

# LEASE

## 2331 LEWIS AVENUE

2331 Lewis Avenue Billings, MT 59102

LEASE RATE

\$3,350.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**Nathan Matelich, CCIM**

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Lease Rate

**\$3,350 PER  
MONTH  
+ UTILITIES**

## OFFERING SUMMARY

Building Size:	2,208 SF
Available Size:	1,550 SF
Lot Size:	13,978 SF
Year Built:	1955
Renovated:	2023
Zoning:	NO-Neighborhood Office

## PROPERTY OVERVIEW

1,550 SF Newly Renovated Office Building  
For Lease \$3,350/mo + Utilities  
4 offices  
1 ADA Bathroom  
1 Non-ADA Bathroom  
Large Reception  
Very Large Conference Room (Could be Split into 2 Offices)  
Kitchenette  
Printer/Storage Area/Break Room  
Zoned Neighborhood Office  
Ideal West End Location  
Abundance of Parking  
\$22 PSF NNN  
NNN Estimated at \$4 PSF

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### UPGRADES INCLUDE

- New Siding – Natural Wood and Corrugated Metal
- New Windows
- New Sidewalk Including ADA Ramp into the Building
- New Gutters
- New Plumbing
- New Electrical
- New HVAC
- New Paint
- New LVP Flooring
- New Interior Doors 36" Wide to Meet ADA Code
- New Bathrooms
- New Kitchenette
- New LED Lighting
- New Low Voltage Cabling Run Throughout for Phone/Internet Wall Jacks

### LISTING OVERVIEW:

2331 Lewis is a Class A Office Building Redevelopment on the west end of Billings, MT with 100% new finishes on the inside and out. This newly renovated office building boasts large, comfortable offices and excellent space design to ensure that you are only paying for usable space. Conference room has the ability to be split to provide up to 6 private offices if a tenant does not need a large conference room. This office space would be ideal for accountants, attorney's, engineers, insurance agents, counselors, medical practitioners or any professional looking for attractive office space in a convenient west end location.

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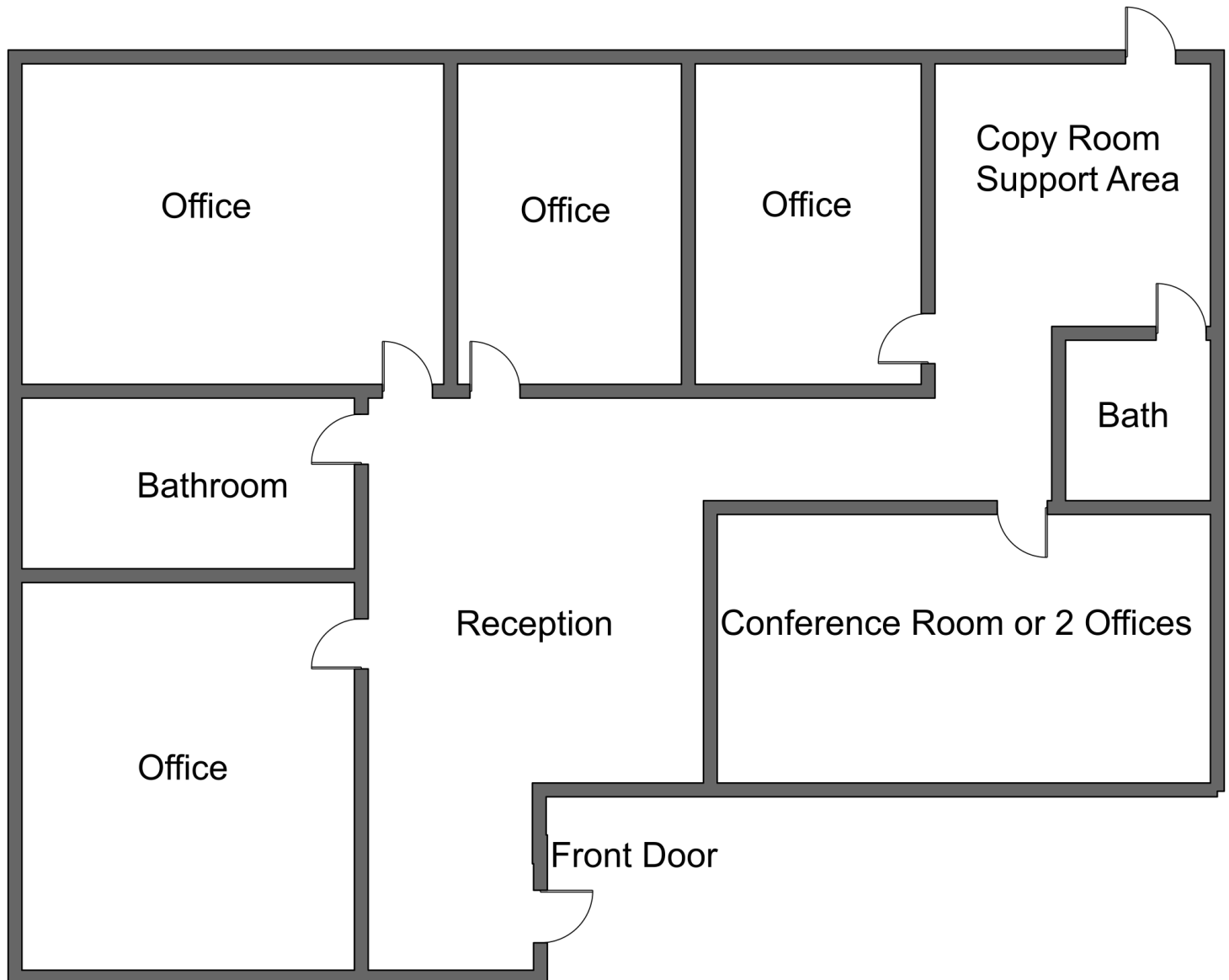
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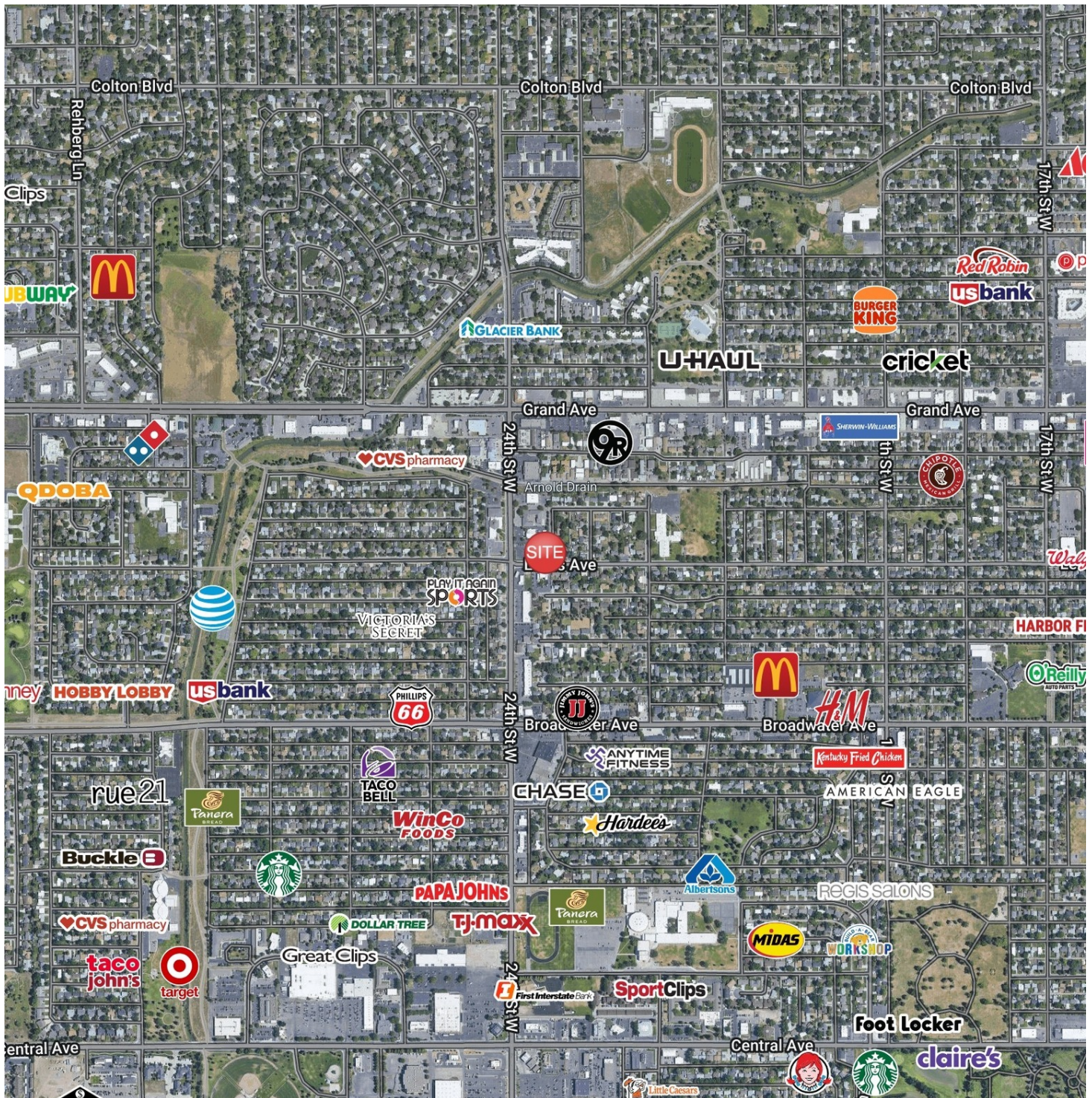
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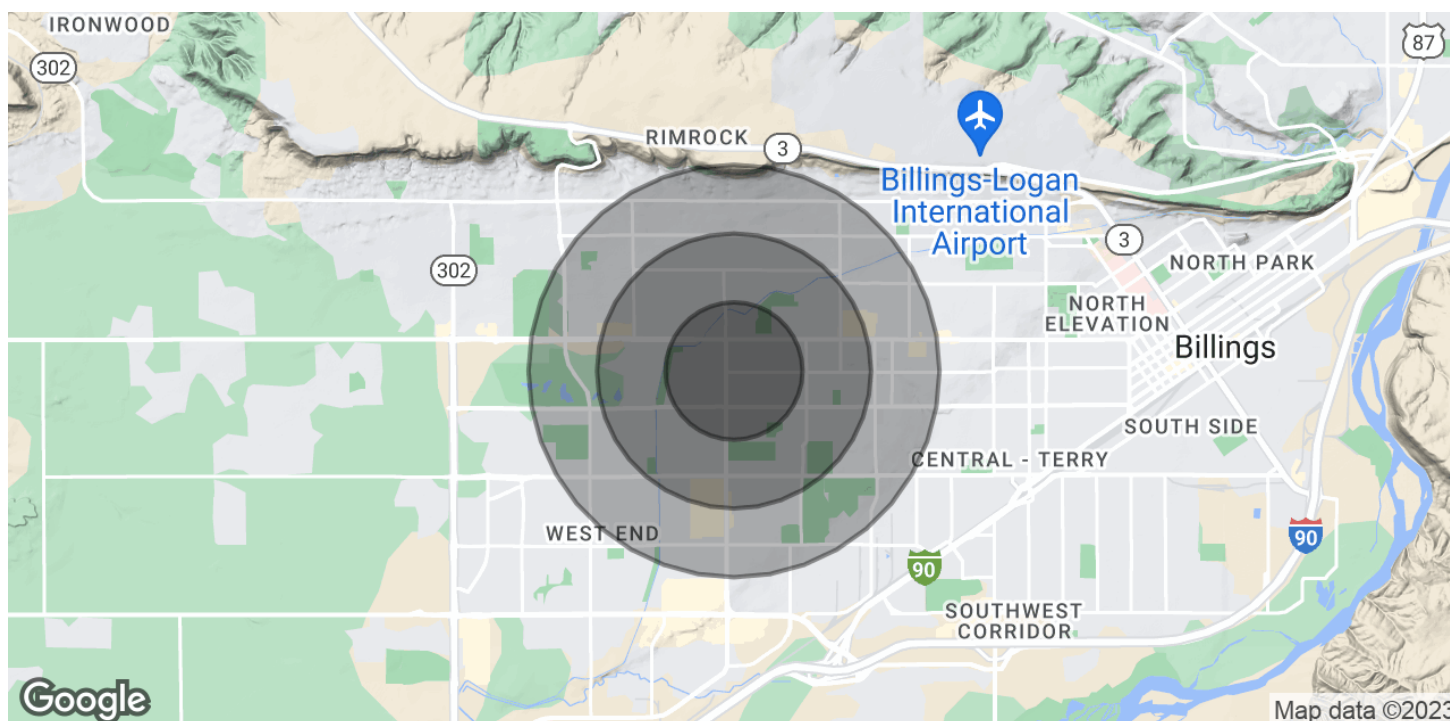
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,035	10,879	24,288
Average Age	41.1	43.7	43.6
Average Age (Male)	38	39.8	40.7
Average Age (Female)	43.2	45.9	45.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,457	5,314	11,817
# of Persons per HH	2.1	2	2.1
Average HH Income	\$85,556	\$80,213	\$79,860
Average House Value	\$229,486	\$233,875	\$235,447

\* Demographic data derived from 2020 ACS - US Census

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