



2345 King Avenue W

Billings, Montana 59102 |

Property Highlights

- 1,768-2,356 SF Main Level Suites Available
- Exceptional Frontage Visibility
- Generous on-site parking with shared lot access
- Layouts Include: Private Offices, Some Shared Co-op Office Spaces, Reception Areas, Private Restrooms
- \$16.25/SF/yr (NNN) - \$18.73/SF/yr (NNN)
- BONUS: Monument Signage

Property Description

Experience the ideal commercial spaces at 2345 King Avenue W, Billings, MT. With exceptional visibility, ample parking, and versatile layouts make this property the top choice.

Lease Rate: \$16.25 SF/yr (NNN) - 18.73 SF/yr (NNN)

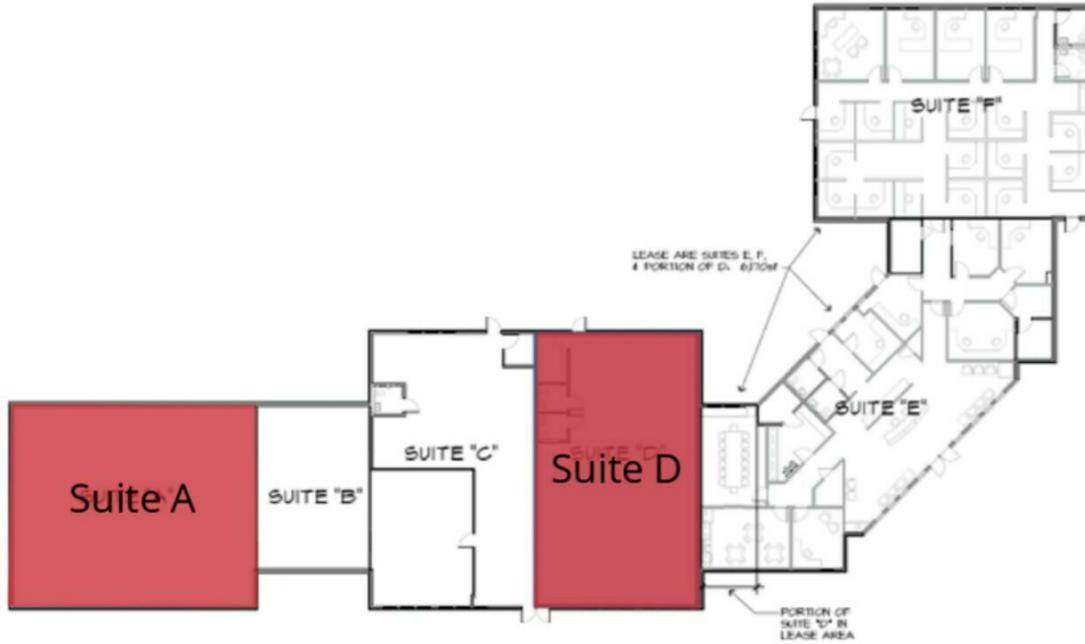
OFFERING SUMMARY

Lease Rate:	\$16.25/SF/yr (NNN) - 18.73 SF/yr (NNN)
Available SF:	1,768 - 2,356 SF
Lot Size:	91,994 SF
Building Size:	13,773 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	115	569	1,918
Total Population	276	1,293	4,397
Average HH Income	\$72,248	\$66,286	\$74,508





LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,768 - 2,356 SF	Lease Rate:	\$16.25 - \$18.73 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite D	Available	1,768 SF	NNN	\$18.73 SF/yr	1,768 SF Main Level Good frontage, visibility \$18.73/SF/yr (NNN) 12+ parking spaces
Suite B	Lavish Salon	864 SF	NNN	Negotiable	-
Suite C	Lavish Salon	2,232 SF	NNN	Negotiable	-
Suite A	Available	2,356 SF	NNN	\$16.25 SF/yr	Visible Corner Unit (7) Offices (2) Shared Co-Working Space Desks (1) Large Reception with a room for a waiting area (2) ADA Compliant Restrooms Conference Room with Built in Kitchenette Designated Copy Room

Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com

Margaret Kirby
 Commercial Sales Agent | 406.894.2648
 mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294





Suite D - Reception



Suite D - Intake Room



Suite D - Conference



Suite A - Reception

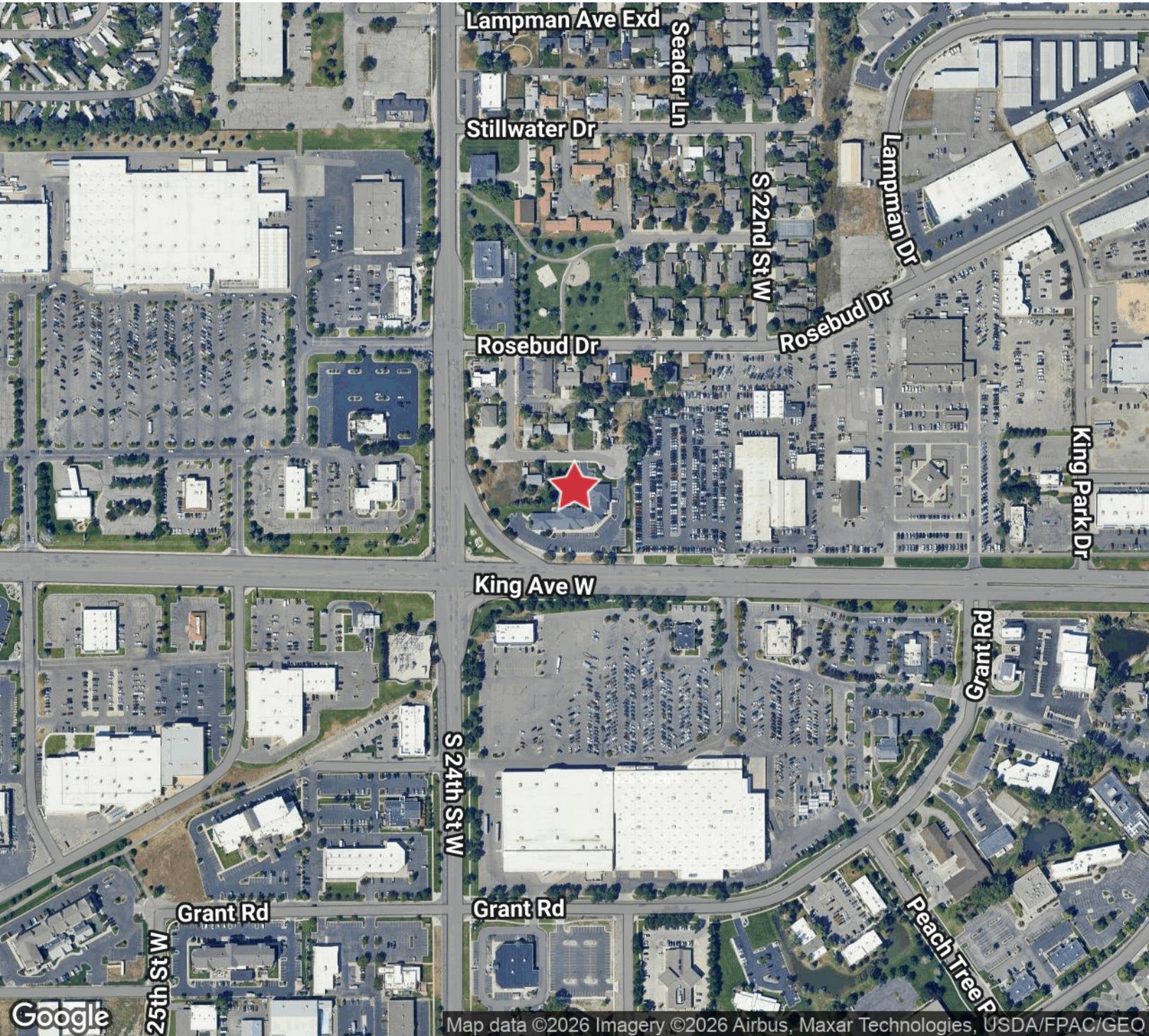


Suite A - Office



Suite A - Work Area





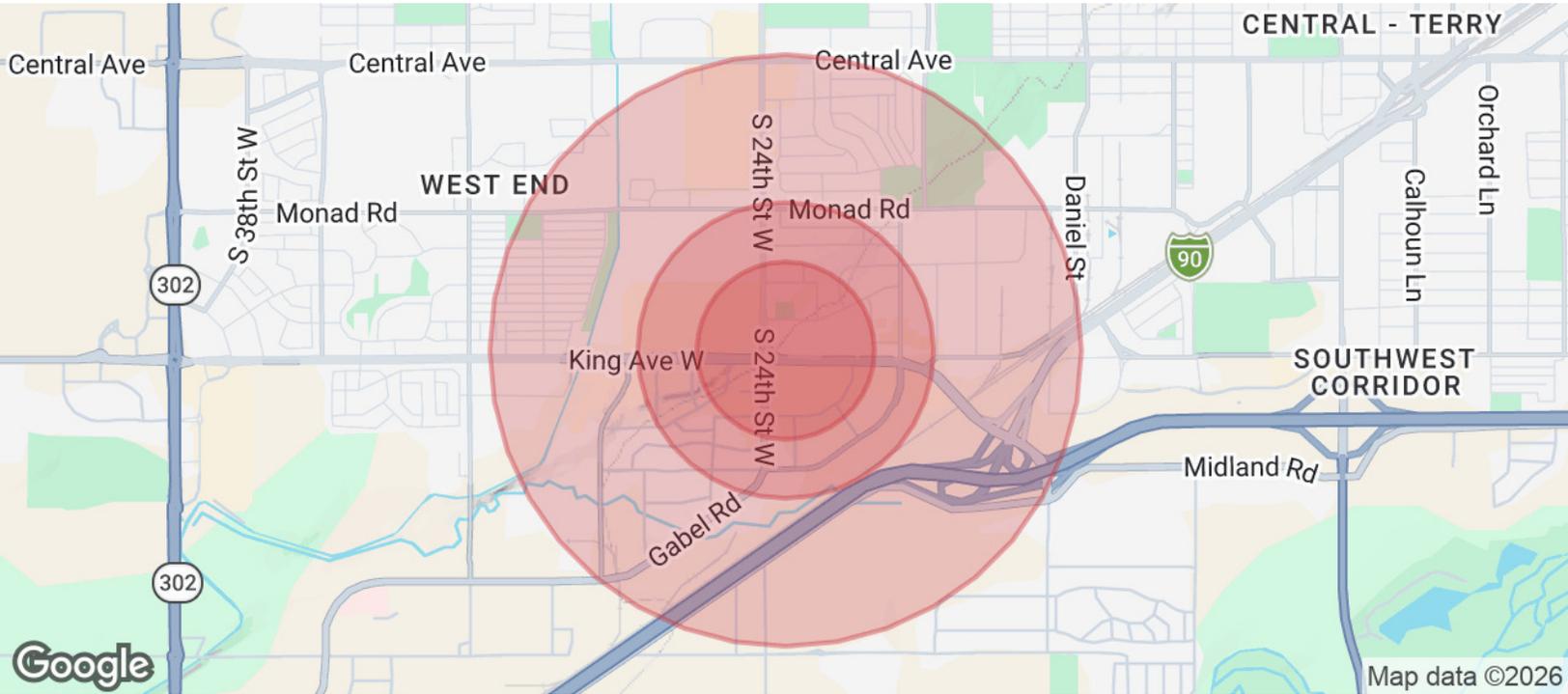
Google

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Matt Robertson, SIOR
Broker/Principal | 406.294.6308
mrobertson@naibusinessproperties.com

Margaret Kirby
Commercial Sales Agent | 406.894.2648
mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294





POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	276	1,293	4,397
Average Age	40	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	115	569	1,918
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,248	\$66,286	\$74,508
Average House Value	\$253,149	\$220,917	\$293,864

Demographics data derived from AlphaMap

Matt Robertson, SIOR
 Broker/Principal | 406.294.6308
 mrobertson@naibusinessproperties.com

Margaret Kirby
 Commercial Sales Agent | 406.894.2648
 mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294

