



# Business Center One

2110 Overland Avenue | Billings, Montana 59102

## Property Highlights

- Office & Warehouse Spaces Available
- Tenant pays their own electricity, gas & internet/phone.
- Overland Frontage
- Tenant Improvements Negotiable
- \$8 PSF Base rent
- \$4 PSF NNN

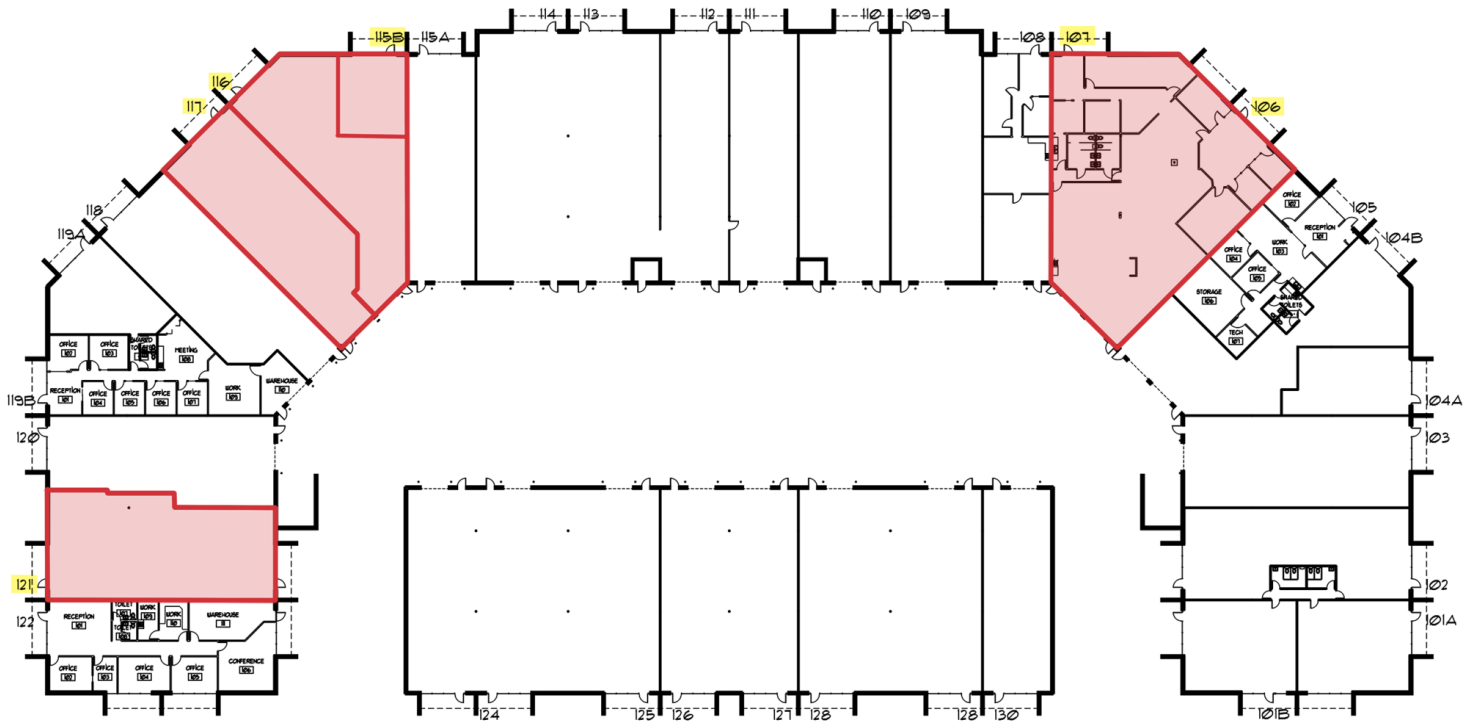
| SPACES               | LEASE RATE   | SPACE SIZE       |
|----------------------|--------------|------------------|
| Suite 106 - 107      | \$8.00 SF/yr | 6,068 SF         |
| Suite 106 *proposed* | \$8.00 SF/yr | 4,268 - 6,068 SF |
| Suite 107 *proposed* | \$8.00 SF/yr | 1,800 - 6,068 SF |
| Suite 115B - Office  | \$8.00 SF/yr | 864 SF           |
| Suite 116            | \$8.00 SF/yr | 1,075 SF         |
| Suite 117            | \$8.00 SF/yr | 1,280 SF         |
| Suite 121            | \$8.00 SF/yr | 2,765 SF         |

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$8.00 SF/yr (NNN) |
| Available SF:  | 864 - 6,068 SF     |
| Lot Size:      | 179,990 SF         |
| Building Size: | 58,168 SF          |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 1,525    | 19,880   | 43,000   |
| Total Population  | 3,620    | 43,671   | 97,661   |
| Average HH Income | \$55,231 | \$53,810 | \$57,443 |





## AVAILABLE SPACES

| SUITE                | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE   |
|----------------------|-----------|------------------|------------|--------------|
| Suite 106 - 107      | Available | 6,068 SF         | NNN        | \$8.00 SF/yr |
| Suite 106 *proposed* | Available | 4,268 - 6,068 SF | NNN        | \$8.00 SF/yr |
| Suite 107 *proposed* | Available | 1,800 - 6,068 SF | NNN        | \$8.00 SF/yr |
| Suite 115B - Office  | Available | 864 SF           | NNN        | \$8.00 SF/yr |
| Suite 116            | Available | 1,075 SF         | NNN        | \$8.00 SF/yr |
| Suite 117            | Available | 1,280 SF         | NNN        | \$8.00 SF/yr |
| Suite 121            | Available | 2,765 SF         | NNN        | \$8.00 SF/yr |

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Suite 121



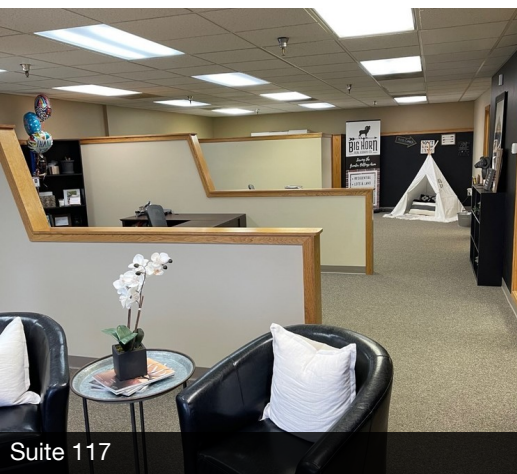
Suite 121



Suite 106



Suite 106



Suite 117



Suite 117



Suite 117







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