



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

---

## **2702 MONTANA AVENUE SUITE 200**

Billings, MT 59101

### AVAILABLE SPACE

1,450 SF

### LEASE RATE

\*\$16.00/SF/YR

### AREA

Prime location in Historic Downtown Billings.



CBCMONTANA.COM

---

### OFFICE

Brian Williams

O: 406 656 2001 | C: 406 930 1750

brian@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CBS**

1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 2702 MONTANA AVENUE SUITE 200

Billings, MT 59101



## OFFERING SUMMARY

Available SF: 1,450 SF

Lease Rate: \$16.00 SF/yr (MG)

## PROPERTY OVERVIEW

- \*1,450 SF of Class A Office Space in Prime Location of Historic Downtown Billings
- \*Perfect for Any Professional Business Looking to Start-Up, Relocate or Expand their Operation
- \*\$16.00/SF/YR (\$1,933/Month) Includes All Occupancy Expenses EXCEPT Electricity (Avg. \$90/Month), Internet and Janitorial
- \*Open Concept with a 225 SF Office "Area", 330 SF Conference Room and Plenty of Open Space to Design Own Layout
- \*Current Tenant Houses 4-5 Employees & Utilizes the Conference Room As Such
- \*Free 2-Hour Parking (8-10 Spaces) Just Outside Building, Along Montana Ave. Parking Garage Space Available Near Northern Hotel.
- \*Elevator and Stair Access to 2nd Floor. Suite 200 Located Directly at Top of Stairs, Making it Easy for Clients to Find You
- \*Available January 1st, 2022

CBCMONTANA.COM

Brian Williams  
O: 406 656 2001 | C: 406 930 1750  
brian@cbcmontana.com



CBS



# 2702 MONTANA AVENUE SUITE 200

Billings, MT 59101

LEASE



[CBCMONTANA.COM](http://CBCMONTANA.COM)

Brian Williams  
O: 406 656 2001 | C: 406 930 1750  
[brian@cbcmontana.com](mailto:brian@cbcmontana.com)



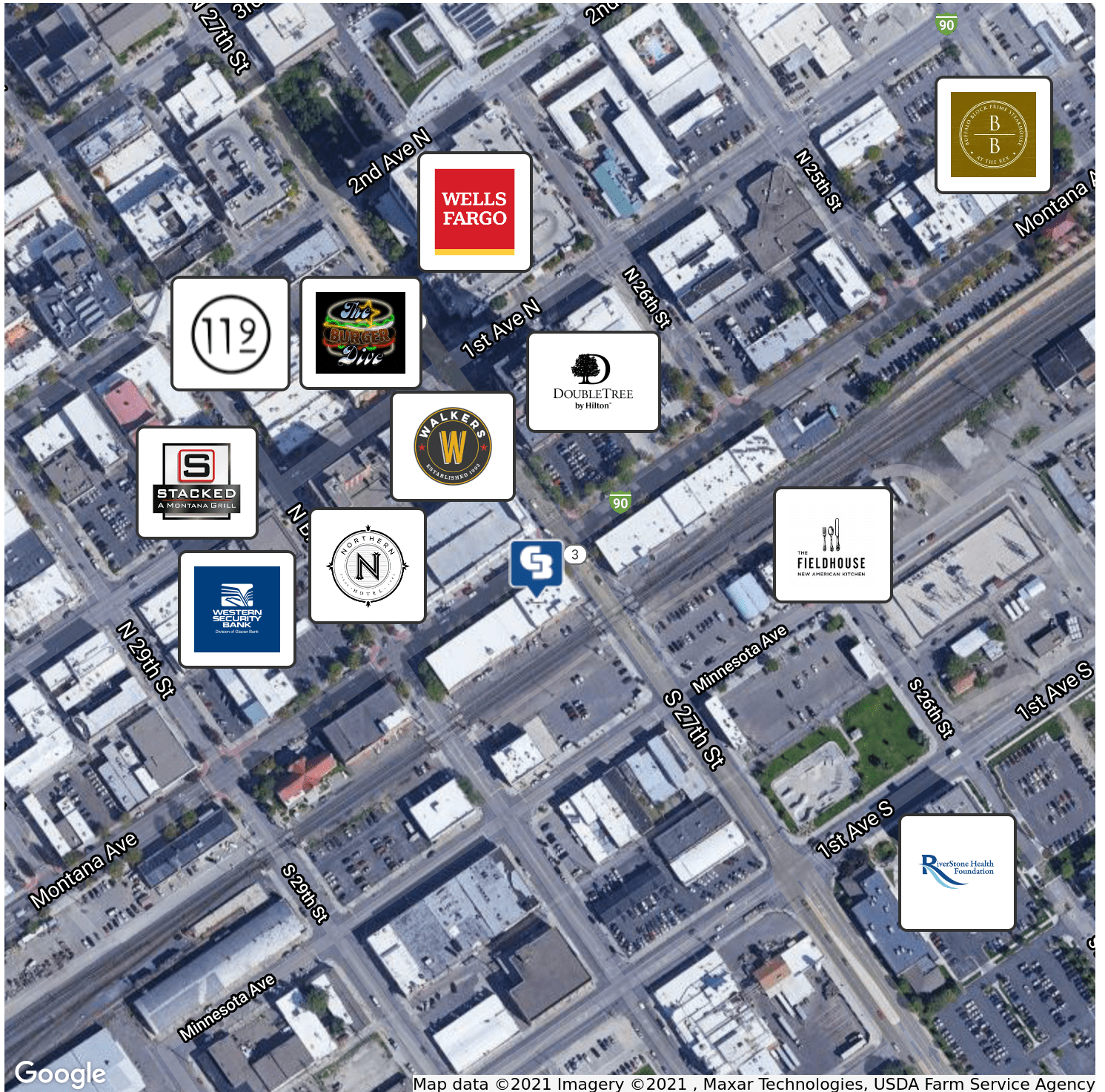
CBS



# 2702 MONTANA AVENUE SUITE 200

Billings, MT 59101

LEASE



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

CBCMONTANA.COM

Brian Williams  
 O: 406 656 2001 | C: 406 930 1750  
 brian@cbcmontana.com



CBS