

LEASE

2905 MILLENNIUM CIR STE 8

Billings, MT 59102



LEASE RATE REDUCED \$3,024/mo + NNN

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Lease Rate
Reduced -

\$3,024.00/MO
+ NNN

OFFERING SUMMARY

Building Size:	2,592 SF
Lot Size:	60,340 SF
Year Built:	2004
Zoning:	CX
Price SF:	\$14 NNN
NNN:	\$4.50 sf

PROPERTY OVERVIEW

- 2,592 SF Retail Showroom with Shop Space for Lease
- Retail Showroom or Reception Area
- 1 Office
- Shop Space with 2 qty 10 ft Tall, Extra Wide Overhead Doors
- 2 Bathrooms
- Entire Space is Heated & Cooled
- Shop Sink
- Security Cameras Already Installed
- Abundance of Parking

LOCATION OVERVIEW

2905 Millenium Cir, #8 is a newly renovated retail building with shop space located in one of Billings most desirable west end locations. Includes an abundance of parking, safe neighborhood, walking paths and accessibility just off of King Ave W. Adjacent tenants include Rustic Mountain Furnishings, Kitchens Plus, Yellowstone Bank, Bidlake Insurance, HDR Engineering, Wegner Roofing & Ashley Furniture. This building is ideal for any tenants who might benefit from having a showroom in front to showcase products or meet with clients and a shop/warehouse in back to perform service work. Ideal tenants could include auto glass repair, audio installation, security company or any service based business looking for a convenient location to service their clients.

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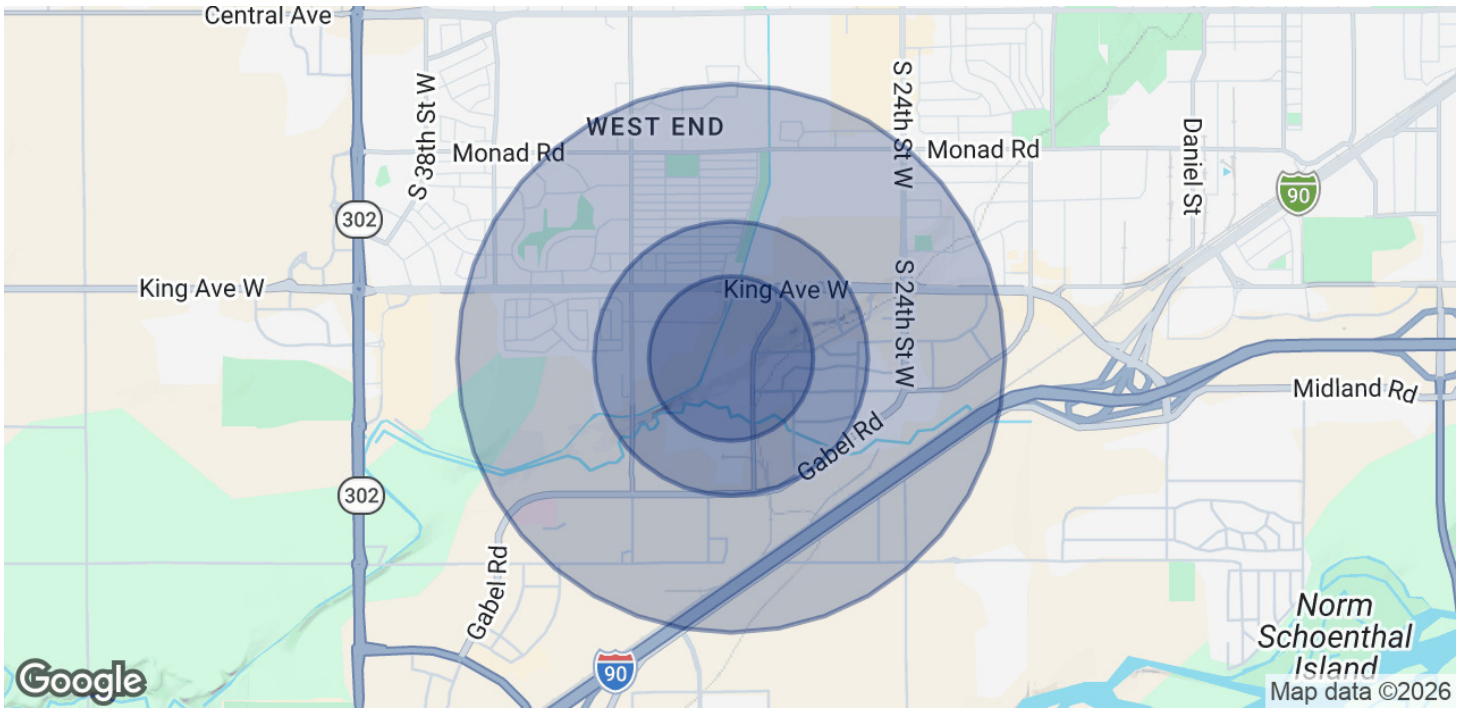


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	463	5,801
Average Age	47	45	42
Average Age (Male)	43	43	39
Average Age (Female)	50	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	199	2,645
# of Persons per HH	3	2.3	2.2
Average HH Income	\$73,937	\$75,892	\$74,819
Average House Value	\$305,399	\$370,023	\$318,438

Demographics data derived from AlphaMap

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