

LEASE

2424 1ST AVE N

2424 1st Ave N Billings, MT 59101



LEASE RATE \$12.00 SF/yr
AVAILABLE SF 1,492 SF

Todd Sherman
(406) 570-8961

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360° VIRTUAL TOUR

LOCATION DESCRIPTION

Position your practice in the heart of downtown Billings with this well-located medical office building designed for efficiency and patient comfort. The layout features a welcoming reception area, four private offices, two exam rooms, a dedicated work area, and an in-suite bathroom—making it ideal for a medical, wellness, or professional service provider. With a functional floor plan and a central downtown location, this space offers excellent visibility, accessibility, and convenience for both staff and patients.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,492 SF
Building SF:	3,000 SF

PROPERTY HIGHLIGHTS

- Prime downtown Billings location
- Medical-use layout
- Welcoming reception area
- 4 private offices
- 2 exam rooms
- Dedicated work area
- In-suite bathroom
- Efficient, move-in ready floor plan
- Ideal for medical, wellness, or professional services
- Tenant pays electric, Landlord pays gas

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,206 sq.ft.
TOTAL : 1,206 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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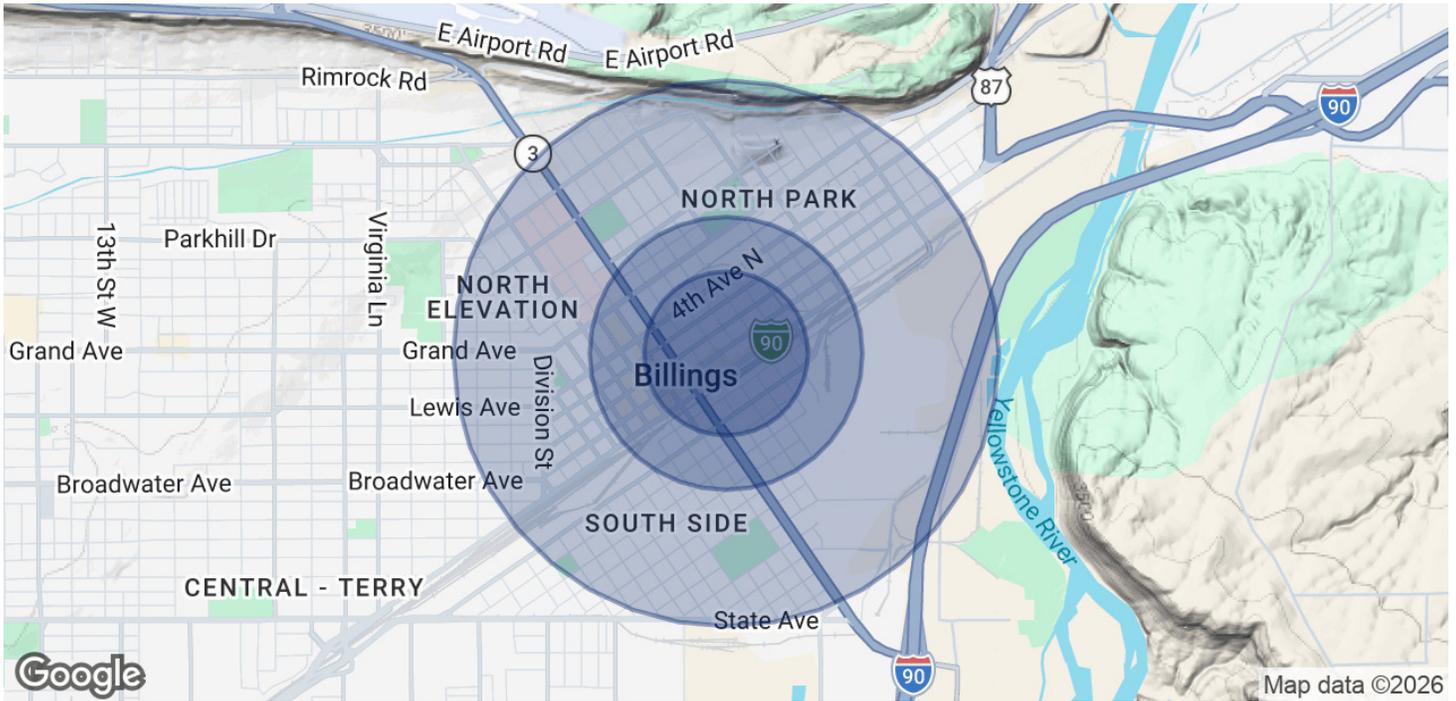


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	787	1,904	10,074
Average Age	41	40	40
Average Age (Male)	42	42	39
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	373	870	4,789
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$57,942	\$59,571	\$60,240
Average House Value	\$352,953	\$375,164	\$376,522

Demographics data derived from AlphaMap

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TODD SHERMAN

Commercial Realtor

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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