

# LEASE

## 2048 OVERLAND AVE, SUITE 203

2048 Overland Ave, Suite 203 Billings, MT 59102

LEASE RATE

\$1,188.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

406 781 6889

**Todd Sherman**

406 570 8961

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### OFFERING SUMMARY

Building Size:	12,387 SF
Available SF:	891 SF
Lot Size:	29,067 SF
Year Built:	1984
Zoning:	CMU2-Corridor Mixed Use 2

### PROPERTY OVERVIEW

- \*2048 Overland, Ste 203, Billings, MT
- \*891 SF Office for Lease
- \*1,188/mo (utilities included)
- \*Small Reception
- \*2 Large Offices
- \*Shared Conference Room
- \*Common Area Restrooms
- \*ADA Accessible with Elevator

### LOCATION OVERVIEW

2048 Overland is a professional office building conveniently located on the west end of Billings with easy highway access. Office building is moments away from Costco, shops and restaurants. Set up perfectly for any small business owner that needs a professional setting such a CPA, Lawyer, Financial Adviser, Engineer, Architect or other professional services firm.

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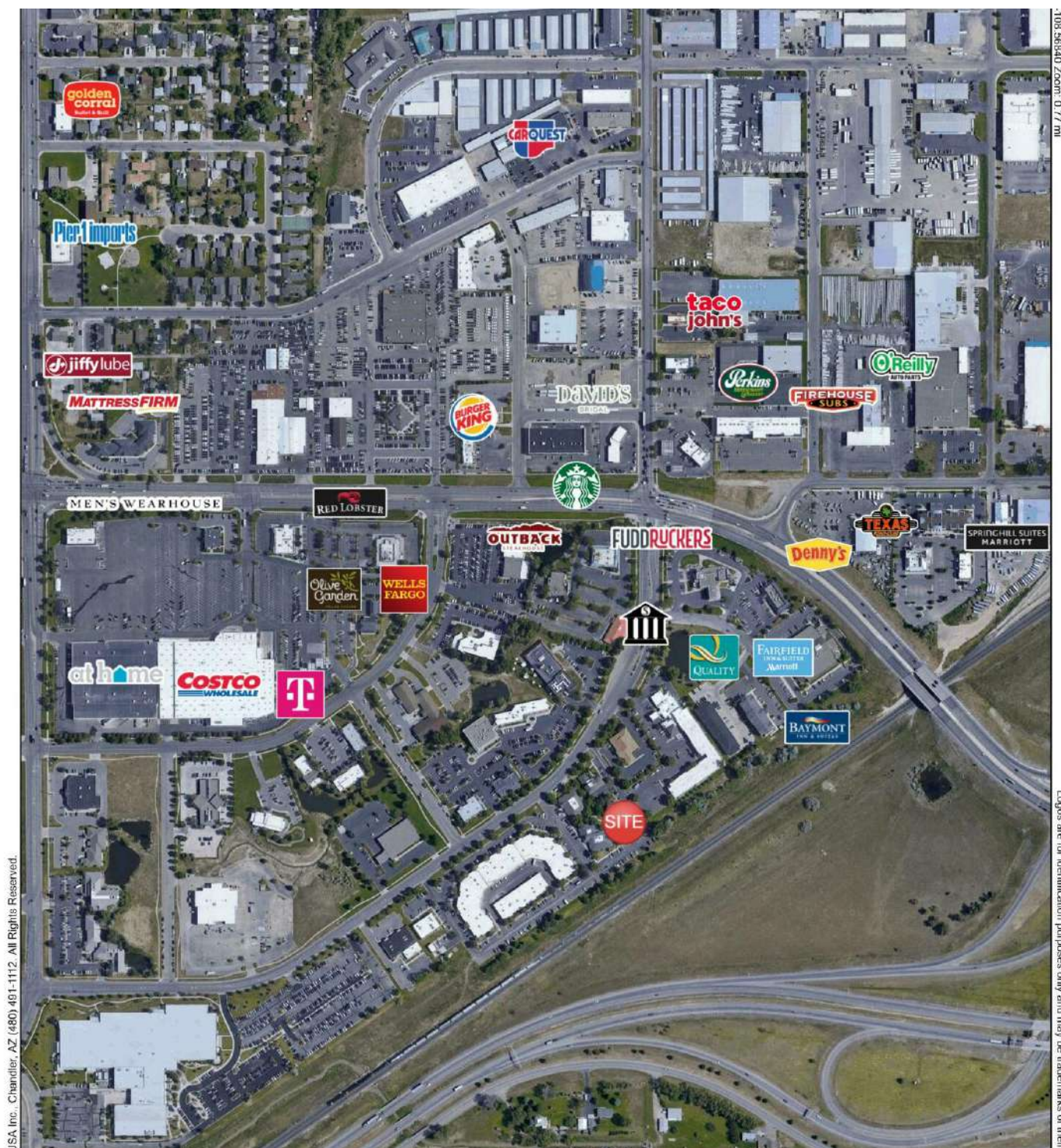
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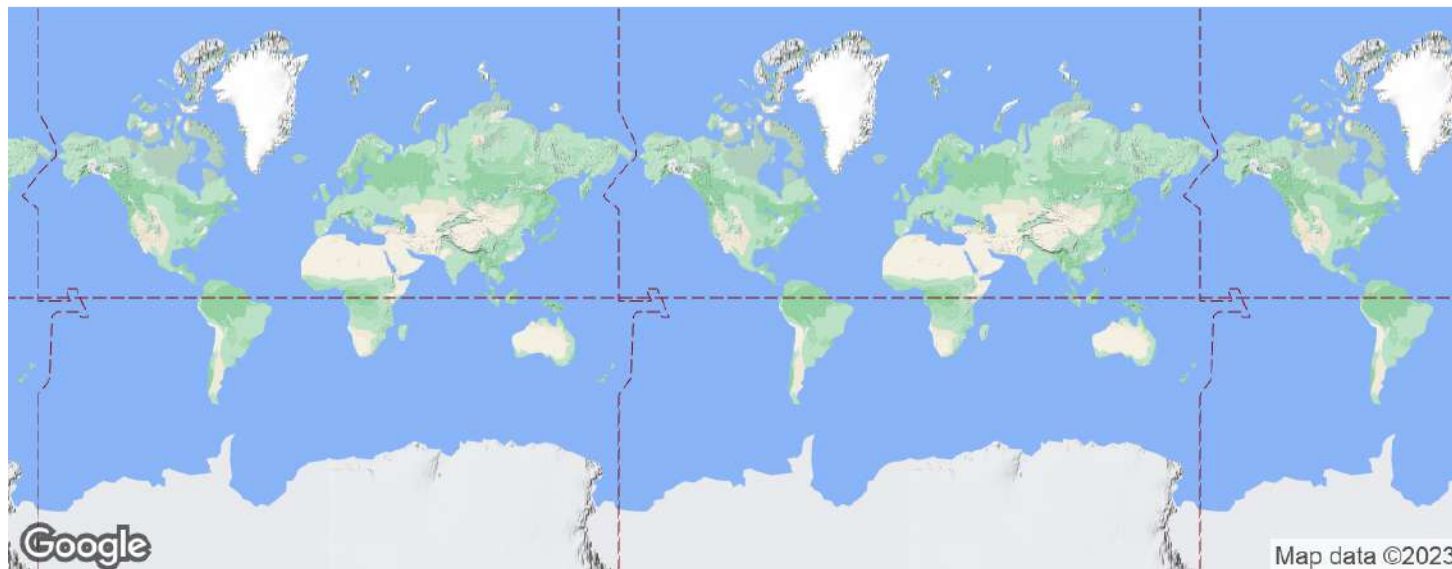


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## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

*\* Demographic data derived from 2020 ACS - US Census*

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