

# SECURITIES BUILDING



Lease Rate	<b>\$16.00 SF/YR</b>
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## OFFERING SUMMARY

Building Size:	40,056 SF
Available SF:	2,079 SF
Year Built:	1917
Zoning:	CBD

## PROPERTY OVERVIEW

Experience the epitome of modern office space at our prime property in Billings, MT. Boasting contemporary design and premium amenities, this lease opportunity is tailored to elevate your business. The property offers spacious, adaptable floor plans, ample natural light, and cutting-edge technology infrastructure to support your productivity. Take advantage of onsite parking for convenience and an inviting lobby to welcome clients and guests. With meticulous attention to detail and a focus on tenant comfort, the property provides a professional and inspiring setting for your business to thrive. Elevate your work environment and leave a lasting impression with this exceptional lease opportunity.

## PROPERTY HIGHLIGHTS

- - Spacious and adaptable floor plans to meet various business needs.
- - Abundant natural light for a welcoming and productive workspace.
- - Modern and well-maintained lobby to impress clients and visitors.
- - Onsite parking for convenience and accessibility.
- - Cutting-edge technology infrastructure to support business operations.
- - Professional property management for attentive tenant service.
- - Premium amenities for comfort and productivity.

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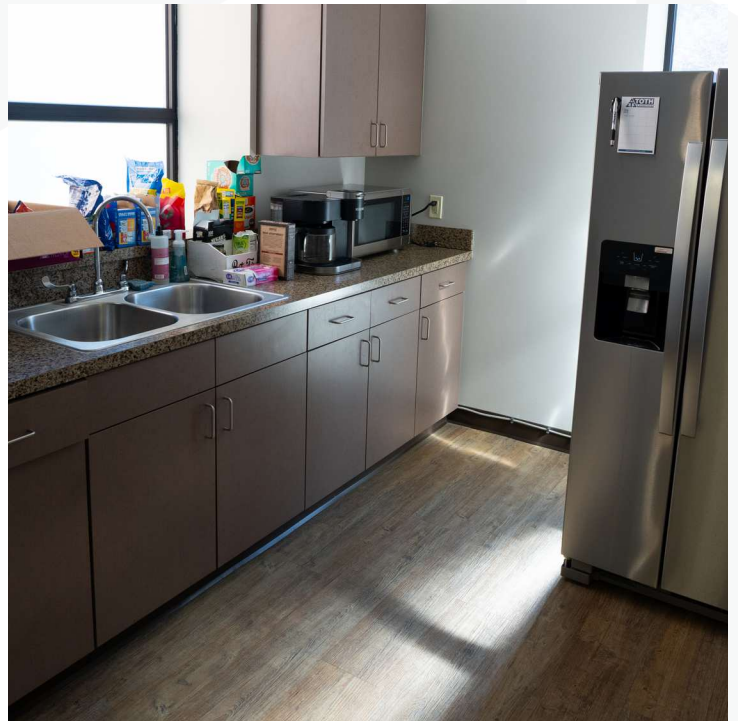
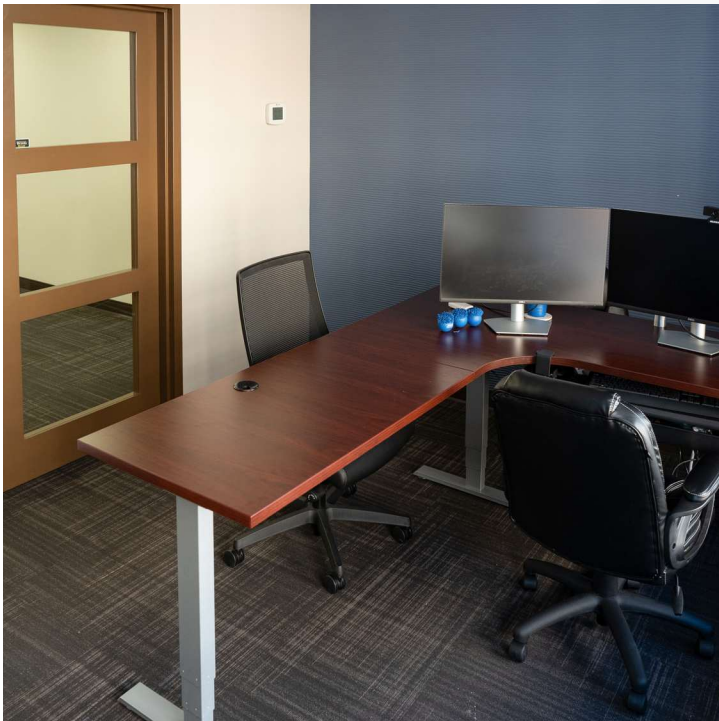
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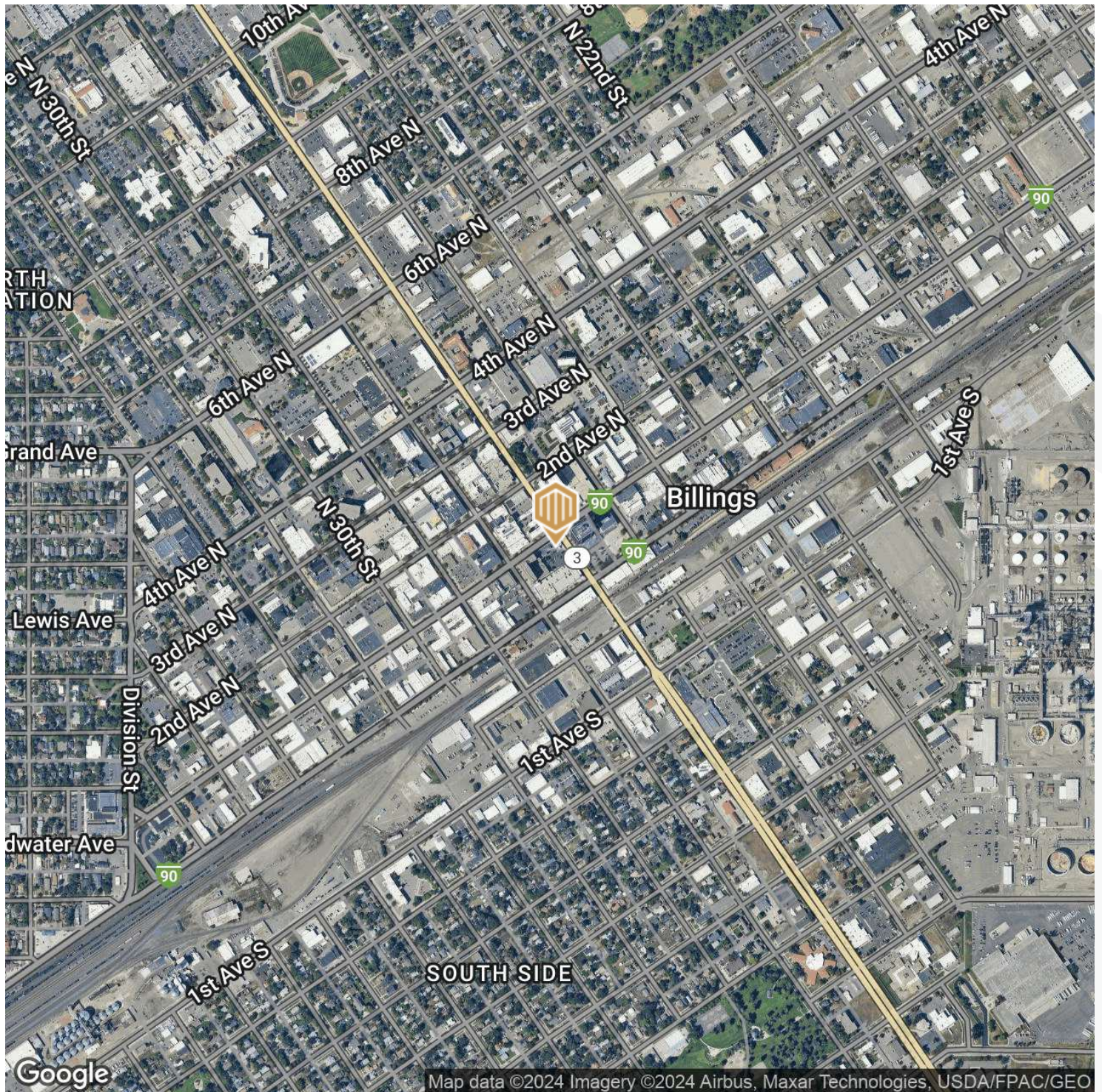
# ADDITIONAL PHOTOS



# INTERIOR PHOTOS



# LOCATION MAP

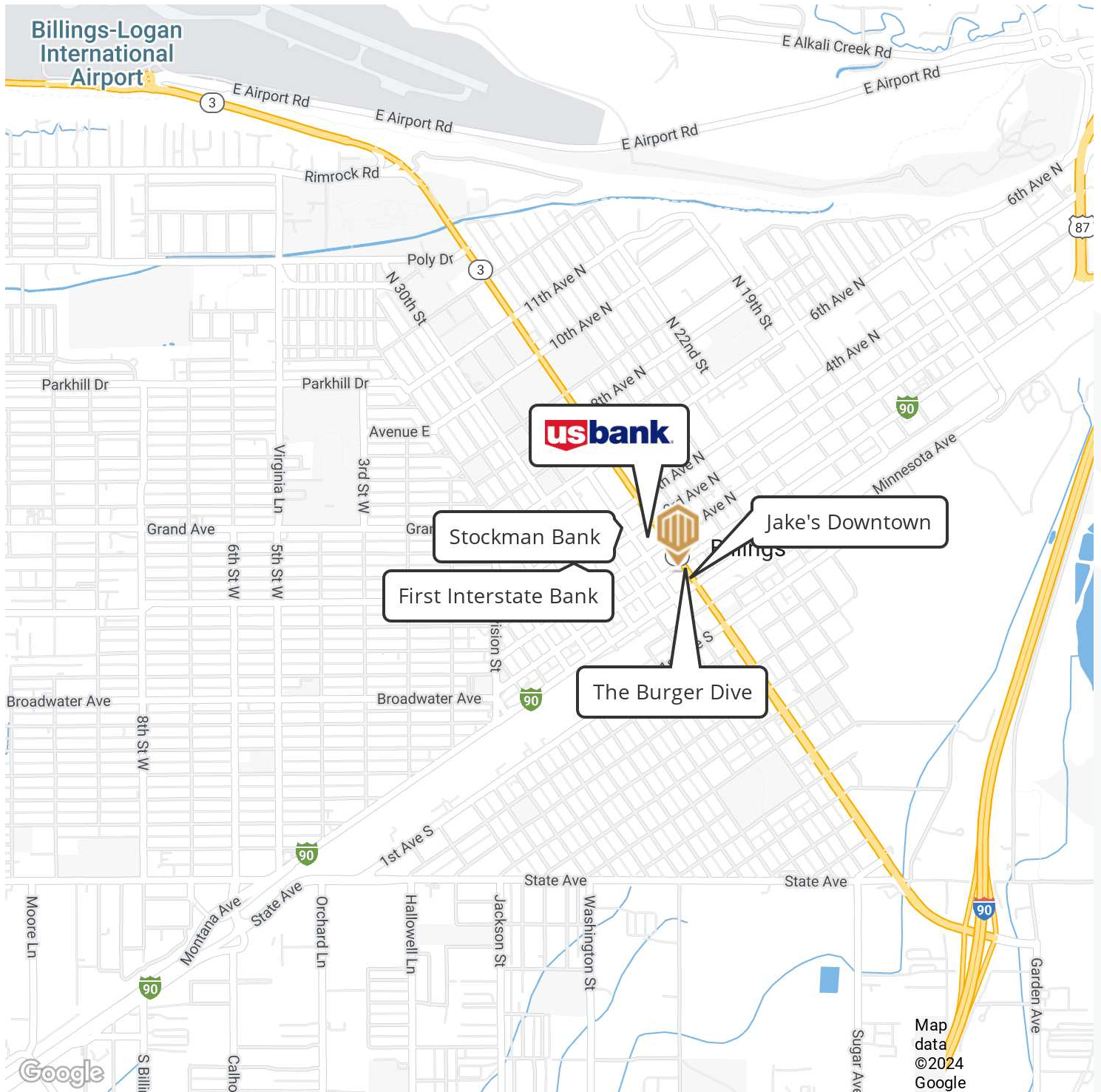


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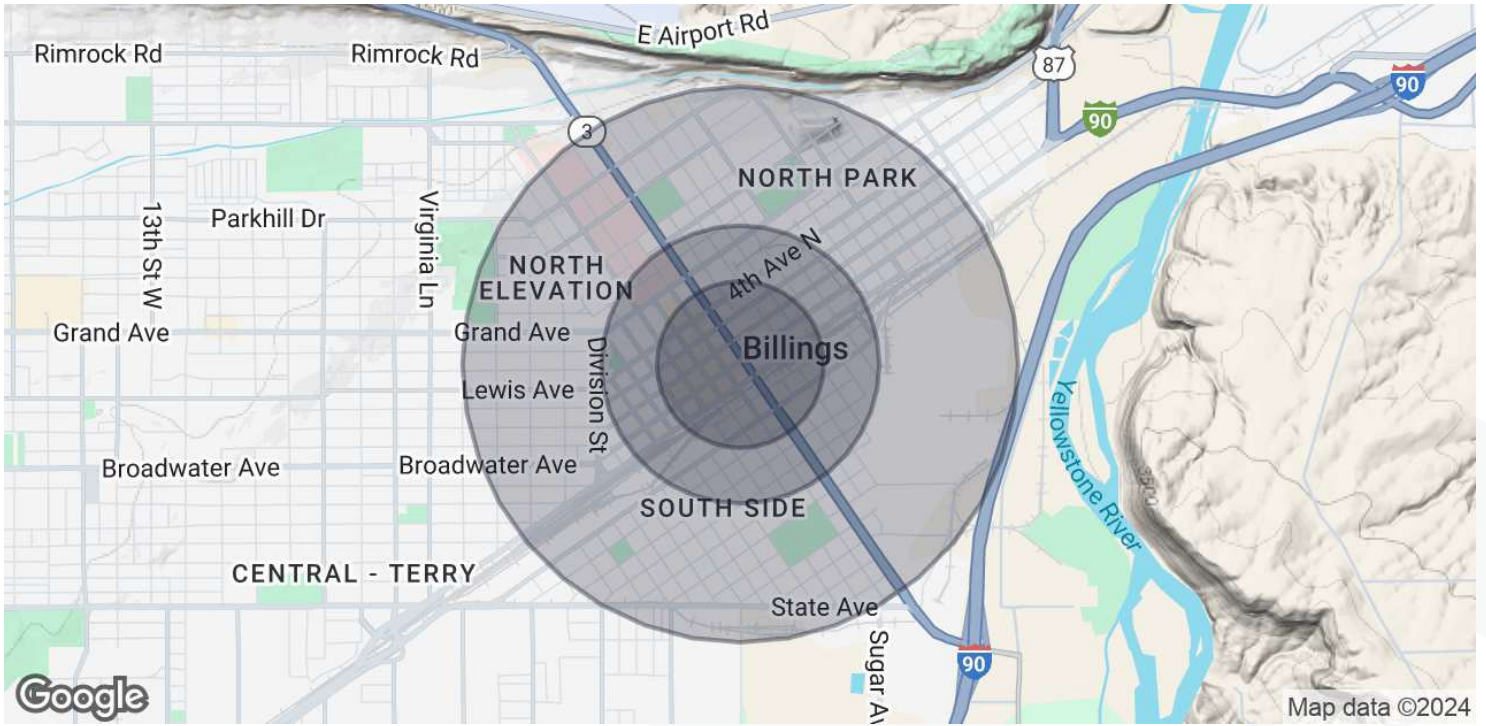


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# RETAILER MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	569	2,559	11,097
Average Age	41	41	40
Average Age (Male)	42	42	39
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	1,191	5,258
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$58,589	\$60,472	\$61,282
Average House Value	\$316,094	\$336,342	\$369,244

Demographics data derived from AlphaMap

