

LEASE

1555 CAMPUS WAY, STE D & E

1555 Campus Way, Ste D & E Billings, MT 59102



LEASE RATE \$5,760.00 per month
SIZE 3,143 SF

Nathan Matelich, CCIM
(406) 781-6889

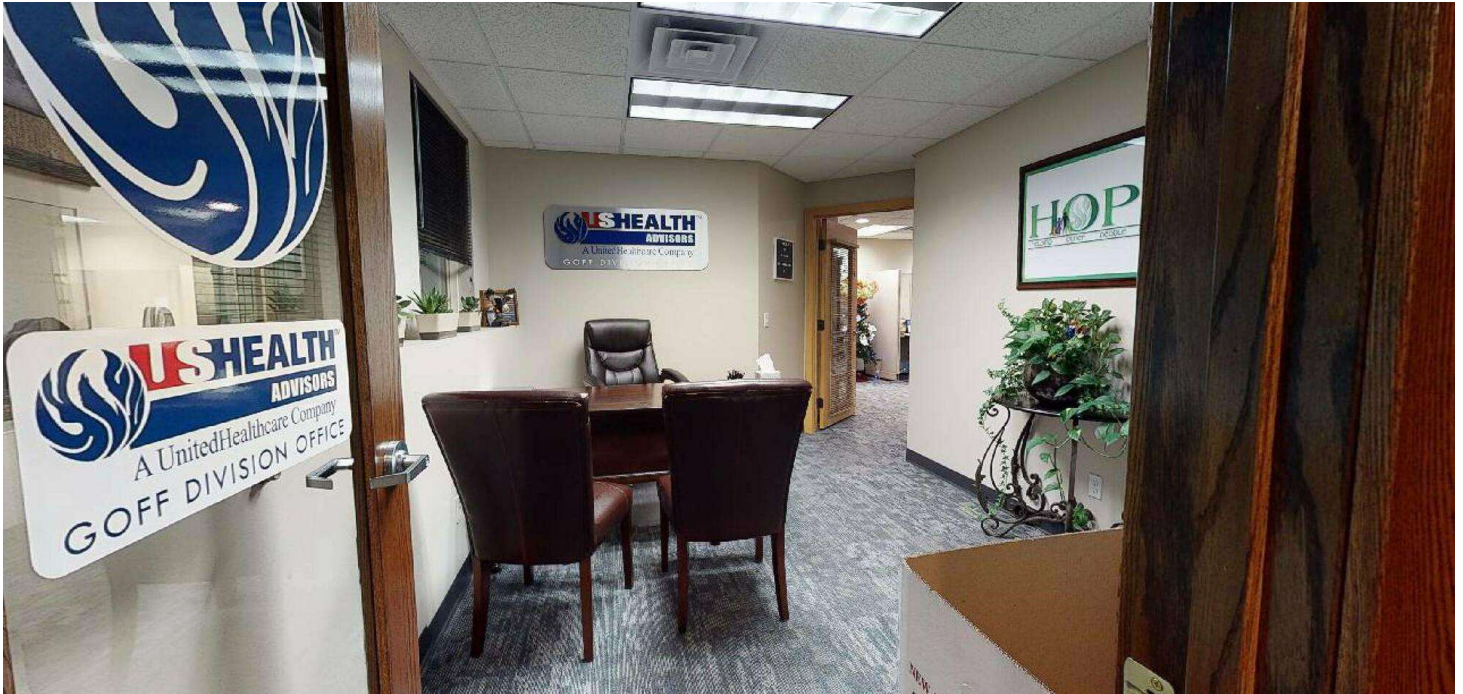
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OFFERING SUMMARY

Lease Rate:	\$5,760.00 per month (+ utilities)
Available SF:	3,143 SF
Zoning:	PUD-Planned Unit Development
Price PSF	\$16 NNN
NNN	\$5.99 SF

PROPERTY OVERVIEW

3,143 SF Office For Lease
8 Private Offices
Reception Area
Bullpen/Cubicle Space
Conference Room
Breakroom
Copy Room
1 Private Restroom & 2 Common Area Restrooms
Storage Room

NOTE: Can Be Leased as 2 Separate 1,362 SF and 1,781 SF Office Spaces

LOCATION OVERVIEW

1555 Campus Way is a Class A professional office building located in midtown Billings, MT. With new carpet, rich wood finishes and traditional office layout, this space is ideal for accountants, attorneys, architects, engineers, insurance agents or any professional services firm that needs a layout with predominantly private offices. 1555 Campus Way is located in a professional office park adjacent to a beautiful park for those employees who wish to take their lunch break outside.

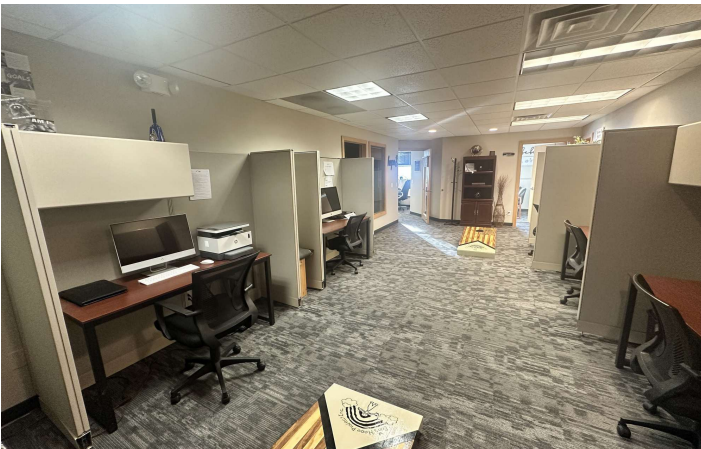
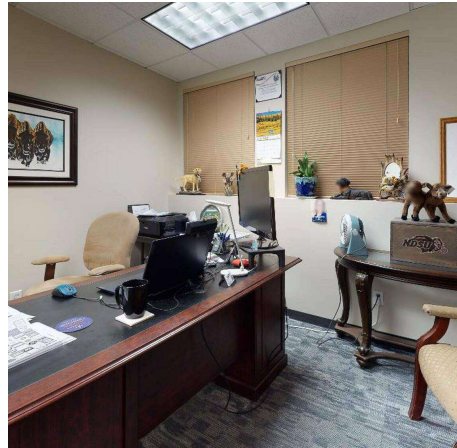
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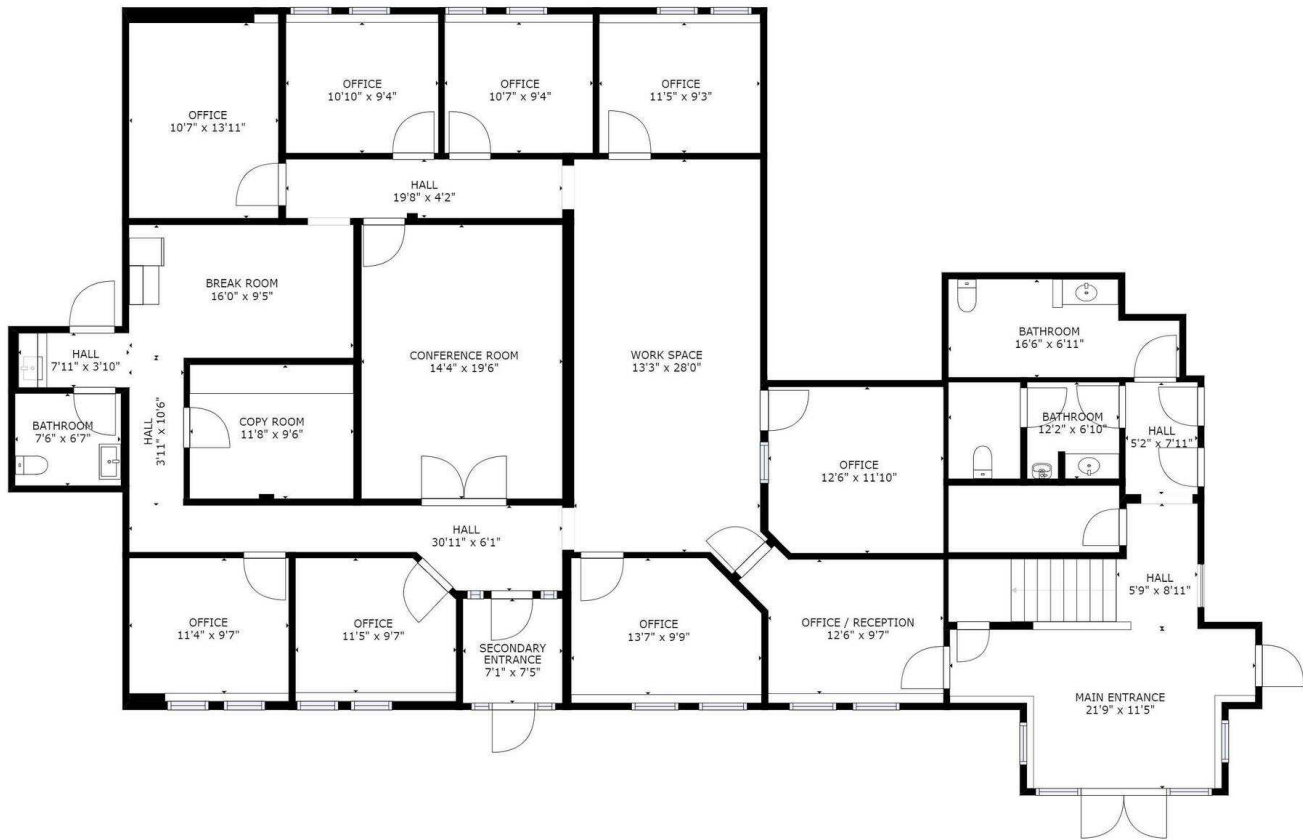
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 3210 sq. ft
TOTAL: 3210 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



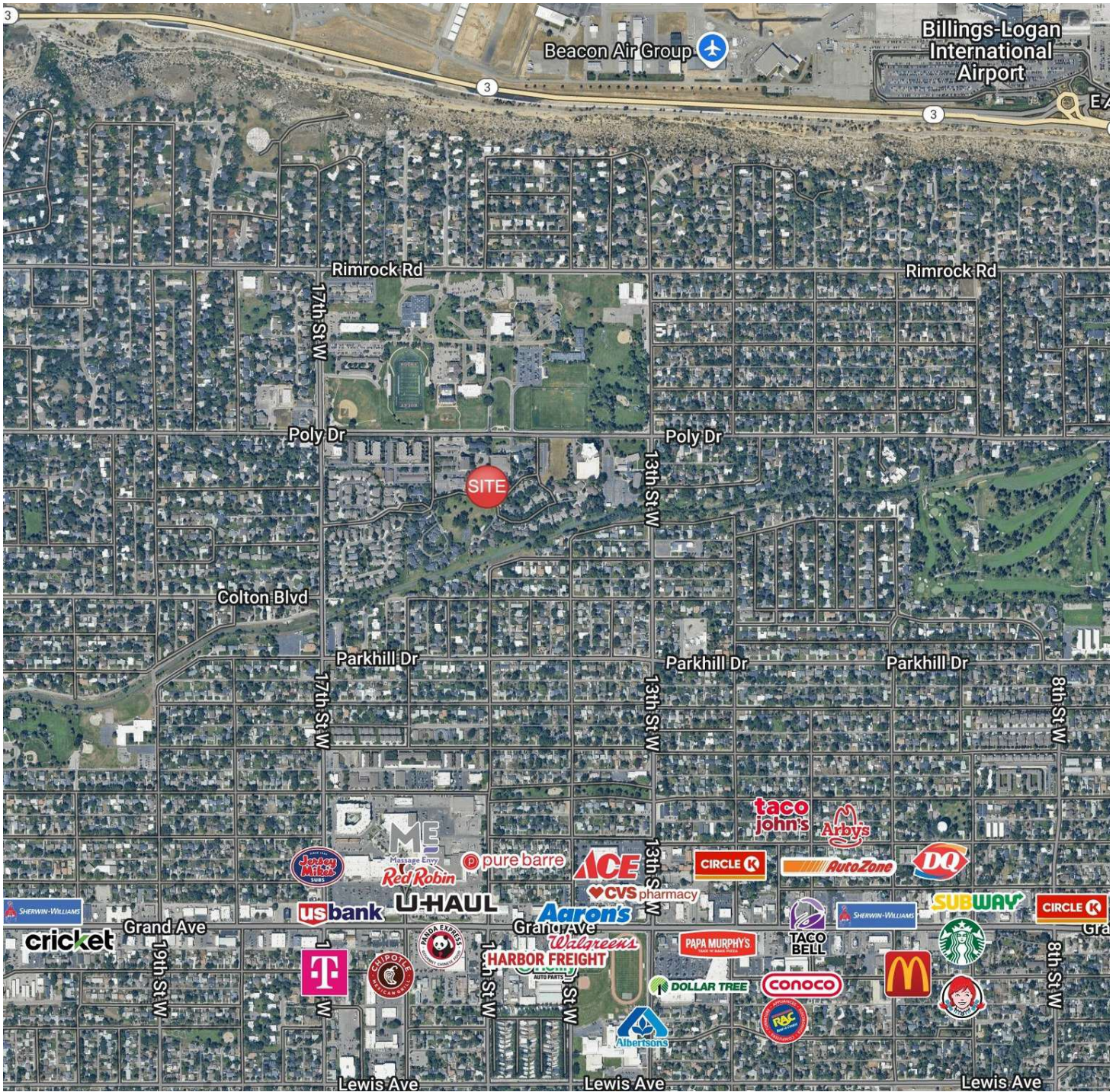
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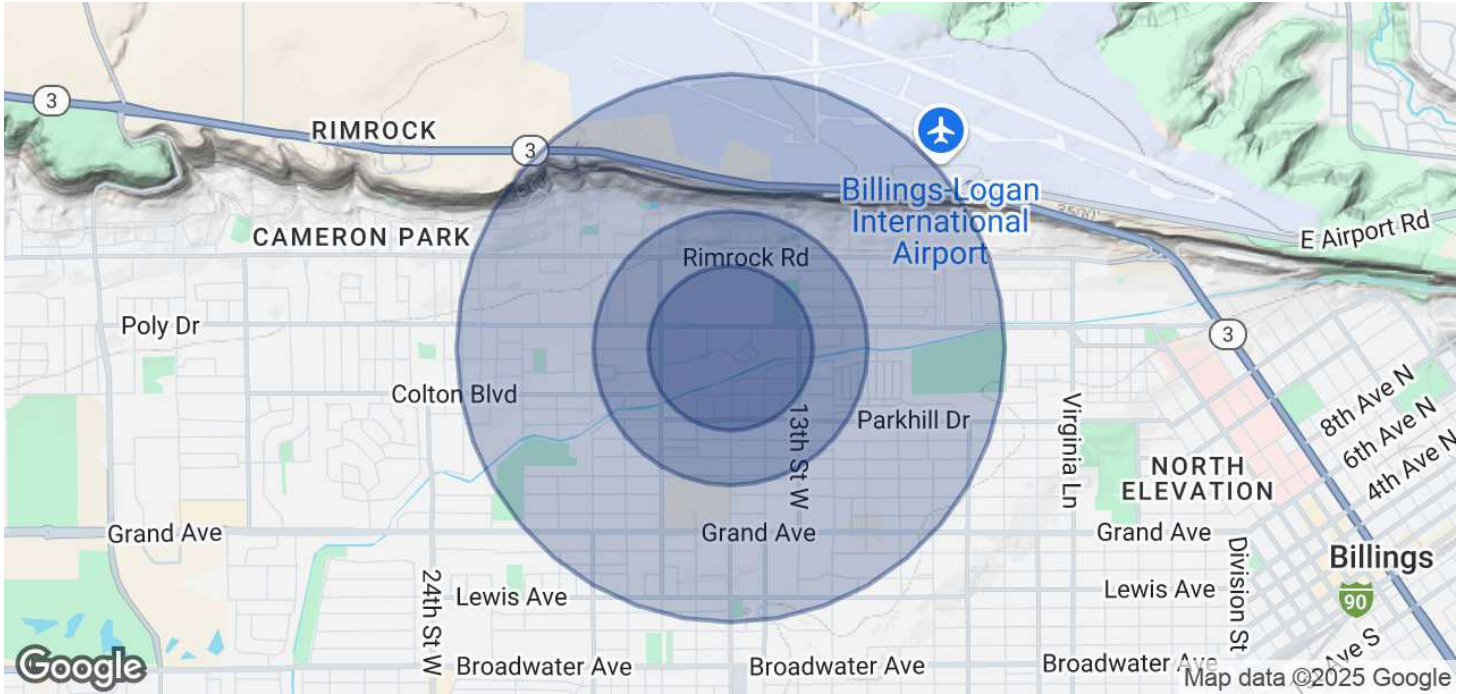
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,316	3,545	11,381
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	603	1,503	4,910
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$113,969	\$116,586	\$110,766
Average House Value	\$501,155	\$492,505	\$442,044

Demographics data derived from AlphaMap

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