

# LEASE

## 2075 OVERLAND AVE

2075 Overland Ave Billings, MT 59102

LEASE RATE

\$19.75 SF/yr



CLICK TO VIEW VIDEO



COLDWELL BANKER  
**COMMERCIAL**  
CBS

**George Warmer, CCIM**

406 855 8946

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## OFFERING SUMMARY

Lease Rate:	\$19.75 SF/yr (NNN)
NNN Rate:	\$4.22 PSF
Building Size:	29,000 SF
Available SF:	6,500 - 29,000 SF
Zoning:	CMU2 - Corridor Mixed Use 2
Parking:	Off Street Parking

## PROPERTY OVERVIEW

- \*4 Separate Professional Office Spaces Can Be Leased Separately or Combined
- \*Each unit shall be required to lease a pro rata share (approx. 2,200-2,800 SF) of the finished basement at \$7-10 NNN
- \*Elevators
- \*ADA Restrooms
- \*Mix of private offices and open collaborative space
- \*Class A finishes and Exterior Remodel is in Progress
- \*Landlord will provide flooring and paint allowance to qualified tenants

## LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to the highway, numerous restaurants and the most prominent retailers in Billings. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. With office space available from 6,500 to 29,000 SF, come take a look and learn how we can provide the perfect office space to meet your company's needs.

## OTHER RESOURCES

[Virtual Tour of Overland Building](#)

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,500 - 29,000 SF	Lease Rate:	\$19.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1E	Available	4,537 SF	NNN	\$19.75 SF/yr	3,952 SF Unit 585.31 SF Common 2,200 - 2,800 SF Basement Space
Suite 1F	Available	5,462 SF	NNN	\$19.75 SF/yr	4,758 SF Unit 704.69 SF Common 2,200 - 2,800 SF Basement Space
Suite 2E	Available	4,289 SF	NNN	\$19.75 SF/yr	3,573 SF Unit 716.84 SF Common 2,200 - 2,800 SF Basement Space
Suite 2F	Available	5,674 SF	NNN	\$19.75 SF/yr	4,726 SF Unit 948.16 SF Common 2,200 - 2,800 SF Basement Space

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## BUILDING EXTERIORS

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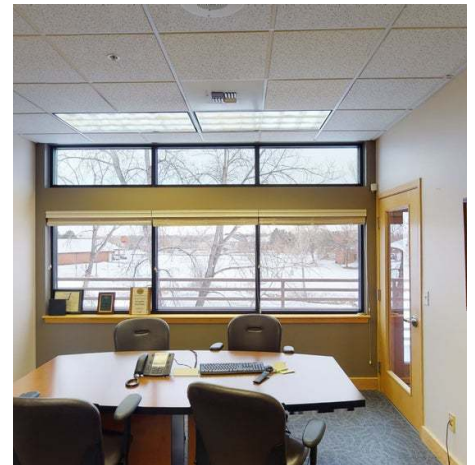
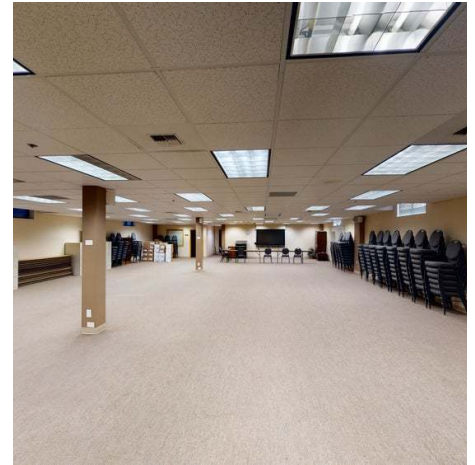
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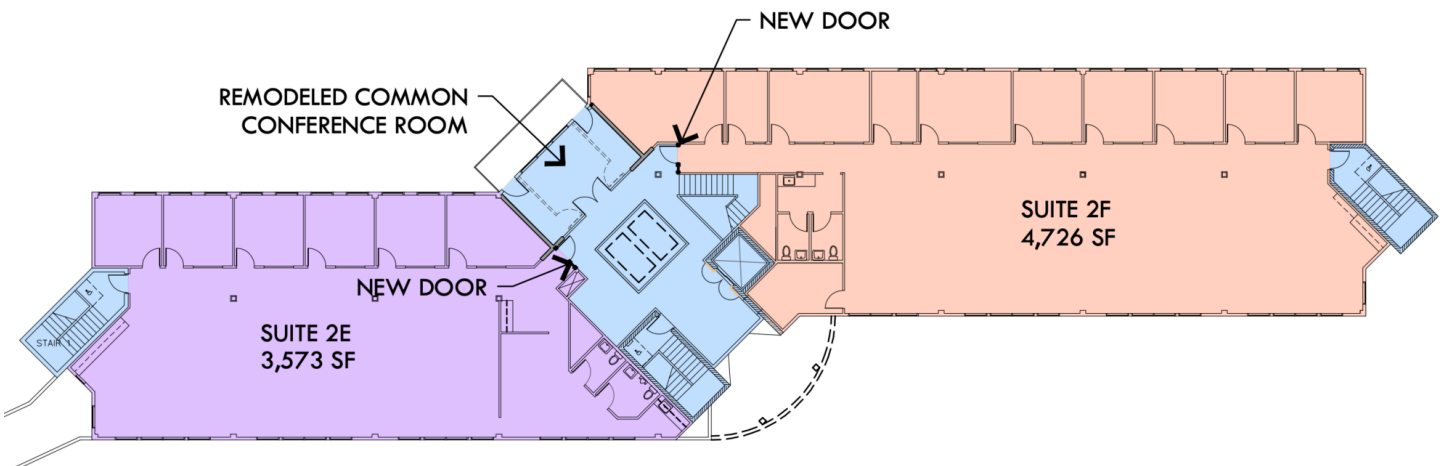
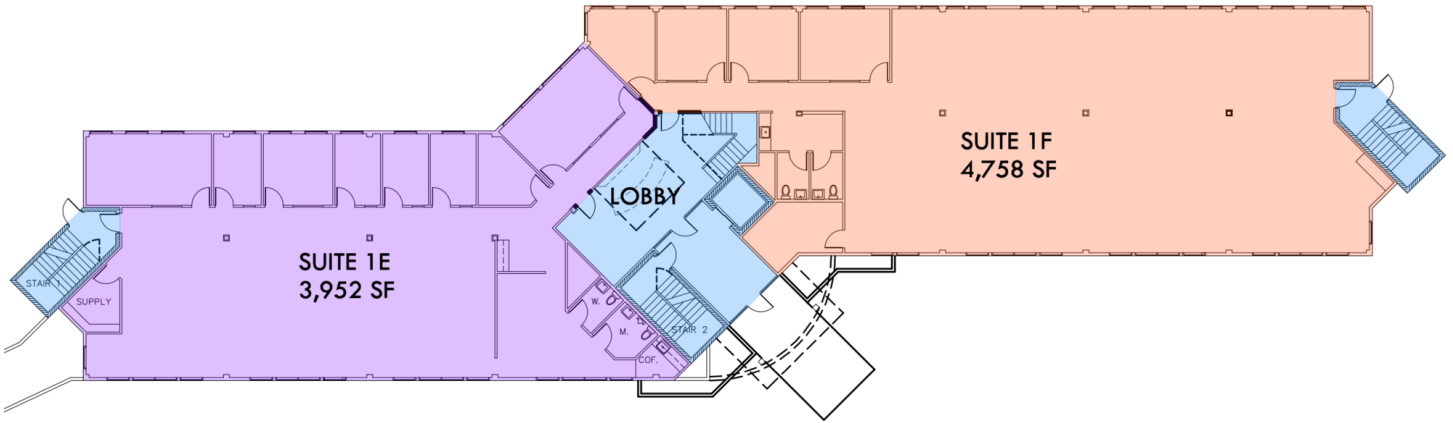
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