

LEASE

509 24TH STREET WEST

Billings, MT 59102



LEASE RATE

\$2,138 per month

Nathan Matelich, SIOR, CCIM
(406) 781-6889

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Lease Rate

**\$2,138 PER
MONTH**

OFFERING SUMMARY

Building Size:	58,285 SF
Available SF:	1,500 SF
Year Built:	1965
Renovated:	2026
Price/PSF:	\$14 NNN
NNN:	\$3.10 PSF

PROPERTY OVERVIEW

- 1,500 SF Newly Remodeled Office
- 4 Private Offices, Conference Room, Storage Room and Reception/Lobby
- New ADA-Compliant Restroom
- Full Exterior Remodel Underway (Fall 2026 Completion)
- Signage Opportunity with Prominent 24th Street West Exposure

LOCATION OVERVIEW

Newly remodeled and ready for immediate occupancy, this 1,500-square-foot West End office suite includes 4 private offices, a reception area, a flexible records or conference room, a utility room and a brand-new ADA-compliant restroom, plus a full building exterior remodel coming Fall 2026. Prominent signage along busy 24th Street West and easy access to dining, banking, retail and commuter routes make this a visible, professional setting for a growing business. Ideal tenants include law firms, insurance, financial services, professional practices and real estate agents, to name just a few.

OTHER RESOURCES

[Virtual Tour](#)

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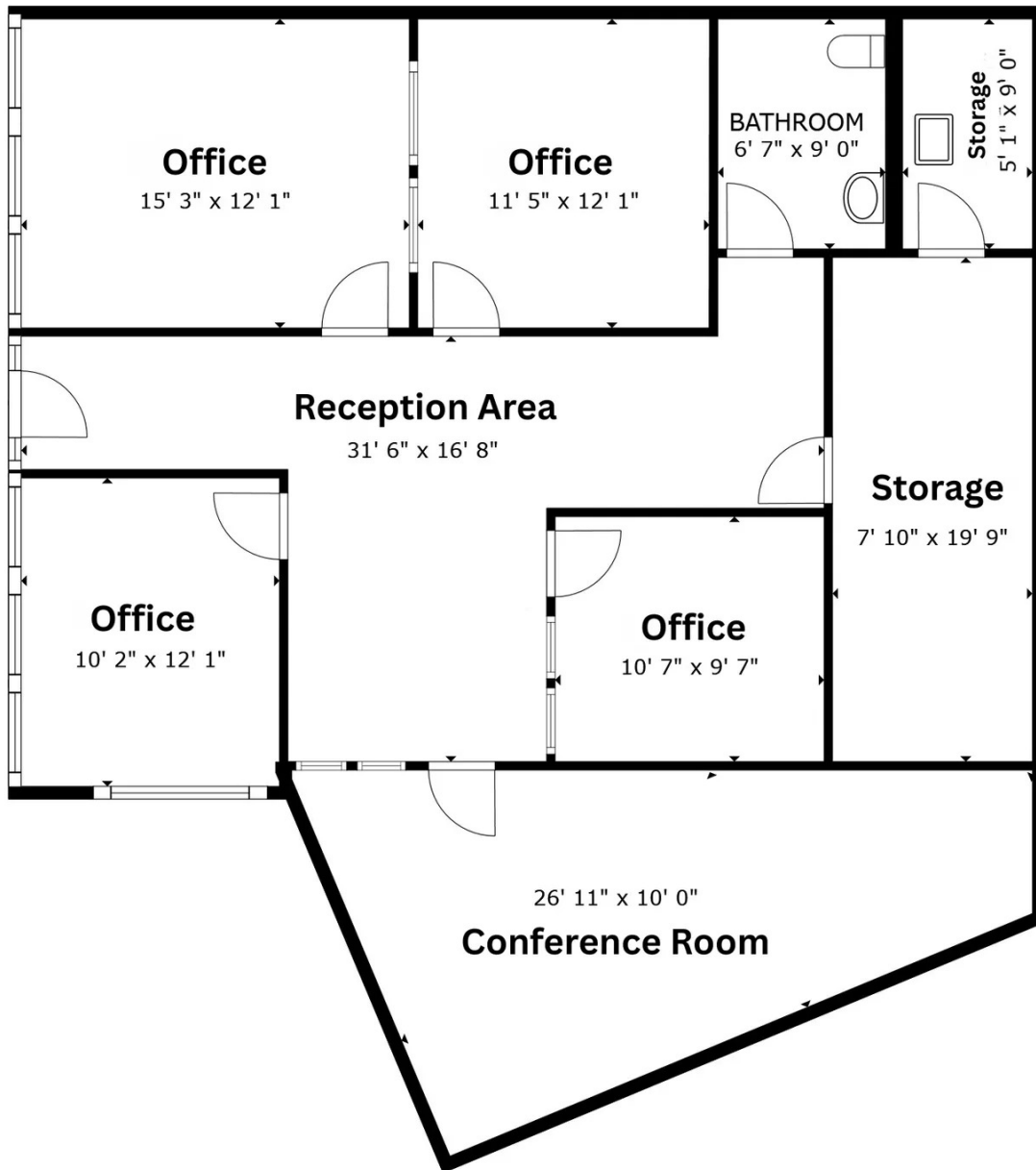


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FLOOR PLAN

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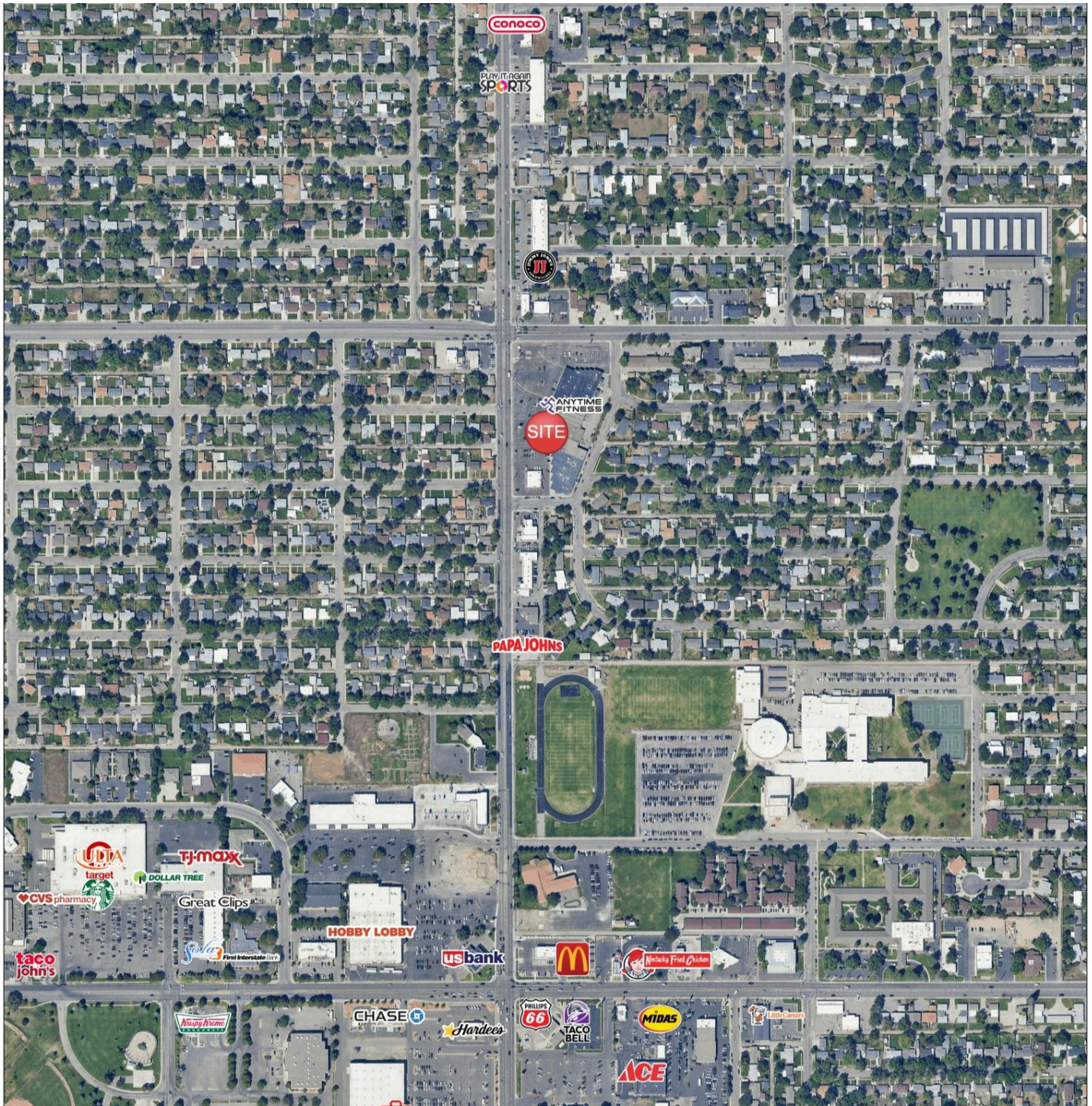


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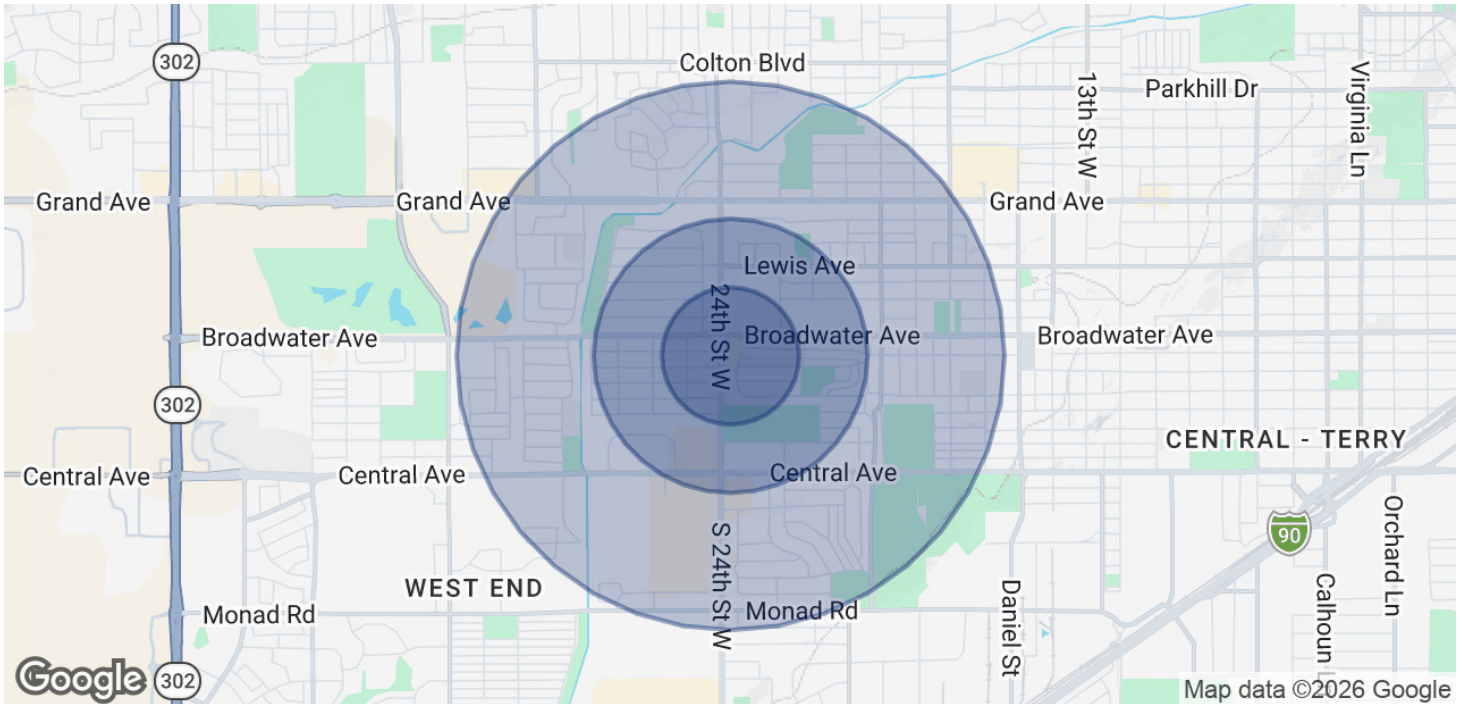


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	713	2,987	11,478
Average Age	42.8	42.1	42
Average Age (Male)	42.1	41.7	40.9
Average Age (Female)	44	42.9	44.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	311	1,329	5,016
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$90,858	\$90,130	\$99,582
Average House Value	\$346,410	\$340,902	\$321,610

2023 American Community Survey (ACS)

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