

LEASE

2331 LEWIS AVENUE, STE C

2331 Lewis Avenue, Ste C Billings, MT 59102

LEASE RATE \$1,500.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Mike Bruschwein

406 697 6176

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Lease Rate

**\$1,500 PER
MONTH -
(UTILITIES
INCLUDED)**

OFFERING SUMMARY

Building Size:	2,208 SF
Total Available Size:	700 SF
Year Built:	1955
Renovated:	2023
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

650 SF Newly Renovated Office Space
For Lease \$1,500/mo (utilities included)
1 Office
Reception Area
ADA Bathroom
Large Conference Room
Zoned Neighborhood Office
Ideal West End Location
Abundance of Parking

OTHER RESOURCES

[View Virtual Tour of Building](#)

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UPGRADES INCLUDE

- New Siding – Natural Wood and Corrugated Metal
- New Windows
- New Sidewalk Including ADA Ramp into the Building
- New Gutters
- New Plumbing
- New Electrical
- New HVAC
- New Paint
- New LVP Flooring
- New Interior Doors 36" Wide to Meet ADA Code
- New Bathrooms
- New Kitchenette
- New LED Lighting
- New Low Voltage Cabling Run Throughout for Phone/Internet Wall Jacks

LISTING OVERVIEW:

2331 Lewis is a Class A Office Building Redevelopment on the west end of Billings, MT with 100% new finishes on the inside and out. This newly renovated office building boasts large, comfortable offices and excellent space design to ensure that you are only paying for usable space. This office space would be ideal for accountants, attorney's, engineers, insurance agents, counselors, medical practitioners or any professional looking for attractive office space in a convenient west end location.

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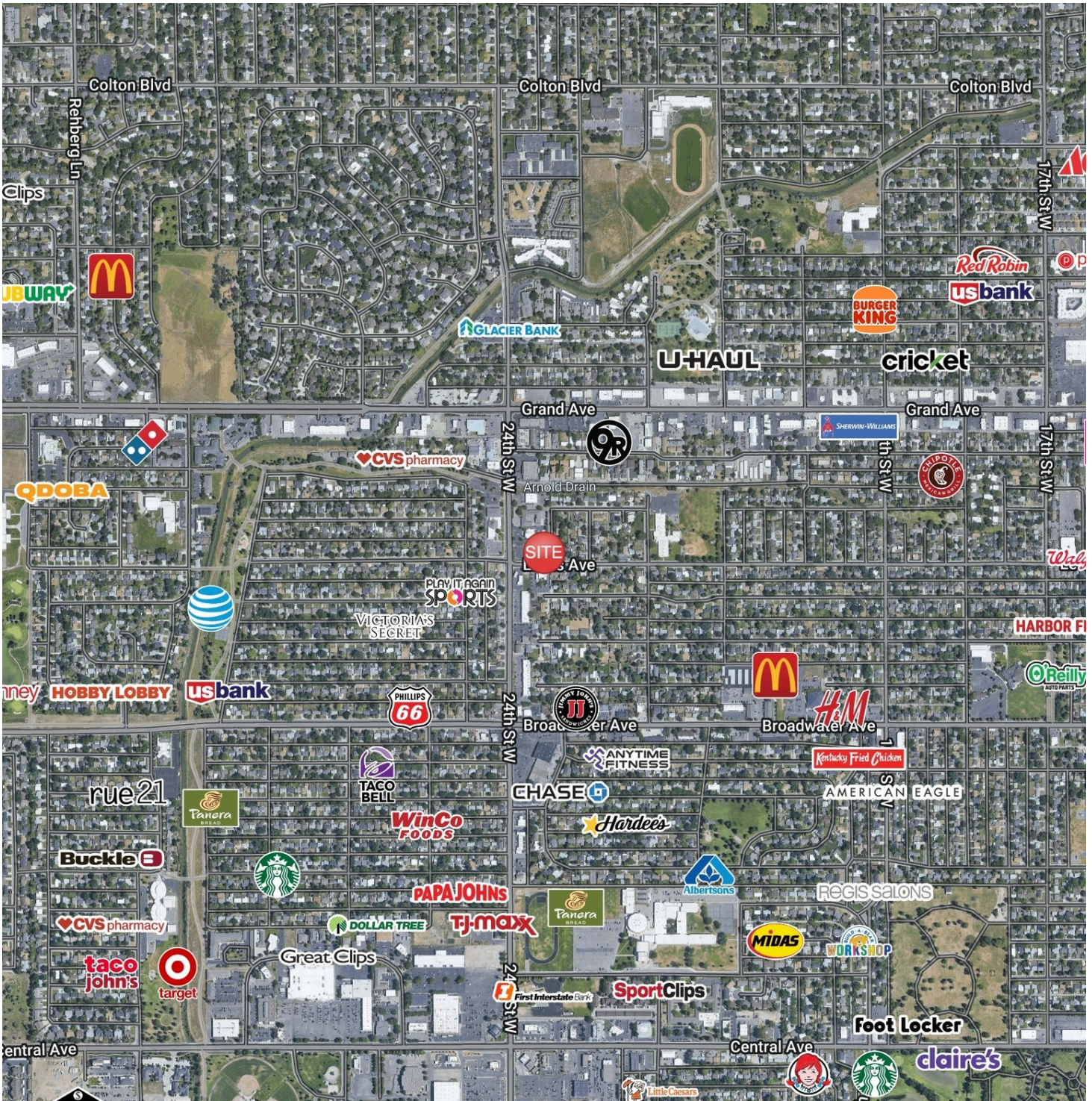


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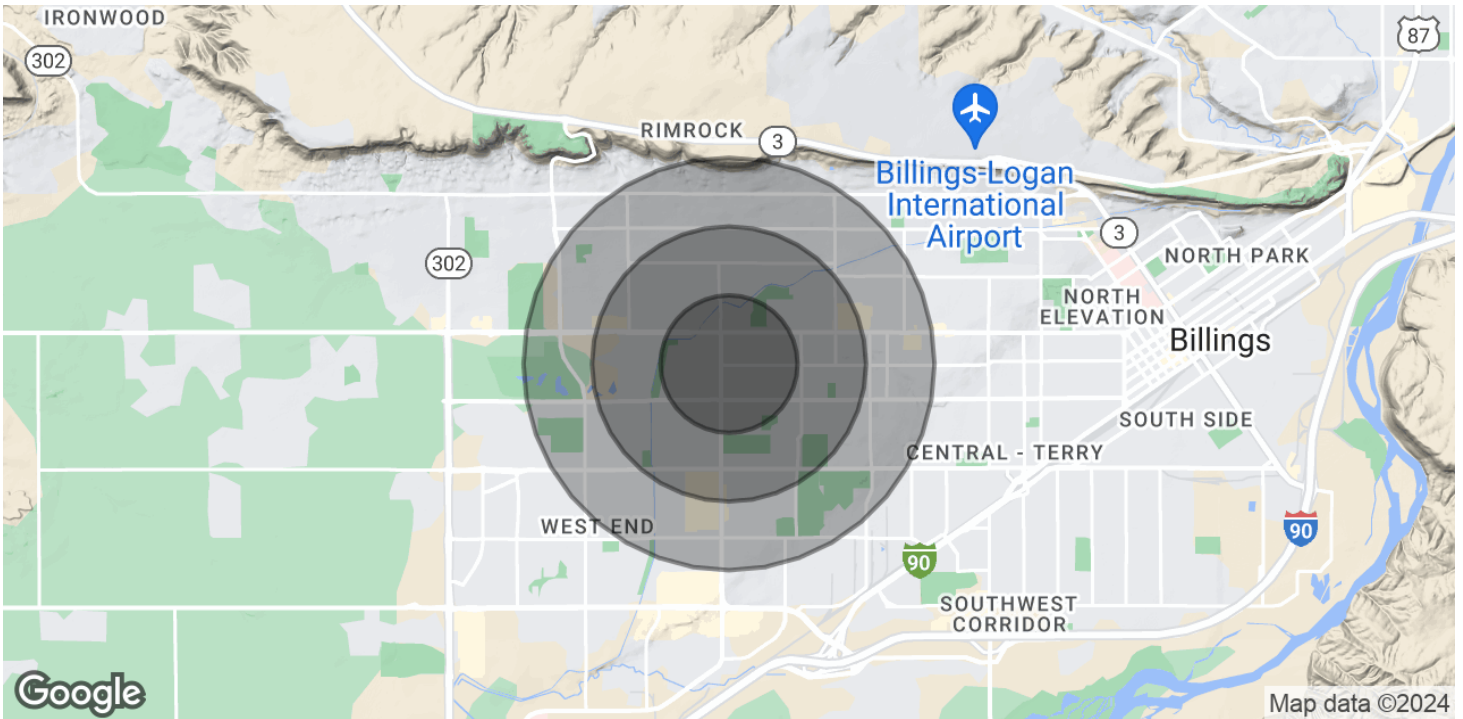


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,574	13,094	27,759
Average Age	41	43	43
Average Age (Male)	39	41	41
Average Age (Female)	42	45	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,496	5,616	12,154
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$95,255	\$93,595	\$95,323
Average House Value	\$378,636	\$371,848	\$373,988

Demographics data derived from AlphaMap

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