

LEASE

2075 OVERLAND AVE

2075 Overland Ave Billings, MT 59102



LEASE RATE

\$18.95 SF/YR

SPACE SIZES

4,289 SF



CLICK TO VIEW VIDEO

George Warmer, CCIM

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Lease Rate **\$18.95 SF/YR**

OFFERING SUMMARY

NNN Rate:	\$4.22 PSF
Building Size:	29,000 SF
Available Unit Sizes:	4,289 SF
Zoning:	CMU2 - Corridor Mixed Use 2
Parking:	Off Street Parking
Price SF:	\$18.95
NNN Rate:	\$4.22 PSF

PROPERTY OVERVIEW

- *Elevators
- *ADA restrooms
- *Mix of private offices and open collaborative space
- *Class A finishes
- *Exterior remodel completed in 2024
- *Landlord will provide flooring and paint allowance to qualified tenants
- *Additional 9,800 SF garden level spaces available for lease \$8 - \$10 SF NNN

LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to the highway, numerous restaurants and the most prominent retailers in Billings. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. With 4,289 SF available, come take a look and learn how we can provide the perfect office space to meet your company's needs.

OTHER RESOURCES

[Virtual Tour of Overland Building](#)

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space Available:	4,289 SF	Lease Rate:	\$18.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1E	Leased	4,537 SF	NNN	\$19.75 SF/yr	3,952 SF Unit 585.31 SF Common Garden Level
Suite 1F	Leased	5,462 SF	NNN	\$19.75 SF/yr	4,758 SF Unit 704.69 SF Common Garden Level
Suite 2E	Available	4,289 SF	NNN	\$18.95 SF/yr	3,573 SF Unit 716.84 SF Common Garden Level
Suite 2F	-	5,674 SF	NNN	\$18.95 SF/yr	4,726 SF Unit 948.16 SF Common Level Garden Level

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BUILDING EXTERIORS

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*Neighboring Remodel Photos

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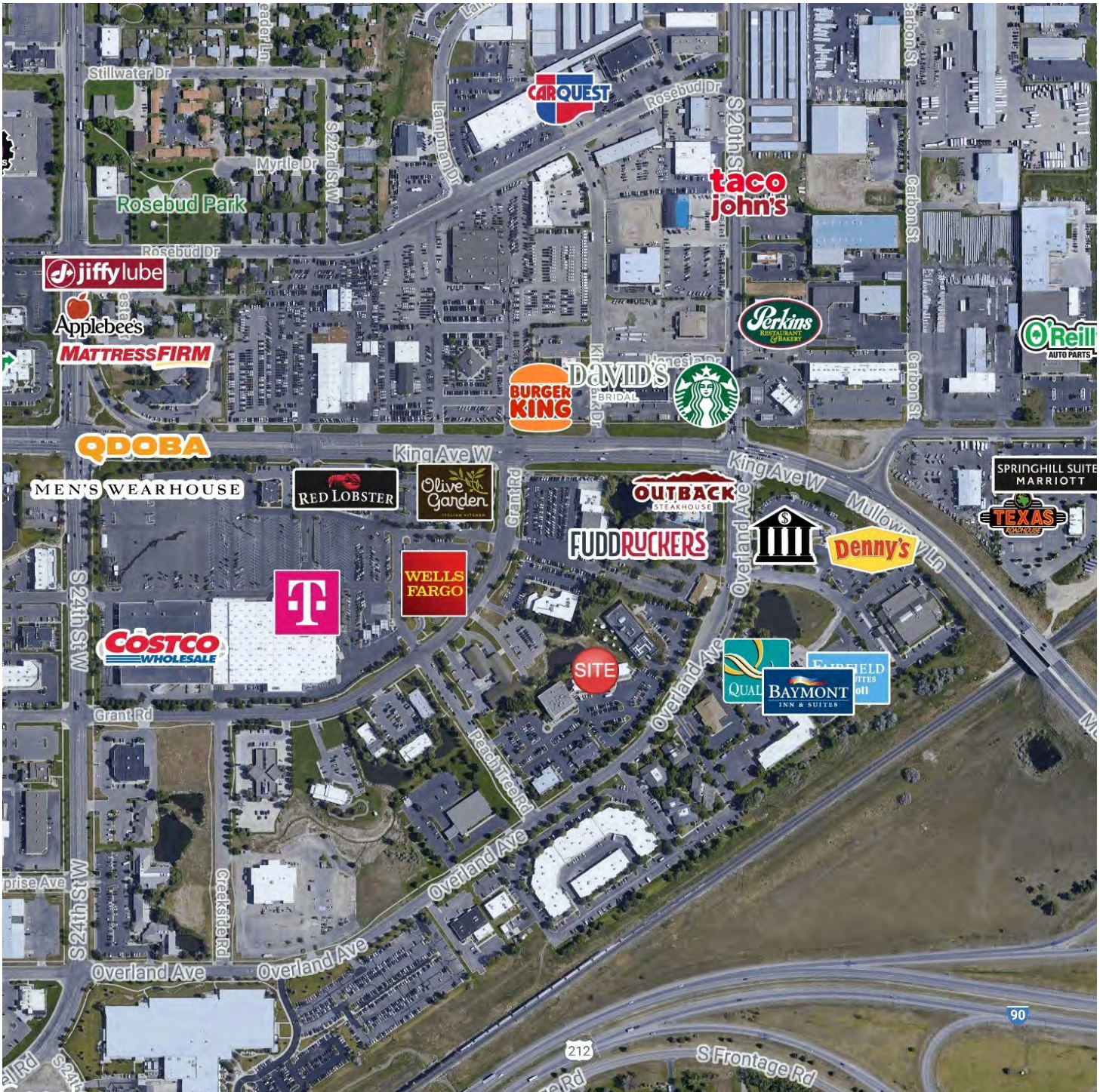


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