



For Lease

# Office Space

1,154 SF | \$12.00 SF/month



## 1645 Avenue D Suite E

Billings, Montana 59101

### Property Highlights

- Prime Midtown Office Space
- 1,154 Square Feet
- \$12.00 (PSF) Full Service (minus janitorial and data)
- Multiple offices with large reception area
- Off street parking
- Excellent frontage to 17th Street West
- Contact Brokers for more information

### Property Description

Plaza 1 is a full service office building with excellent frontage and adequate parking available. Centrally located with amenities close by.

#### OFFERING SUMMARY

Available SF	1,154 SF
Lease Rate	\$12.00/SF (Utilities Included)

#### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	12,847	\$55,422
3 Miles	65,120	\$59,046
5 Miles	110,693	\$57,598

For more information

**Tyler Samson**

O: 406 671 8257

tsamson@naibusinessproperties.com

**Rica Dombrovski**

O: 406 294 6311

rdombrovski@naibusinessproperties.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

3312 4th Avenue North  
Billings, MT 59101

406 256 5000 tel

[naibusinessproperties.com](http://naibusinessproperties.com)





For Lease

# Office Space

1,154 SF | \$12.00 SF/month

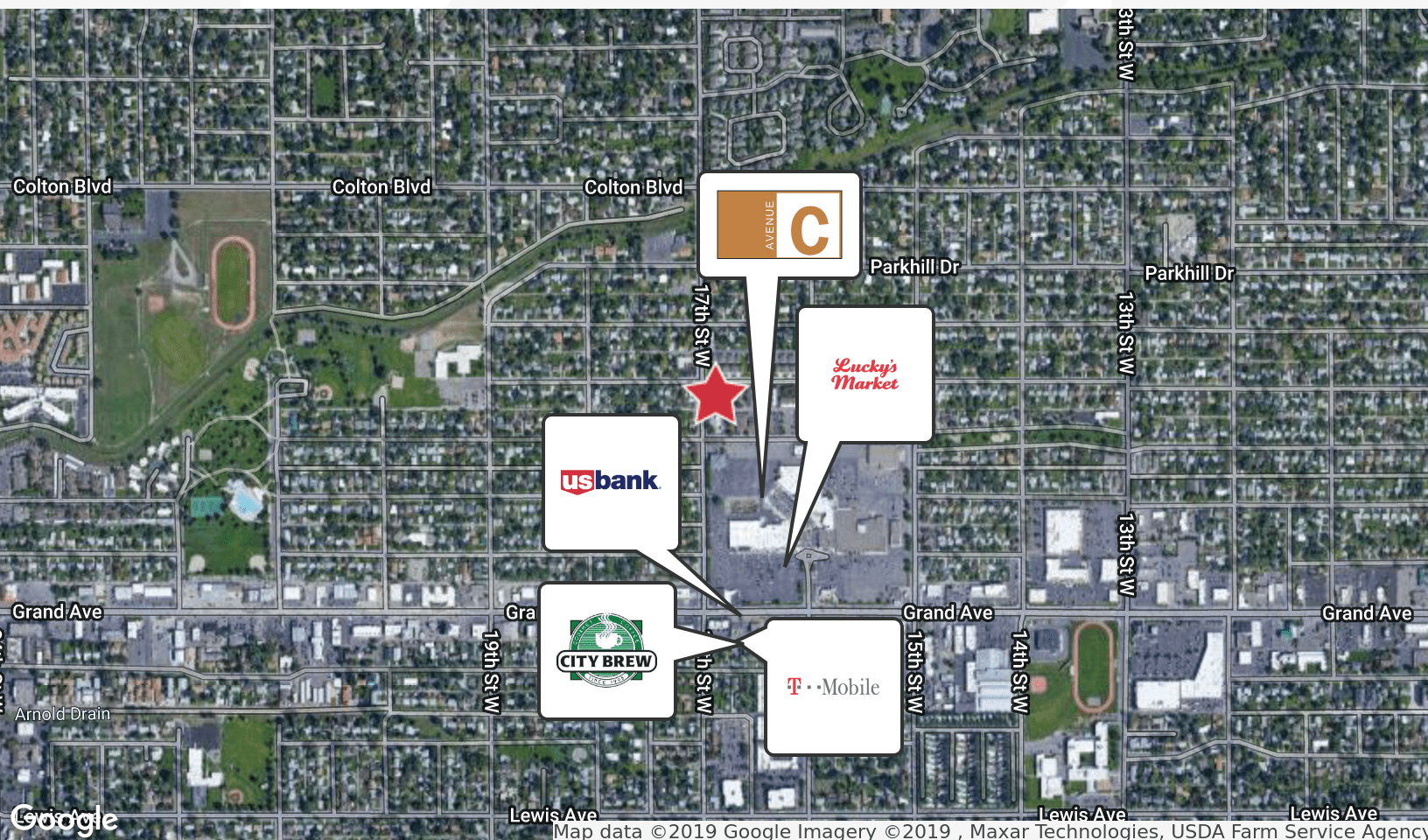
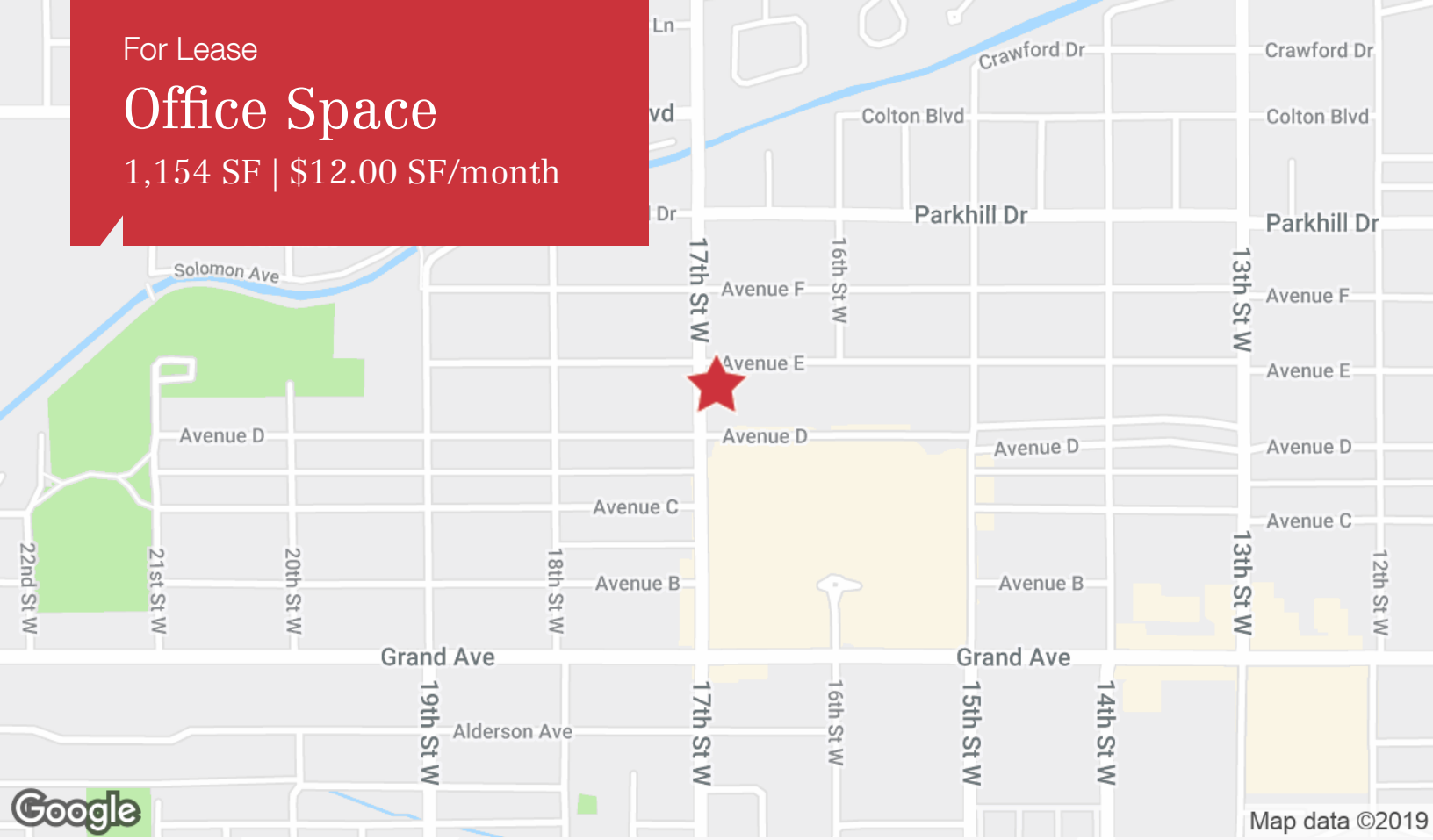




For Lease

# Office Space

1,154 SF | \$12.00 SF/month

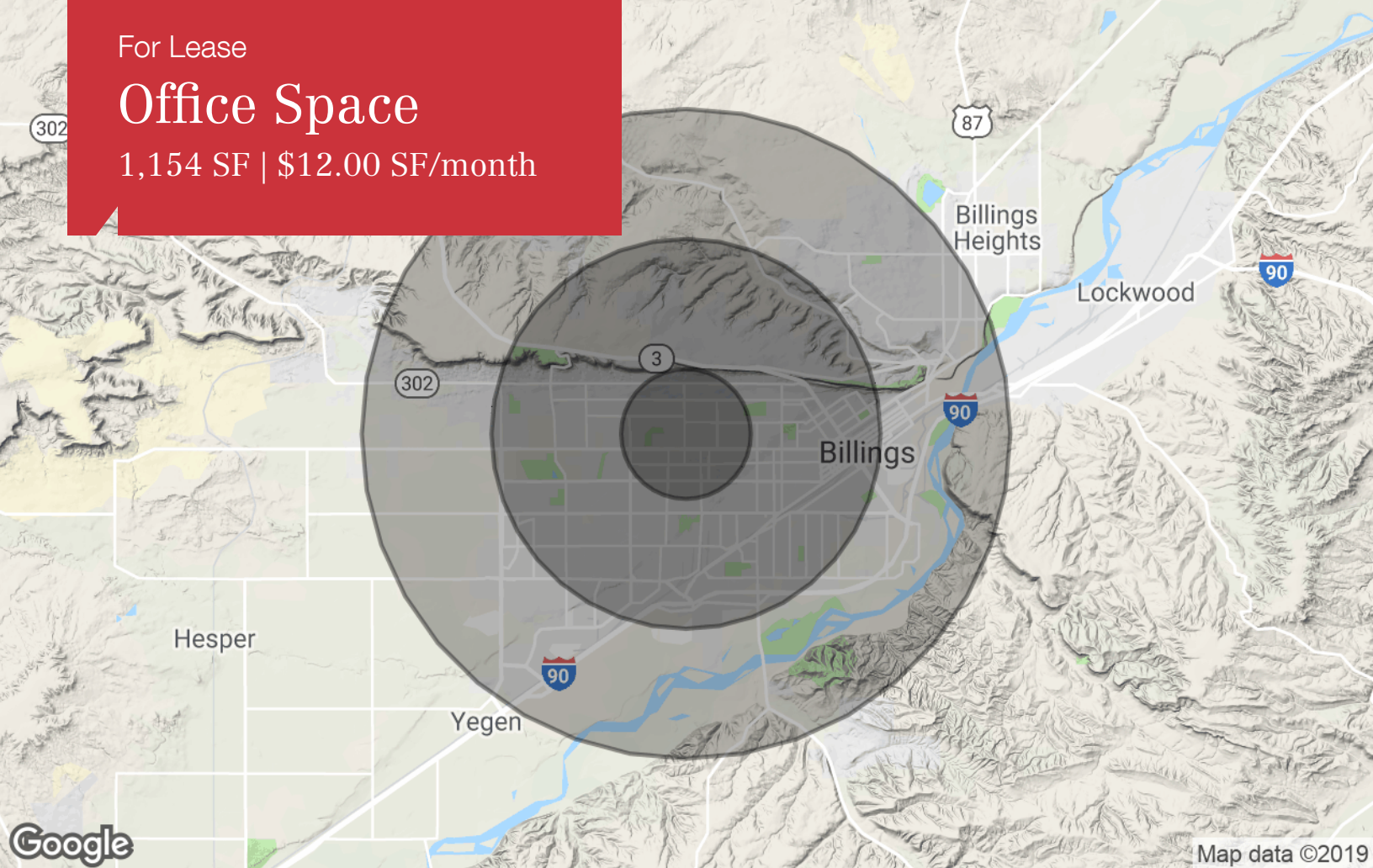




For Lease

# Office Space

1,154 SF | \$12.00 SF/month



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,847	65,120	110,693
MEDIAN AGE	37.2	38.2	37.9
MEDIAN AGE (MALE)	35.2	36.3	36.1
MEDIAN AGE (FEMALE)	40.9	41.0	40.0

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	5,932	28,633	48,329
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$55,422	\$59,046	\$57,598
AVERAGE HOUSE VALUE	\$176,014	\$195,606	\$185,998

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	95.3%	93.6%	92.1%
% BLACK	0.1%	1.1%	1.0%
% ASIAN	0.7%	0.6%	0.6%
% HAWAIIAN	0.0%	0.0%	0.2%
% INDIAN	1.7%	3.4%	4.4%
% OTHER	2.1%	1.3%	1.8%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	5.6%	4.3%	5.0%

\* Demographic data derived from 2010 US Census