

# LEASE

**1445 AVENUE B, #B2**

Billings, MT 59102



**LEASE RATE**            \$1,165.00 per month

**SIZE**                      1,038 SF

**Nathan Matelich, CCIM**  
(406) 781-6889

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Lease Rate

**\$1,165.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	6,474 SF
Available Size:	1,038 SF
Year Built:	1980
Zoning:	NO

## PROPERTY OVERVIEW

1,038 SF Office for Lease  
\$1,165/mo + Utilities  
3 Private Offices  
Large Reception or Meeting Room  
Walk Out Daylight Basement with Lots of Windows  
New Carpet & Paint  
Common Area Restrooms  
Convenient Parking of Staff & Clients

## LOCATION OVERVIEW

1445 Ave B is a meticulously maintained Class B office building offering affordable office space in Billings midtown neighborhood. Located 1 block off of Grand Ave and adjacent to the West Park Promenade, this location provides convenience to staff and clients alike with great restaurants like Red Robin, Chipotle, Panda Express, Ohana Poke and Crisp & Green within walking distance.

## OTHER RESOURCES

[Virtual Tour](#)

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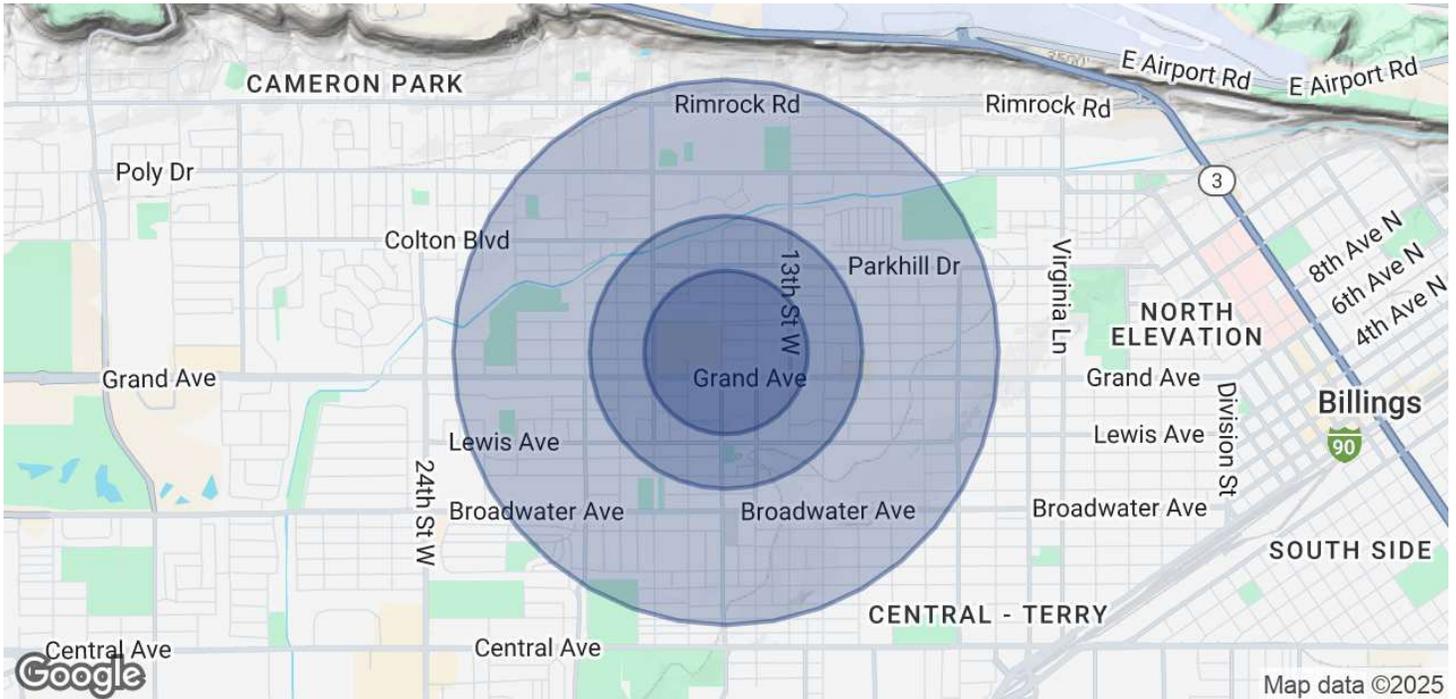


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,072	3,606	13,941
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	516	1,696	6,250
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$96,725	\$95,340	\$96,173
Average House Value	\$348,013	\$352,620	\$380,158

Demographics data derived from AlphaMap

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