

LEASE

SOLAR PLAZA

2108 Broadwater Ave, Ste 210, Billings, MT 59102



LEASE RATE \$1,025.00 per month
SIZE 768 SF

Nathan Matelich, CCIM
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Lease Rate

**\$1,025.00
PER MONTH**

OFFERING SUMMARY

| | |
|----------------|------------------------|
| Building Size: | 23,316 SF |
| Available SF: | 768 SF |
| Lot Size: | 31,905 SF |
| Year Built: | 1980 |
| Zoning: | NO-Neighborhood Office |

PROPERTY OVERVIEW

- *768 SF Office for Lease
- *\$1,025/mo (Utilities and Internet Included)
- *Large Open Reception/Meeting Room
- *2 Small Offices
- *2 Private Balconies
- *Recently Renovated Common Area Restrooms
- *Tons of Natural Lights from Windows

LOCATION OVERVIEW

West End Billings landmark office complex with multiple separate office suites for lease ranging from 220 to 750 SF. Solar Plaza gets its name from the 180 original solar panels that are mounted on the south side of the building to provide ancillary heat during the winter months. Many recent improvements include HVAC, luxury vinyl plank flooring, LED lighting, updated restrooms and new paint. If you are looking for a quiet and professional space to work with private balconies, vaulted ceilings, great lighting, sky lights and tranquil garden areas, this is the right office complex for you! Owner is a licensed real estate agent in the State of Montana.

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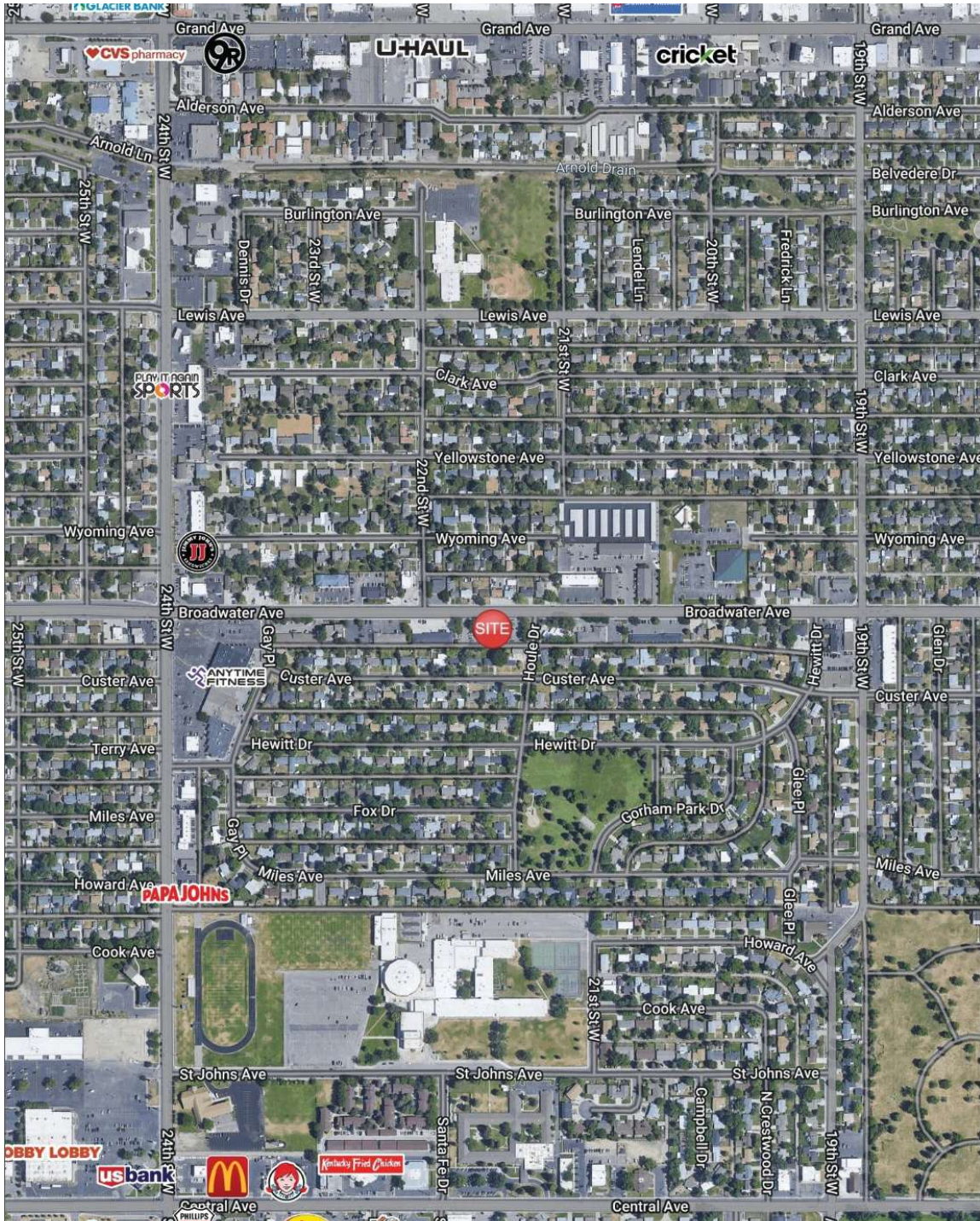


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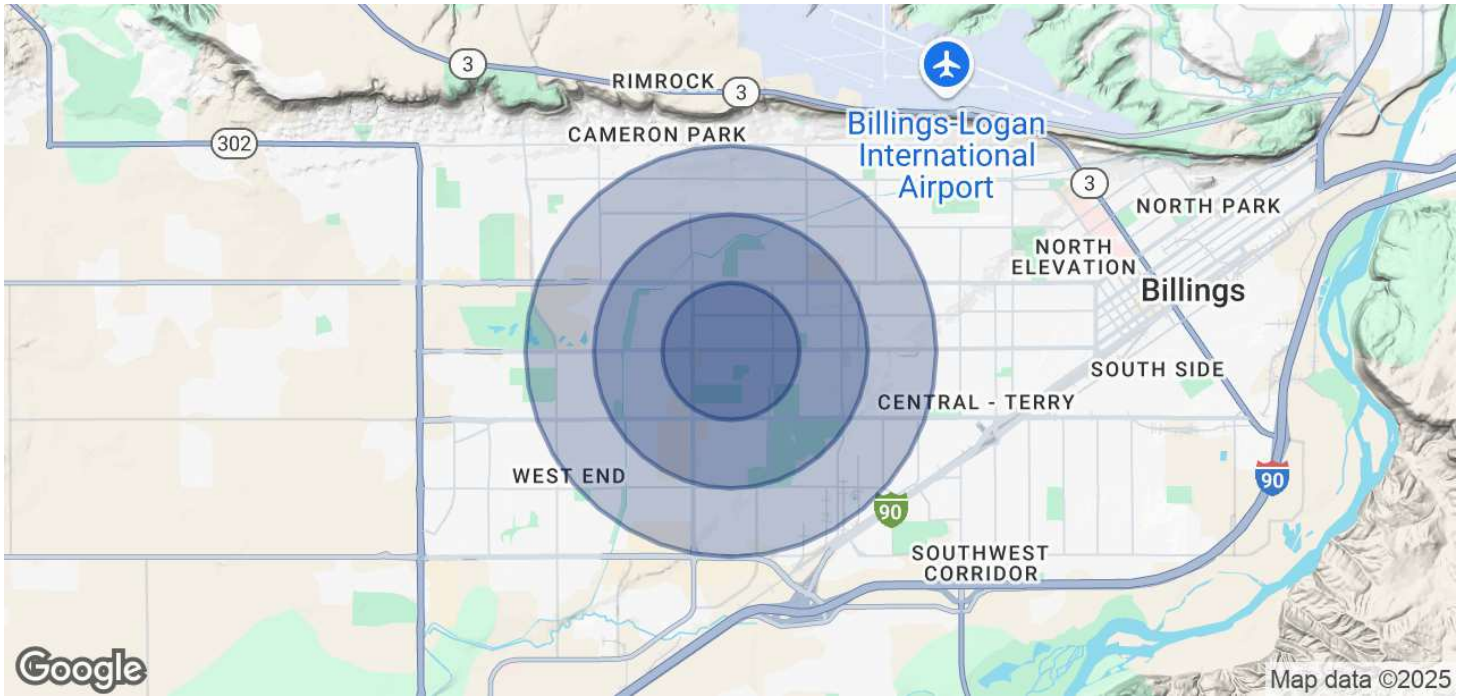


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| | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 2,787 | 10,643 | 23,661 |
| Average Age | 39.5 | 42.3 | 42.4 |
| Average Age (Male) | 34.6 | 39.1 | 39.1 |
| Average Age (Female) | 43.7 | 44.6 | 44.6 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 1,367 | 5,248 | 11,707 |
| # of Persons per HH | 2 | 2 | 2 |
| Average HH Income | \$55,489 | \$74,317 | \$75,237 |
| Average House Value | \$202,612 | \$216,379 | \$224,004 |

2020 American Community Survey (ACS)

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