



1601 Lewis

Billings, Montana 59102

Property Highlights

- Conveniently Located
- Elevator
- Professionally managed
- Lots of natural light
- Good parking
- Daily tenant cleaning

Property Description

Welcome to modern and convenient office spaces in the heart of Billings' midtown! This prime commercial property boasts a superb location, ensuring that your business is at the center of it all. The parking lot, a haven for both visitors and tenants, features reserved parking for your guests and ample spaces for your team. Accessibility is key, and this property takes pride in being ADA compliant, offering inclusivity for all. Shared restrooms and elevators enhance the collaborative atmosphere, fostering a sense of community among the businesses within. Daily cleaning and meticulous maintenance ensure that the property functions seamlessly. Your workspace is not just a place of business; it's an environment where productivity meets comfort.

OFFERING SUMMARY

Available SF	880 - 2,410 SF
Lease Rate	\$10.50 - 10.75 SF/yr (NNN)
Lot Size	1.44 Acres
Building Size	36,348 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	12,760	\$50,260
3 Miles	67,450	\$57,771
5 Miles	110,170	\$57,061

For more information

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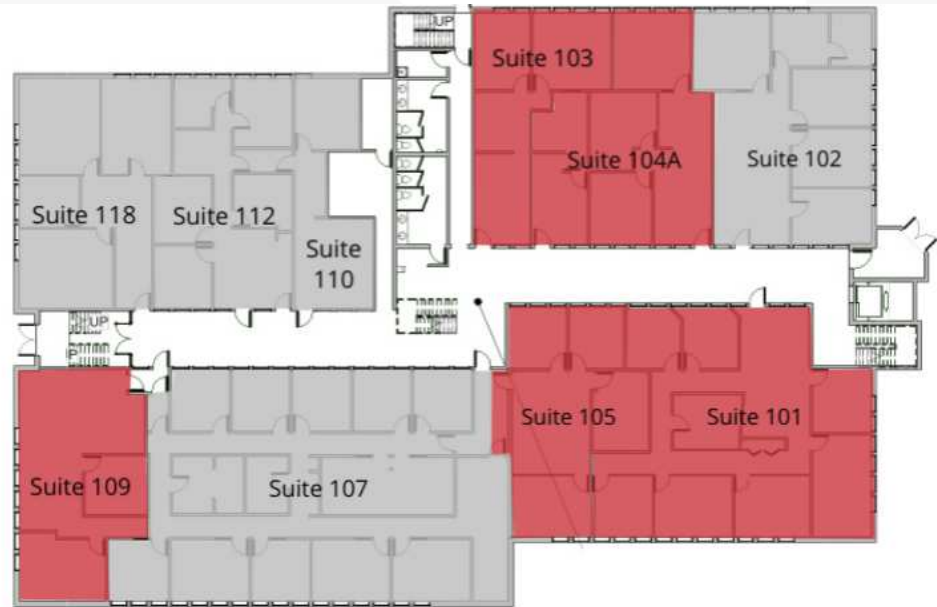
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For Lease

Office Building

880 - 2,410 SF | \$10.50 - 10.75 SF/yr



1 Level 1 - Gross Measured Area

ALL 1" = 20'-0"

LEGEND

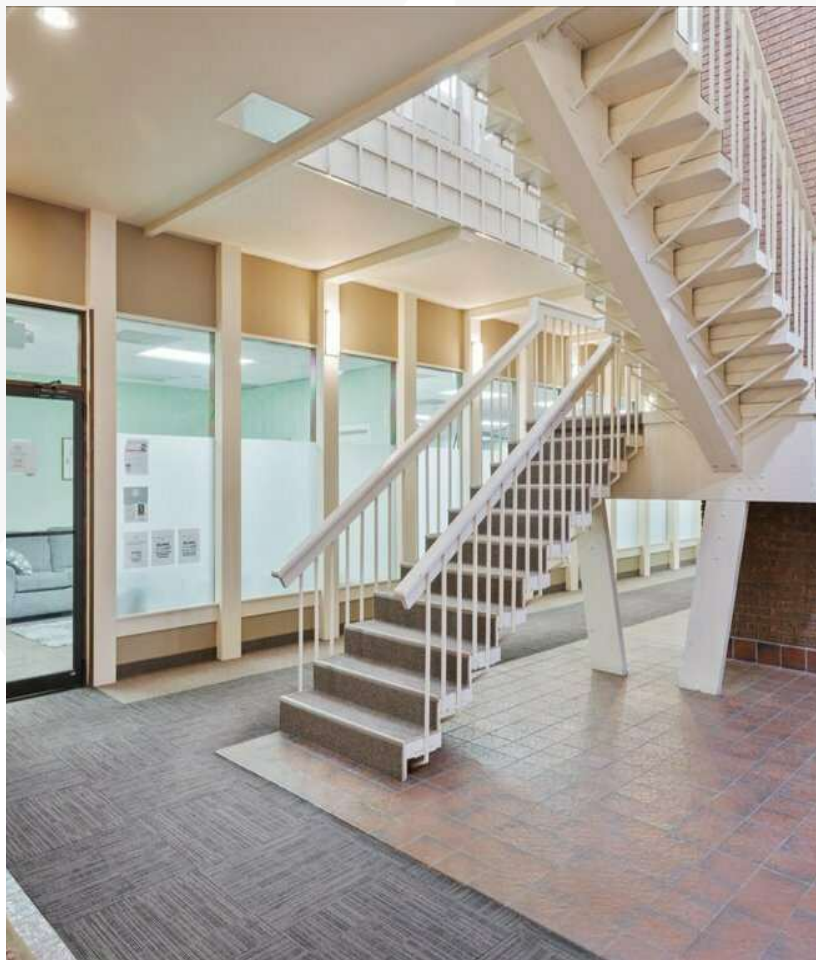
Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	Available	2,410 SF	NNN	\$10.75 SF/yr	Could be combined with 105
Suite 102	-	1,717 SF	NNN	-	-
Suite 103	Available	880 SF	NNN	\$10.50 SF/yr	-
Suite 104A	Available	1,492 SF	NNN	\$10.50 SF/yr	-
Suite 105	Available	1,134 SF	NNN	\$10.50 SF/yr	Could be combined with 101
Suite 107	-	3,819 SF	NNN	-	-
Suite 109	Available	1,164 SF	NNN	\$10.50 SF/yr	Current Tenant M2M
Suite 110	-	630 SF	NNN	-	-
Suite 112	-	1,325 SF	NNN	-	-
Suite 118	-	1,432 SF	NNN	-	-

Additional Photos



Location Maps

