

# LEASE

**608 N 29TH ST**

Billings, MT 59101



**LEASE RATE**

**\$450.00 - \$1,350.00 per month**

**Nathan Matelich, CCIM**

**(406) 781-6889**

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Lease Rate

**\$450.00 -  
\$1,350.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	4,528 SF
Available SF:	360 - 1,080 SF
Lot Size:	10,500 SF
Number of Units:	4
Year Built:	1912
Zoning:	DX-Downtown Support

## PROPERTY OVERVIEW

- 608 N 29th St, Billings, MT 59101
- 360 - 1,080 SF Office Building for Lease
- For Lease \$450 - \$1,350/mo + Utilities
- 1,080 sf unit - 2 offices, reception, conference room
- 520 sf unit - desk space in shared reception area, private office
- 360 sf Unit - private office, shared reception area
- 360 unit - private office, storage area
- 4,528 sf, entire building may be leased for \$6,000/mo
- 13 Onsite Parking Spaces
- 10,500 SF Lot
- Downtown Support Zoning

NOTE: Building is also available for Sale at a reduced price of \$990,000

## OTHER RESOURCES

[Virtual Tour](#)

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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	360 - 1,080 SF	Lease Rate:	\$450.00 - \$1,350.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,080 SF	Modified Gross	\$1,350 per month	2 Offices Reception Conference Room
Unit 2	Available	520 SF	Modified Gross	\$650 per month	Desk Area for Receptionist Private Office Shared Reception Area
Unit 3	Available	360 SF	Modified Gross	\$450 per month	Private Office Shared Reception Area
Unit 4	Available	360 SF	Modified Gross	\$450 per month	Private Office Storage Area

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## PROPERTY DESCRIPTION

608 N 29th St is a historic office building built in 1912 and renovated in 2006/2025 combining classic charm with modern functionality.

Previously the home to A&E Architects and Performance Engineering, this building has the space and infrastructure to support professional service firms, architects, engineers, financial advisors, real estate agents, insurance companies & anyone that would benefit from being close to downtown or the hospital corridor.

The main office building is 4,254 SF and includes a detached 274 SF building that has been turned into additional office space with storage.



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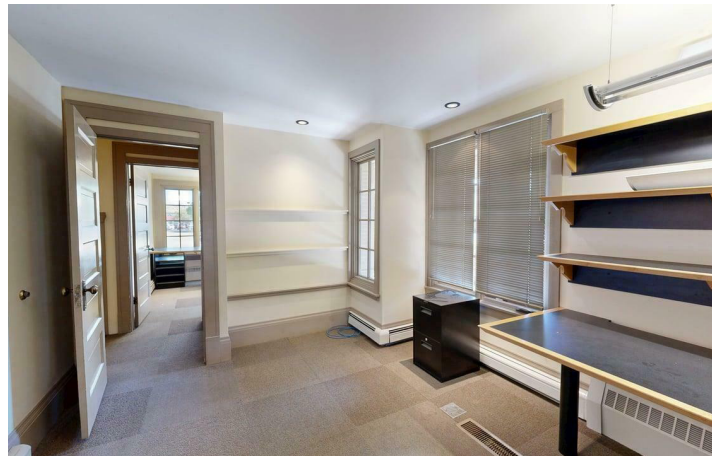
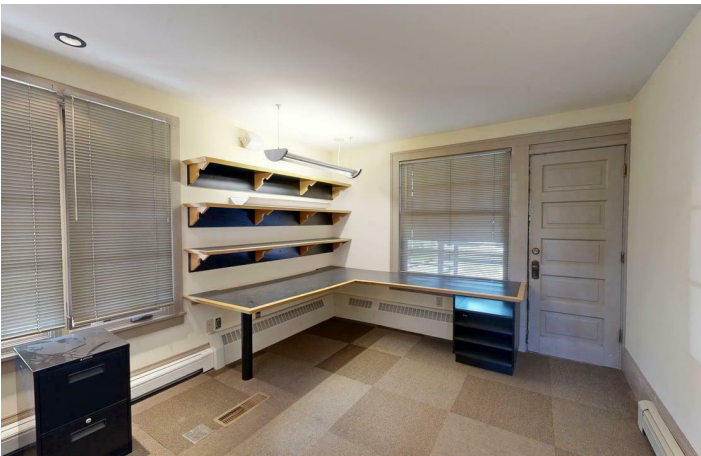
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# 1,080 SF UNIT

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# 520 & 360 SF UNITS

608 N 29TH ST

Billings, MT 59101



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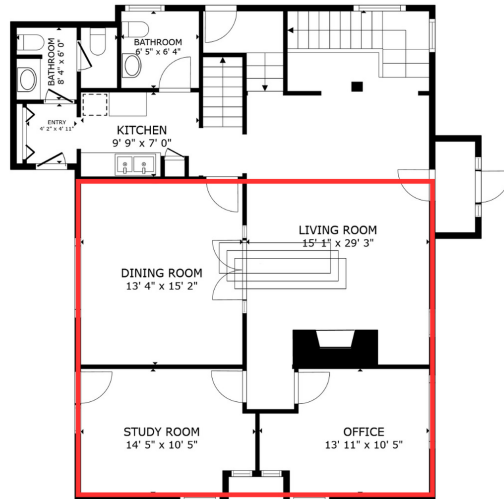
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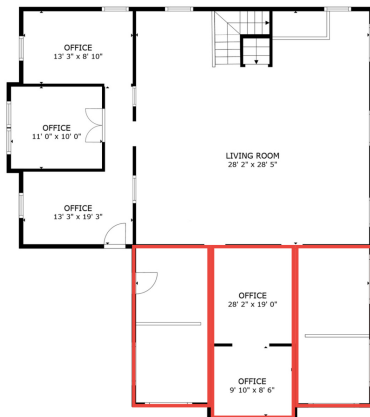
# LEASE

608 N 29TH ST

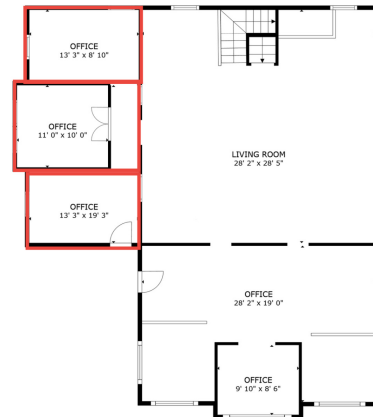
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1,080 SF UNIT



520 SF UNITS



360 SF UNITS

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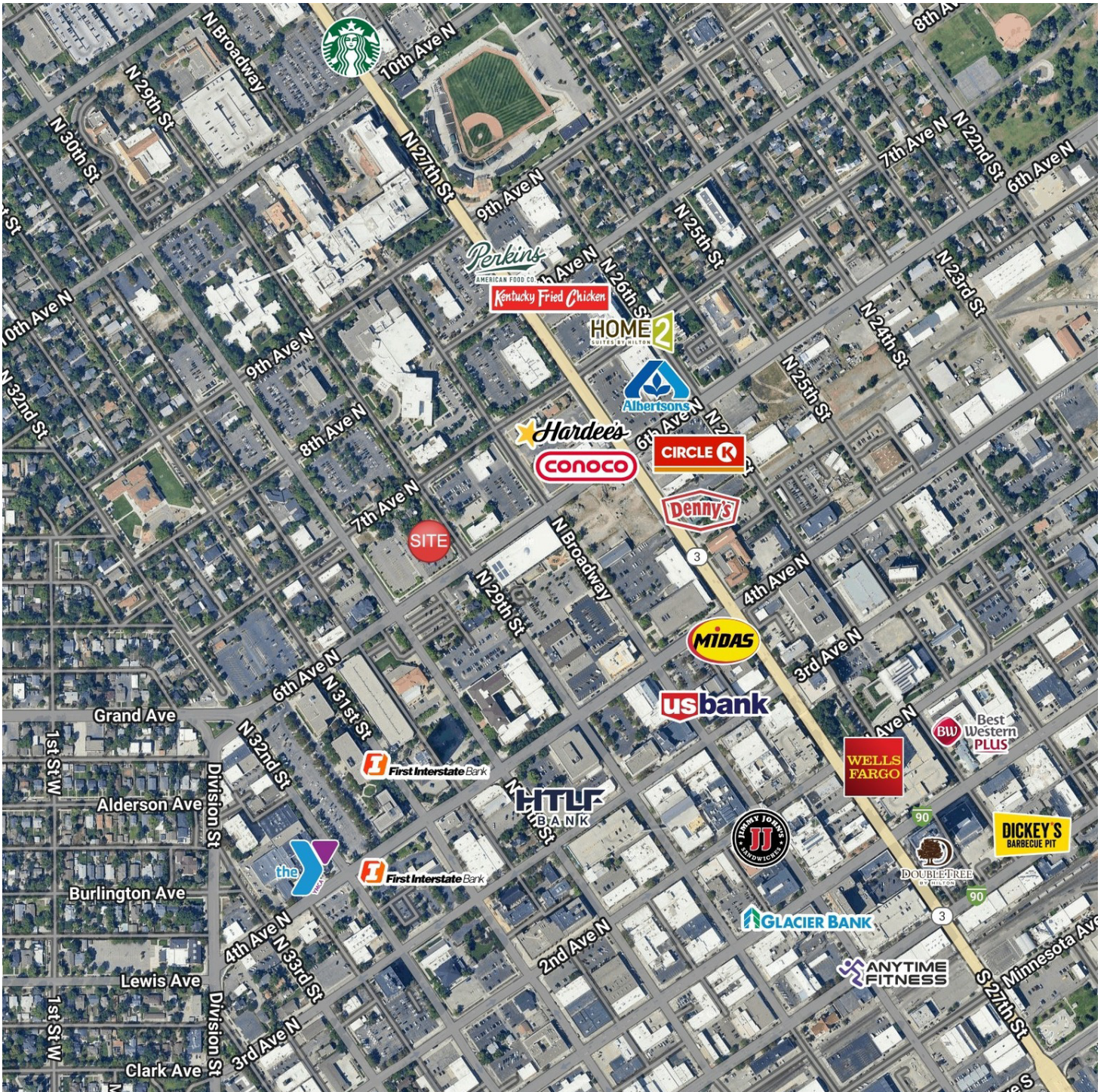
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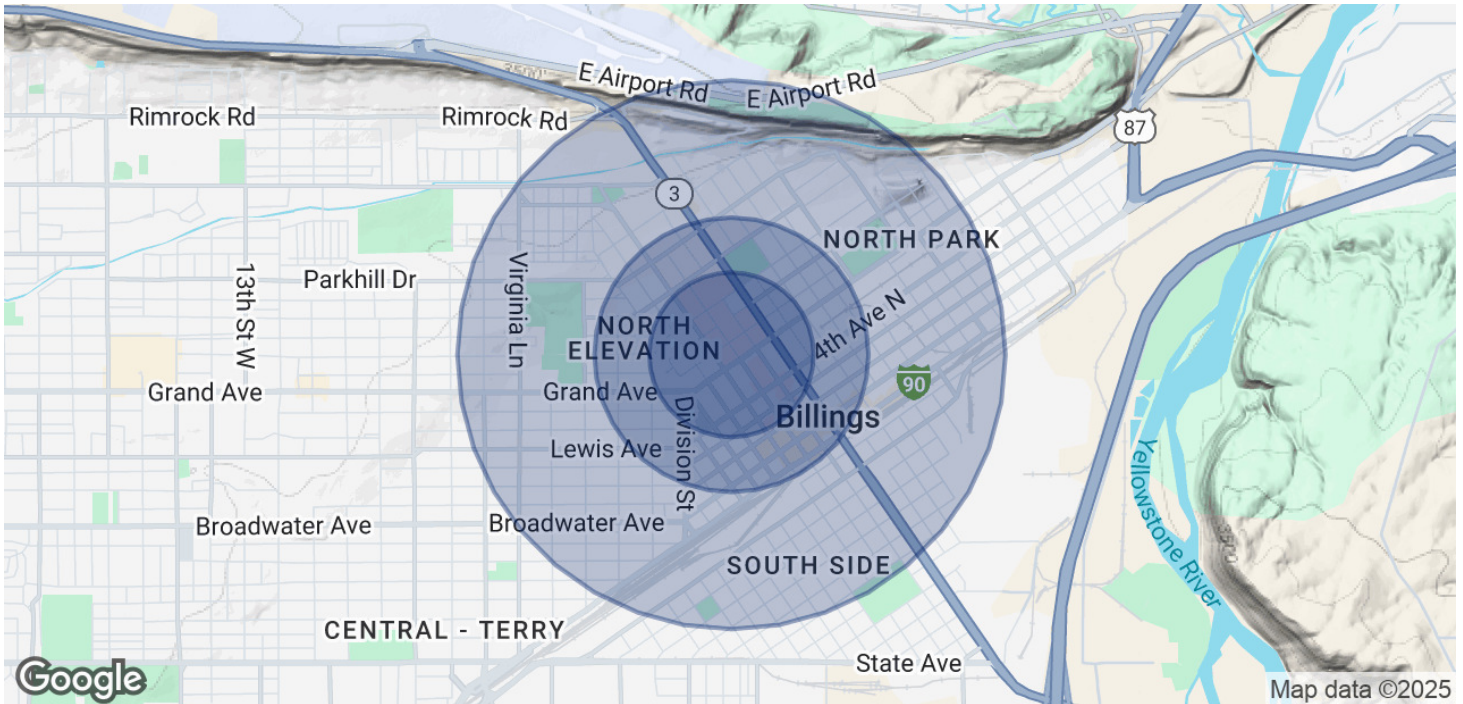
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	457	3,139	12,641
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	42	41	40

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	245	1,646	6,140
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$67,776	\$65,396	\$67,139
Average House Value	\$354,472	\$351,472	\$356,448

Demographics data derived from AlphaMap

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