

LEASE

1234 AVE C
Billings, MT 59102



LEASE RATE \$2,977 per month
SIZE 2,204 SF

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Lease Rate

\$2,977
PER MONTH

OFFERING SUMMARY

| | |
|---------------|----------------------------|
| Available SF: | 2,204 SF |
| Lot Size: | 14,560 SF |
| Zoning: | NMU-Neighborhood Mixed-Use |

PROPERTY OVERVIEW

- *Midtown Office Space for Lease
- *2,204 SF of Recently Renovated Office with Attractive Finishes
- *5 Offices
- *Large Conference Room
- *2 ADA Bathrooms
- *Reception Area
- *Single Tenant Building with Plenty of Parking
- *\$2,400/mo base rent (\$13.07 PSF)
- *NNN = \$577/mo (\$3.14 PSF)

LOCATION OVERVIEW

1234 Ave C is a recently remodeled single tenant office building in Midtown Billings. Recently underwent a \$130,000 remodel, a new tenant will enjoy Class A interior finishes and a professional setting to run their business out of. This office would be perfect for accountants, attorneys, insurance agents, architects, engineers, financials advisors or any professional services firm.

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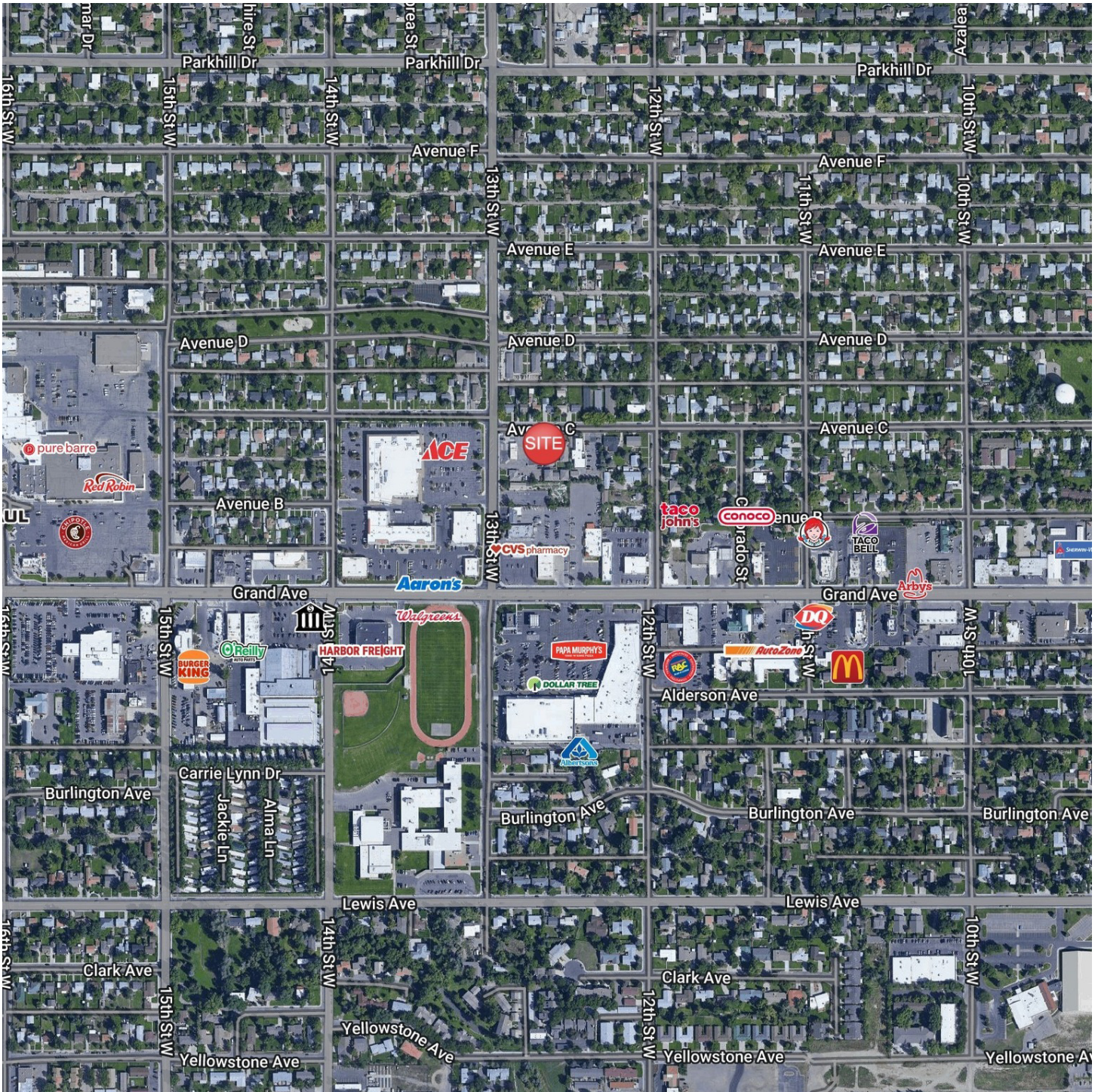


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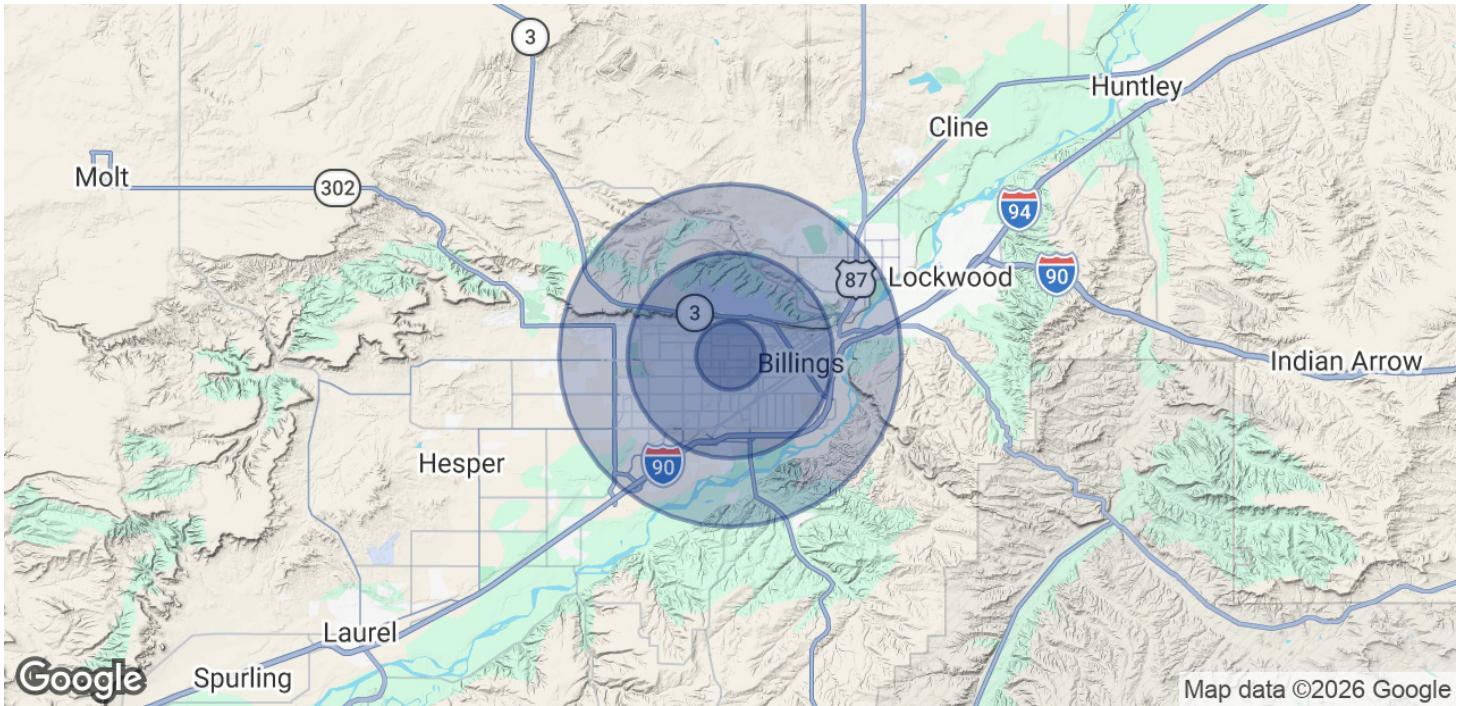
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 14,117 | 65,992 | 117,247 |
| Average Age | 34.7 | 37.2 | 37.8 |
| Average Age (Male) | 31.8 | 35.7 | 36 |
| Average Age (Female) | 41.3 | 39.6 | 39.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 6,539 | 28,875 | 50,819 |
| # of Persons per HH | 2.2 | 2.3 | 2.3 |
| Average HH Income | \$51,200 | \$56,478 | \$56,784 |
| Average House Value | \$161,592 | \$184,665 | \$180,976 |

2020 American Community Survey (ACS)

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