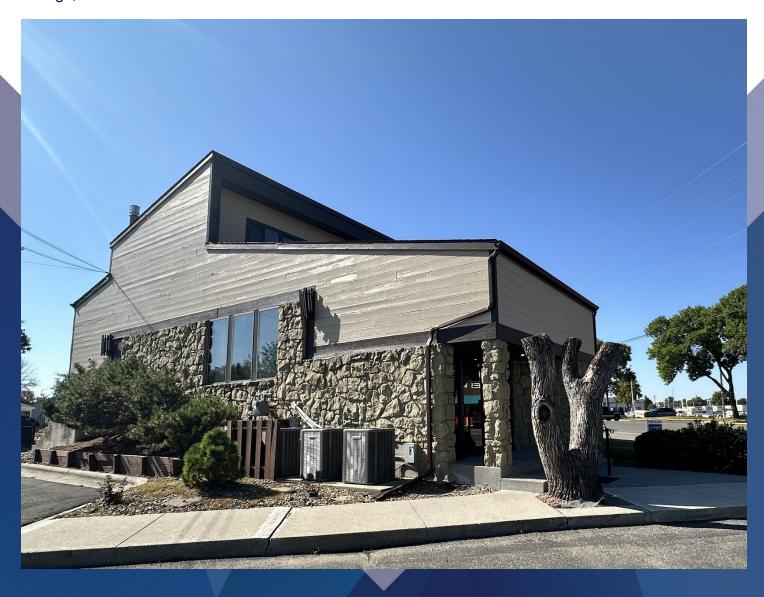
# LEASE

## **1445 AVENUE B, #B2**

Billings, MT 59102



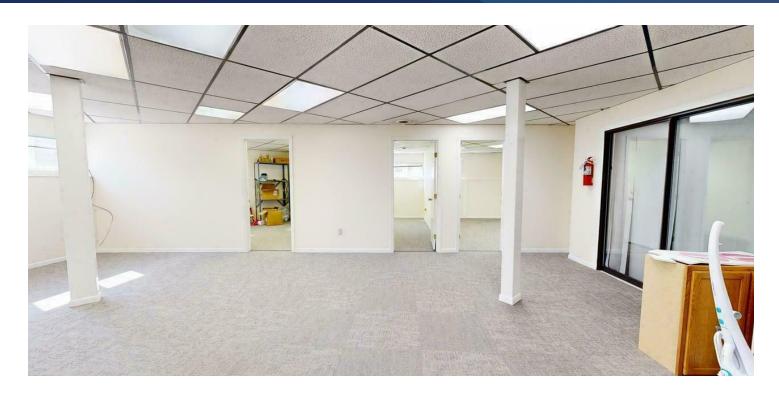
LEASE RATE

\$950.00 per month

SIZE

1,038 SF





Lease Rate

\$950.00 PER MONTH

#### **OFFERING SUMMARY**

Building Size:	6,474 SF
Available SF:	1,038 SF
Number of Units:	1
Year Built:	1980
Zoning:	NO

#### **PROPERTY OVERVIEW**

- PRICE REDUCED!
- 1,038 SF Office for Lease
- 3 Private Offices
- Large Reception or Meeting Room
- Walk Out Daylight Basement with Lots of Windows
- New Carpet & Paint
- Common Area Restrooms
- Convenient Parking of Staff & Clients

#### **LOCATION OVERVIEW**

1445 Ave B is a meticulously maintained Class B office building offering affordable office space in Billings midtown neighborhood. Located 1 block off of Grand Ave and adjacent to the West Park Prominade, this location provides convenience to staff and clients alike with great restaurants like Red Robin, Chipotle, Panda Express, Ohana Poke and Crisp & Green within walking distance.

#### **OTHER RESOURCES**

Virtual Tour



### Billings, MT 59102

# LEASE











### Billings, MT 59102



LEASE













### Billings, MT 59102

# LEASE















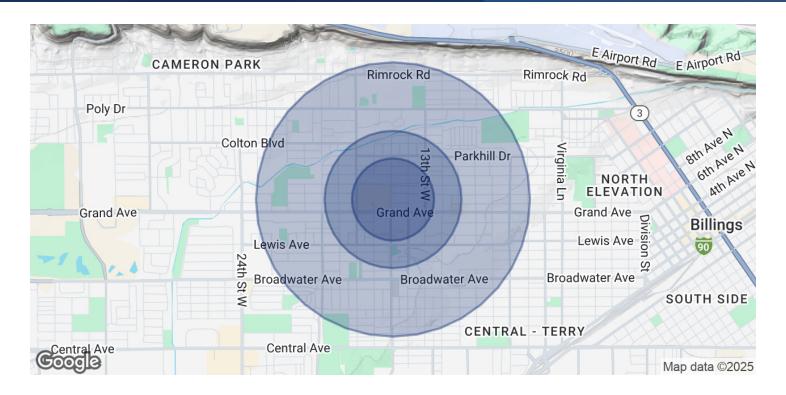
# LEASE

Billings, MT 59102





Billings, MT 59102



0.3 MILES	0.5 MILES	1 MILE
1,072	3,606	13,941
41	41	40
40	40	39
43	42	42
0.3 MILES	0.5 MILES	1 MILE
516	1,696	6,250
2.1	2.1	2.2
\$96,725	\$95,340	\$96,173
\$348,013	\$352,620	\$380,158
	1,072 41 40 43  0.3 MILES 516 2.1 \$96,725	1,072 3,606  41 41  40 40  43 42  O.3 MILES  516 1,696  2.1 2.1  \$96,725 \$95,340

Demographics data derived from AlphaMap

