



FOR LEASE



OFFICE BUILDING



1,097 - 4,374  
SF



## Loughton Dentistry Building

502 Wicks Lane | Billings, Montana 59105

### Property Description

Unlock the potential of your business with our brand-new professional office space for lease in the heart of Billings Heights. This opportunity comes with a shell turnover, providing a canvas for you to tailor the space to your unique business needs.

**Lease Rate: \$26.00 SF/yr (NNN)**

### Property Highlights

- Warm Shell Turnover
- Customizable Space
- Strategic Location
- Flexibility in Design
- Cutting-edge Infrastructure
- Proactive Property Management



<https://www.naibusinessproperties.com>

**Haley Vannatta, CCIM**

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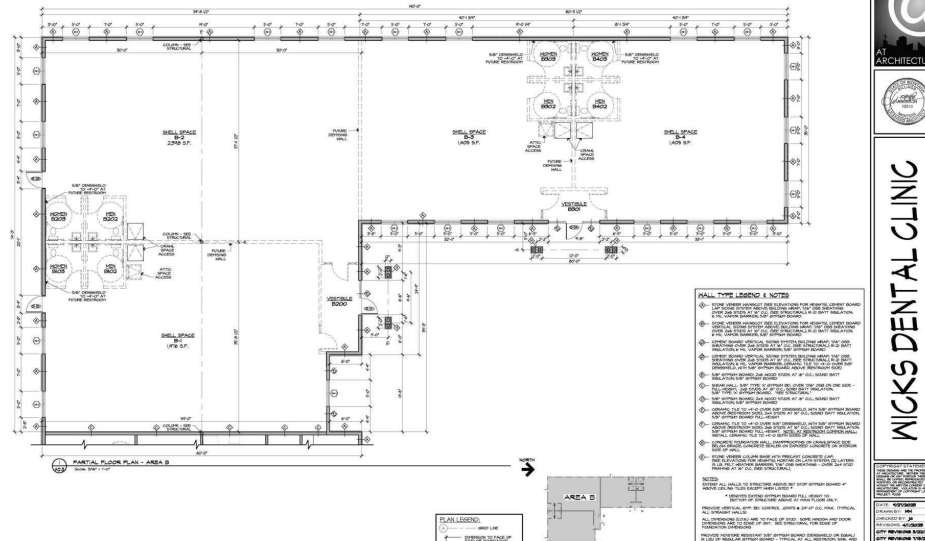


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## LEGEND

Available

Unavailable



## LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,097 - 4,374 SF

Lease Term:	Negotiable
Lease Rate:	\$26.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 102	Available	1,097 - 4,374 SF	NNN	\$26.00 SF/yr	-
Suite 103	Available	1,301 SF	NNN	\$26.00 SF/yr	-
Suite 104	-	1,305 - 2,810 SF	NNN	-	-
Suite 105	-	1,305 - 2,810 SF	NNN	-	-



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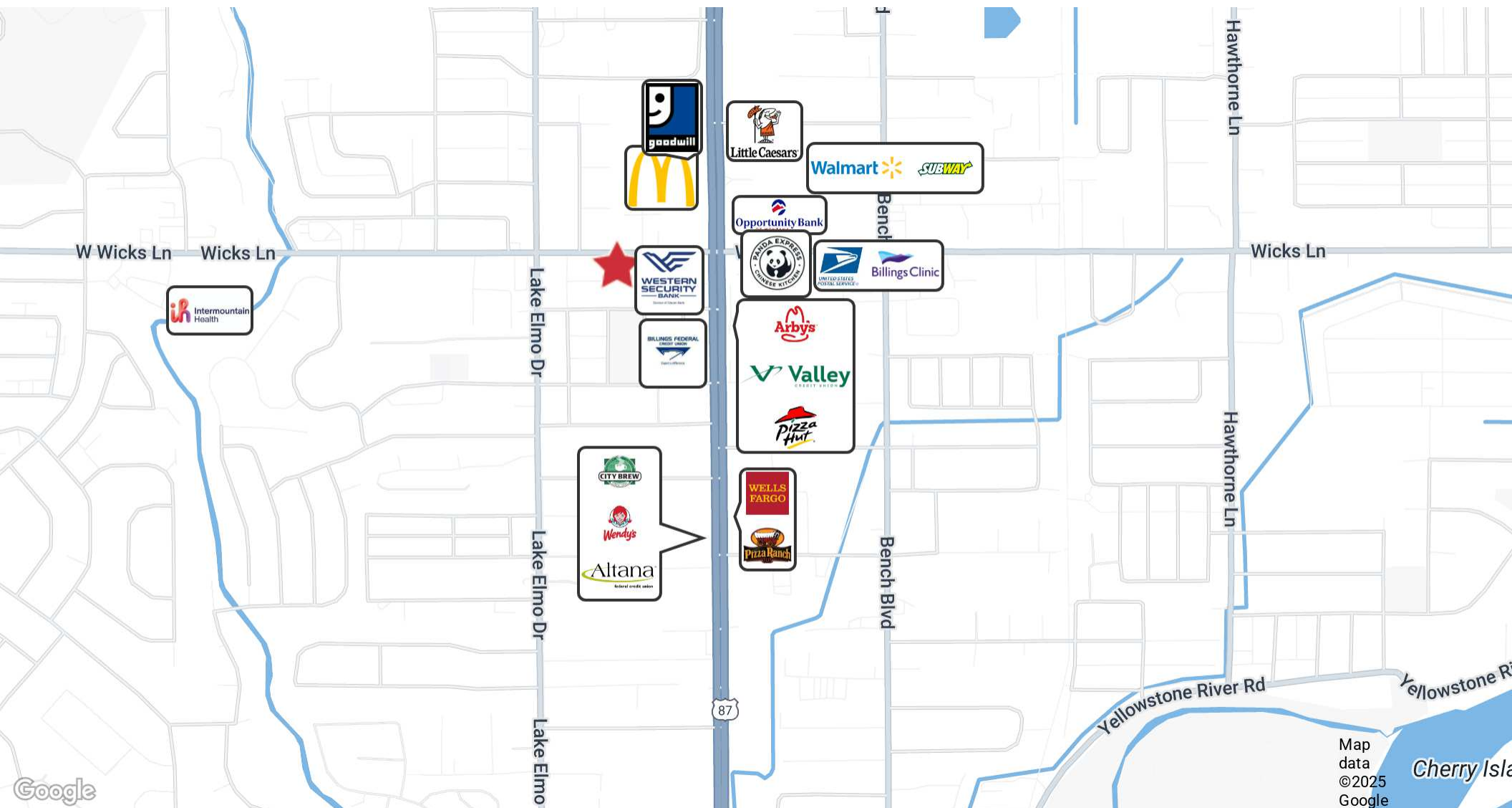
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Map  
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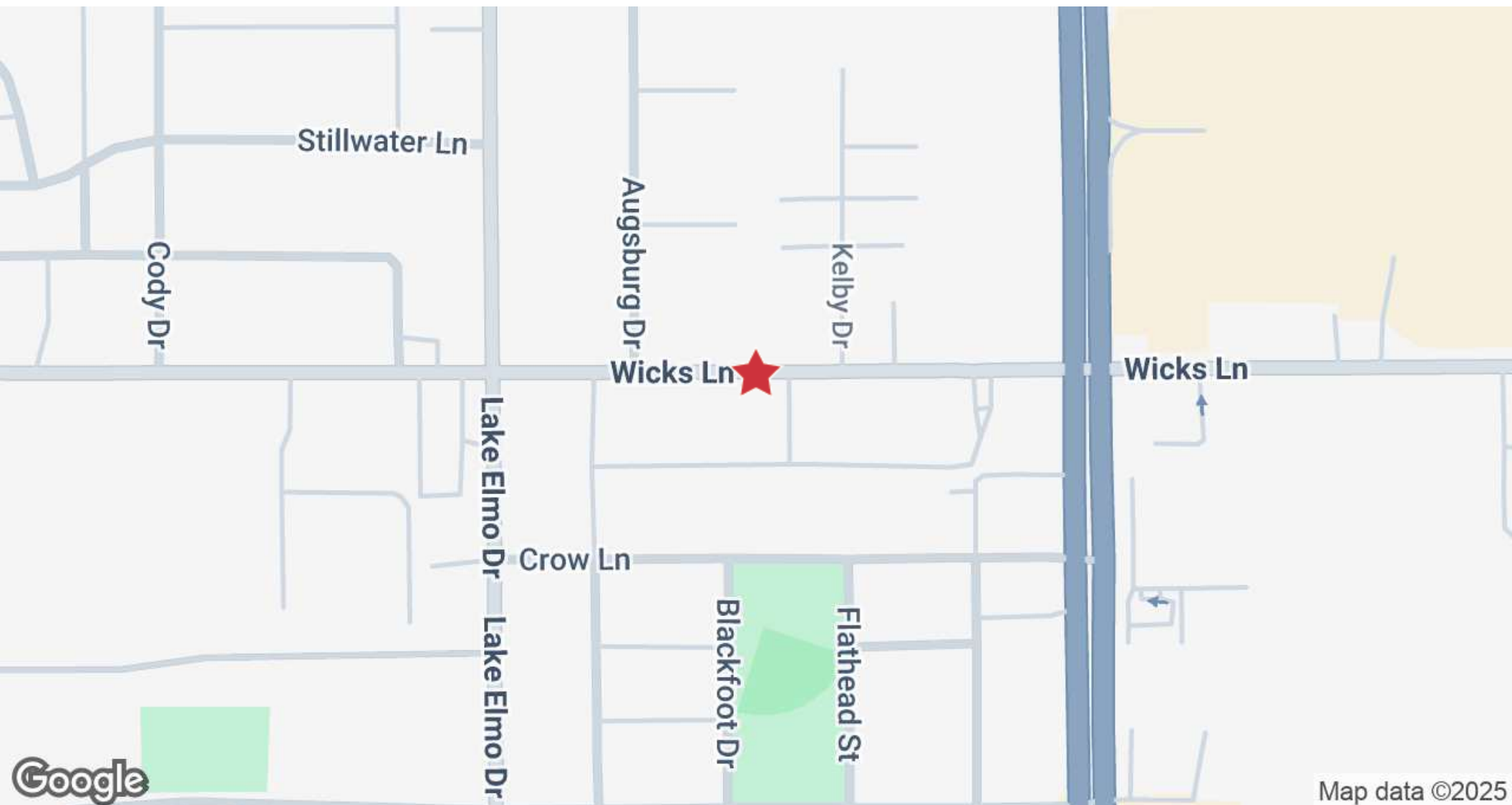
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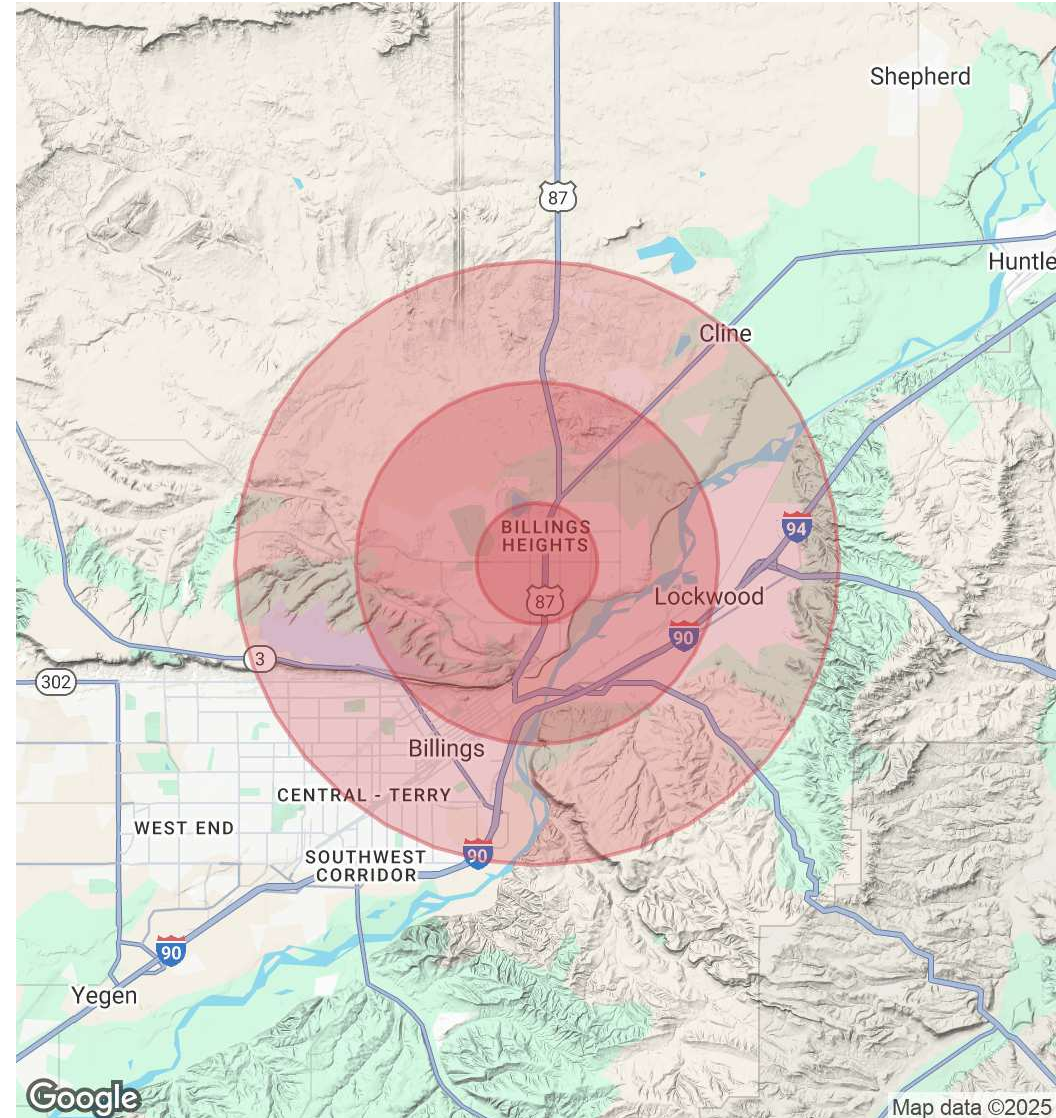


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,114	30,801	65,914
Average Age	36.2	35.8	36.1
Average Age (Male)	37.3	36.4	35.5
Average Age (Female)	35.7	36.1	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,230	13,810	29,856
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$62,264	\$67,608	\$68,164
Average House Value	\$186,636	\$216,884	\$212,829

2020 American Community Survey (ACS)



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