

# LEASE

## SOLAR PLAZA

2108 Broadwater Ave, Billings, MT 59102

**LEASE RATE**                      \$375 - \$875 per month



**COLDWELL BANKER  
COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**  
406 781 6889

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Lease Rate

**\$375 - \$875  
PER MONTH**

### OFFERING SUMMARY

Building Size:	23,316 SF
Available SF:	220 - 613 SF
Lot Size:	31,905 SF
Year Built:	1980
Zoning:	NO-Neighborhood Office

### PROPERTY OVERVIEW

- \*Recently Renovated Common Area Restrooms
- \*Vaulted Ceilings
- \*New Luxury Vinyl Plank Flooring in Most Units
- \*Tons of Natural Light from Windows & Skylight

### LOCATION OVERVIEW

West End Billings landmark office complex with multiple separate office suites for lease ranging from 220 to 750 SF. Solar Plaza gets its name from the 180 original solar panels that are mounted on the south side of the building to provide ancillary heat during the winter months. Many recent improvements include HVAC, luxury vinyl plank flooring, LED lighting, updated restrooms and new paint. If you are looking for a quiet and professional space to work with private balconies, vaulted ceilings, great lighting, sky lights and tranquil garden areas, this is the right office complex for you!

NOTE: Owner is a licensed real estate agent in the State of Montana.

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### LEASE INFORMATION

Lease Type:	Utilities & Internet Included	Lease Term:	Negotiable
Total Space:	220 - 613 SF	Lease Rate:	\$375.00 - \$875.00 per month

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
200B	220 SF	Utilities & Internet Included	\$375 per month	Single office with shared waiting area
207	613 SF	Utilities & Internet Included	\$875 per month	2 Private Offices + Large Reception Area

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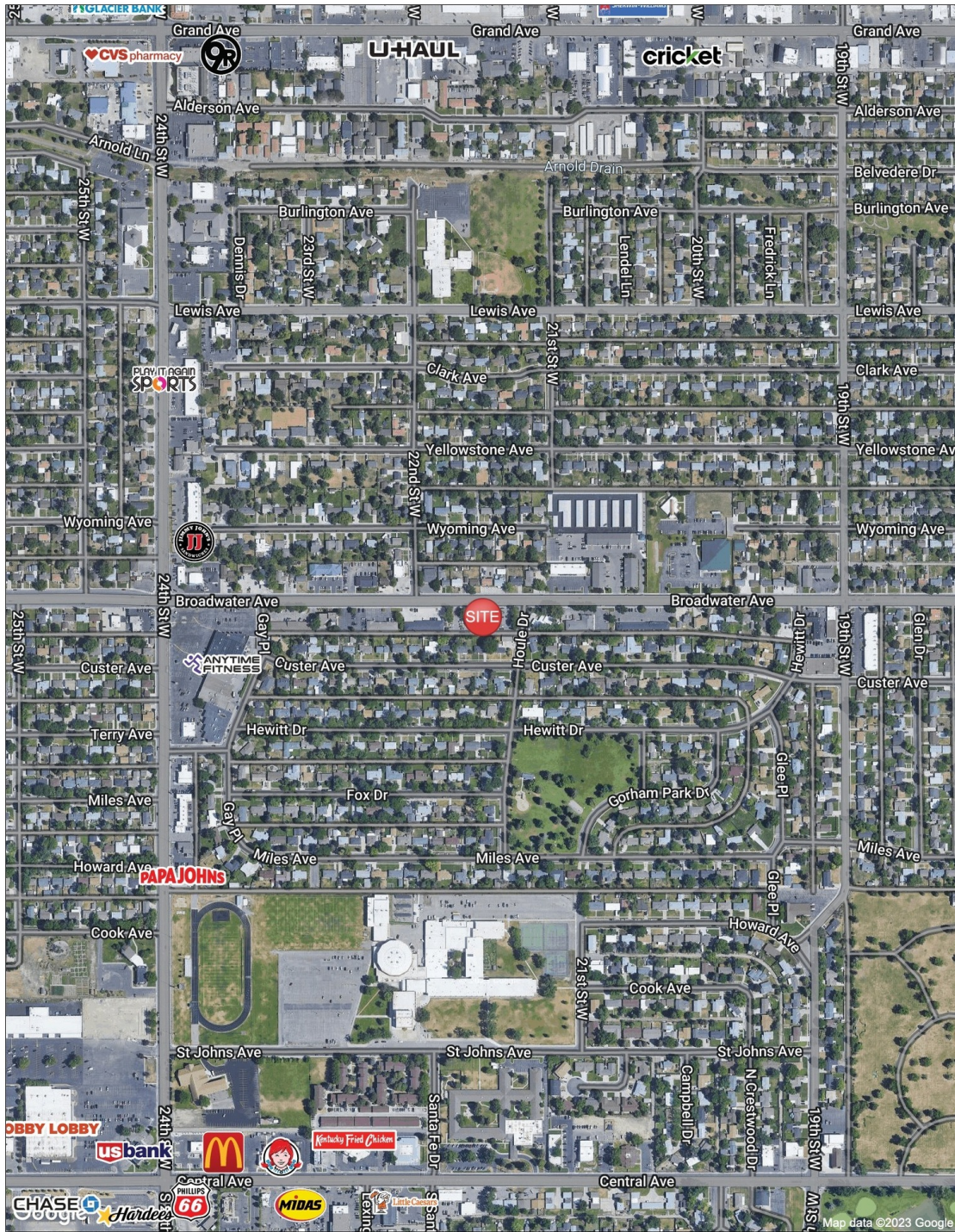


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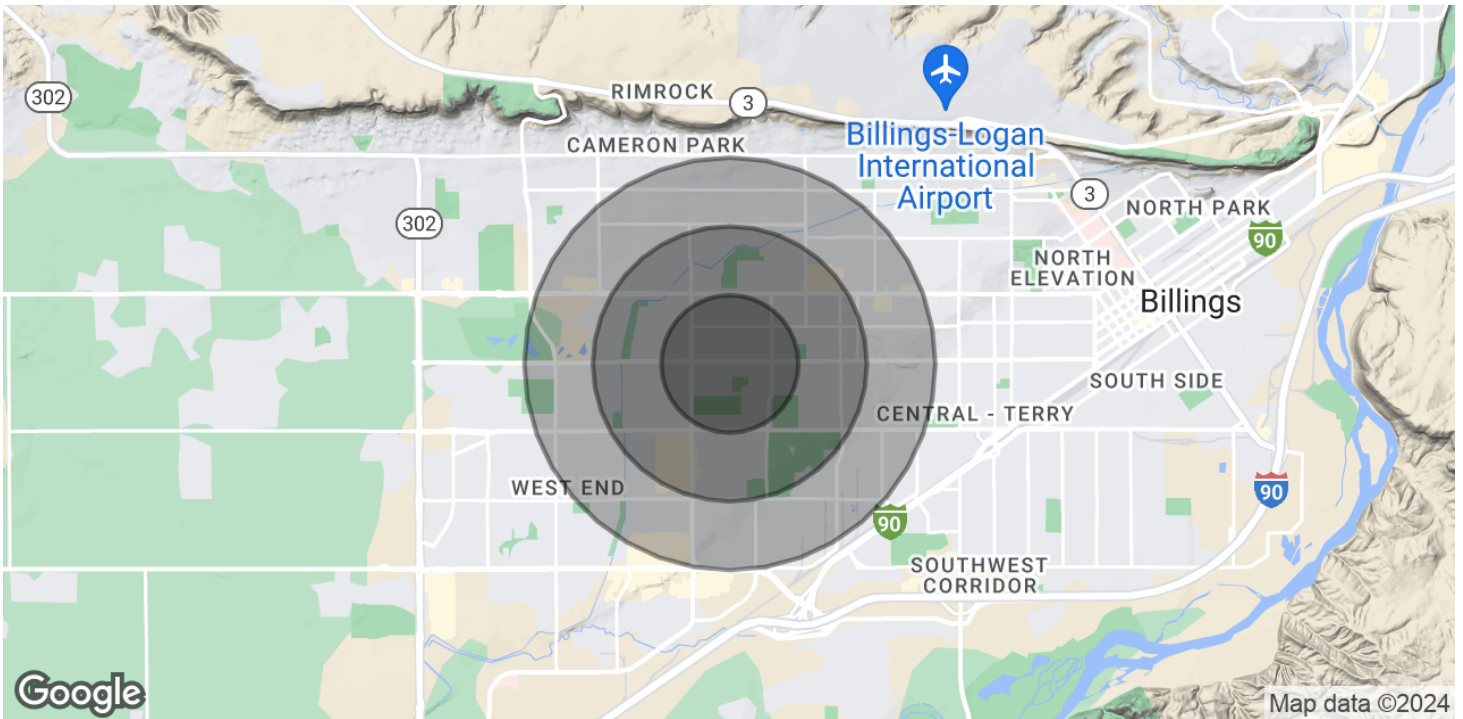


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,787	10,643	23,661
Average Age	39.5	42.3	42.4
Average Age (Male)	34.6	39.1	39.1
Average Age (Female)	43.7	44.6	44.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,367	5,248	11,707
# of Persons per HH	2	2	2
Average HH Income	\$55,489	\$74,317	\$75,237
Average House Value	\$202,612	\$216,379	\$224,004

2020 American Community Survey (ACS)

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