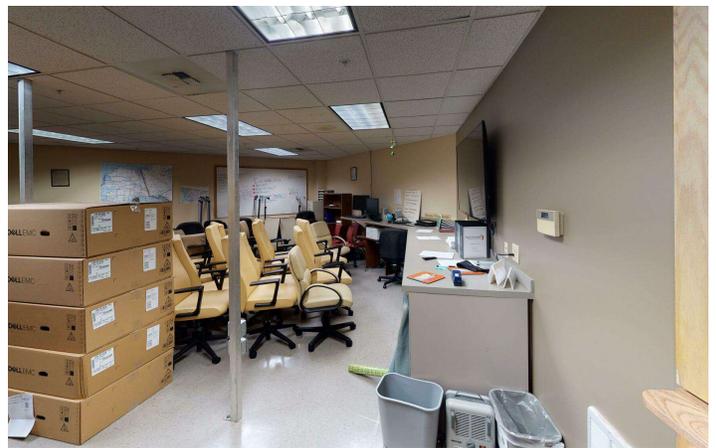
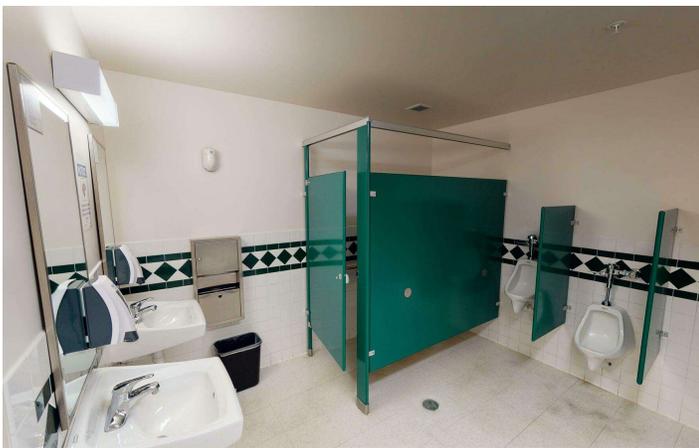


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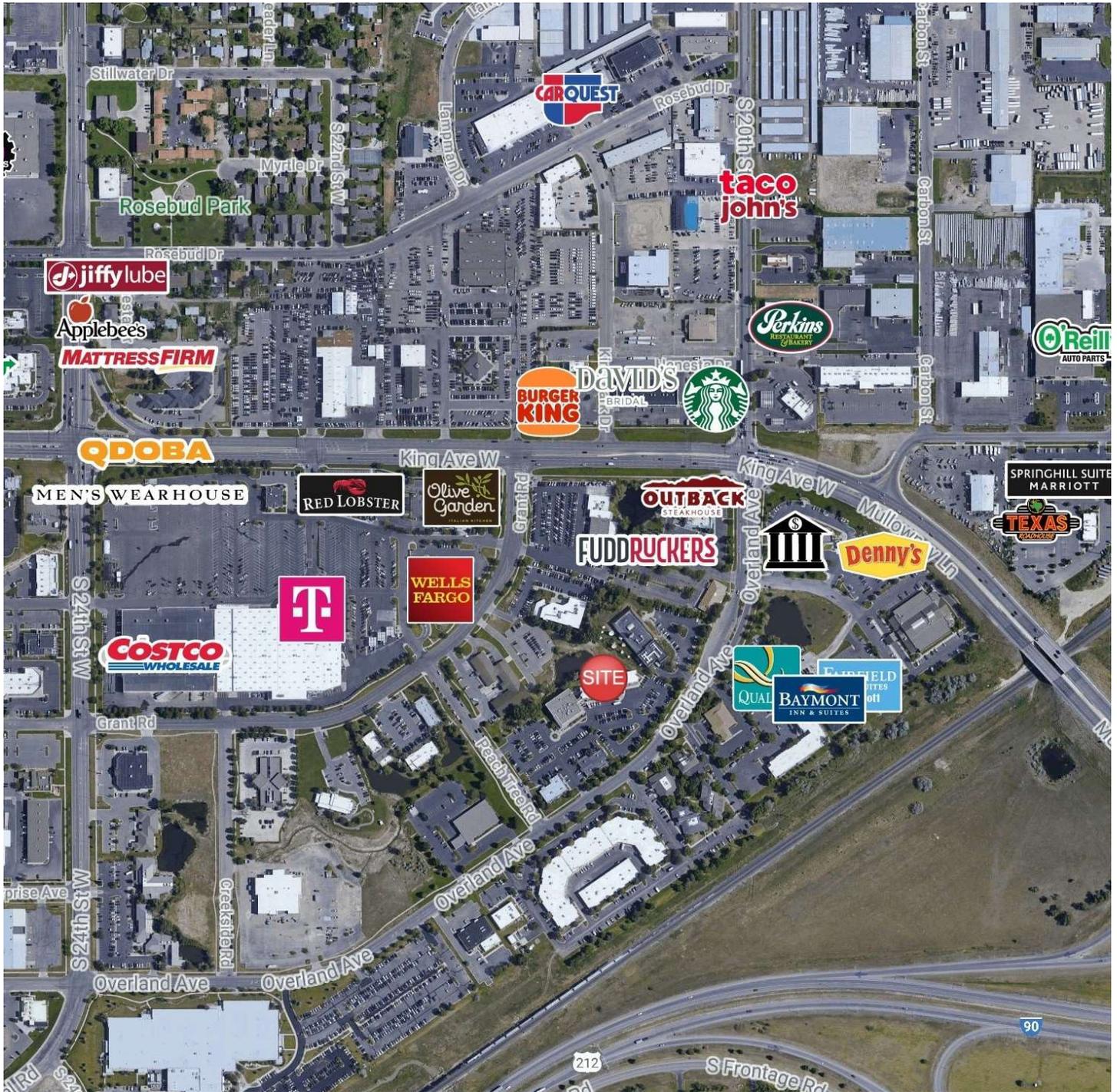


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