

Lease

848 Main St, Stes 20 & 24

Billings, MT 59105



LEASE RATE \$395 per month

SIZE 200 sf

Nathan Matelich, SIOR, CCIM
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**\$395.00
PER MONTH**

OFFERING SUMMARY

Building Size:	16,200 SF
Available SF:	200 SF
Year Built:	1984
Zoning:	CMU1-Corridor Mixed Use 1

PROPERTY OVERVIEW

- *Single Office Spaces Available For Lease
- *200 sf Private Office + Shared Spaces
- *For Lease \$395/mo (utilities and internet included)
- *Lease Includes High Speed TDS Fiber Internet
- *Large Shared Waiting Area
- *Common Area Kitchenette
- *2 Common Area Bathrooms

LOCATION OVERVIEW

848 Main St is a professional office complex in the Billings Heights. Unit C4 boasts 11 individual office spaces available for lease with a common waiting area. This office complex is ideal for the solo entrepreneur looking for an affordable professional office space to meet with clients. Owner is a licensed real estate agent in the state of Montana.

OTHER RESOURCES

[Video Tour](#)

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Common Area

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Private offices

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GROSS INTERNAL AREA
FLOOR PLAN 1,453 sq ft.
TOTAL: 1,453 sq ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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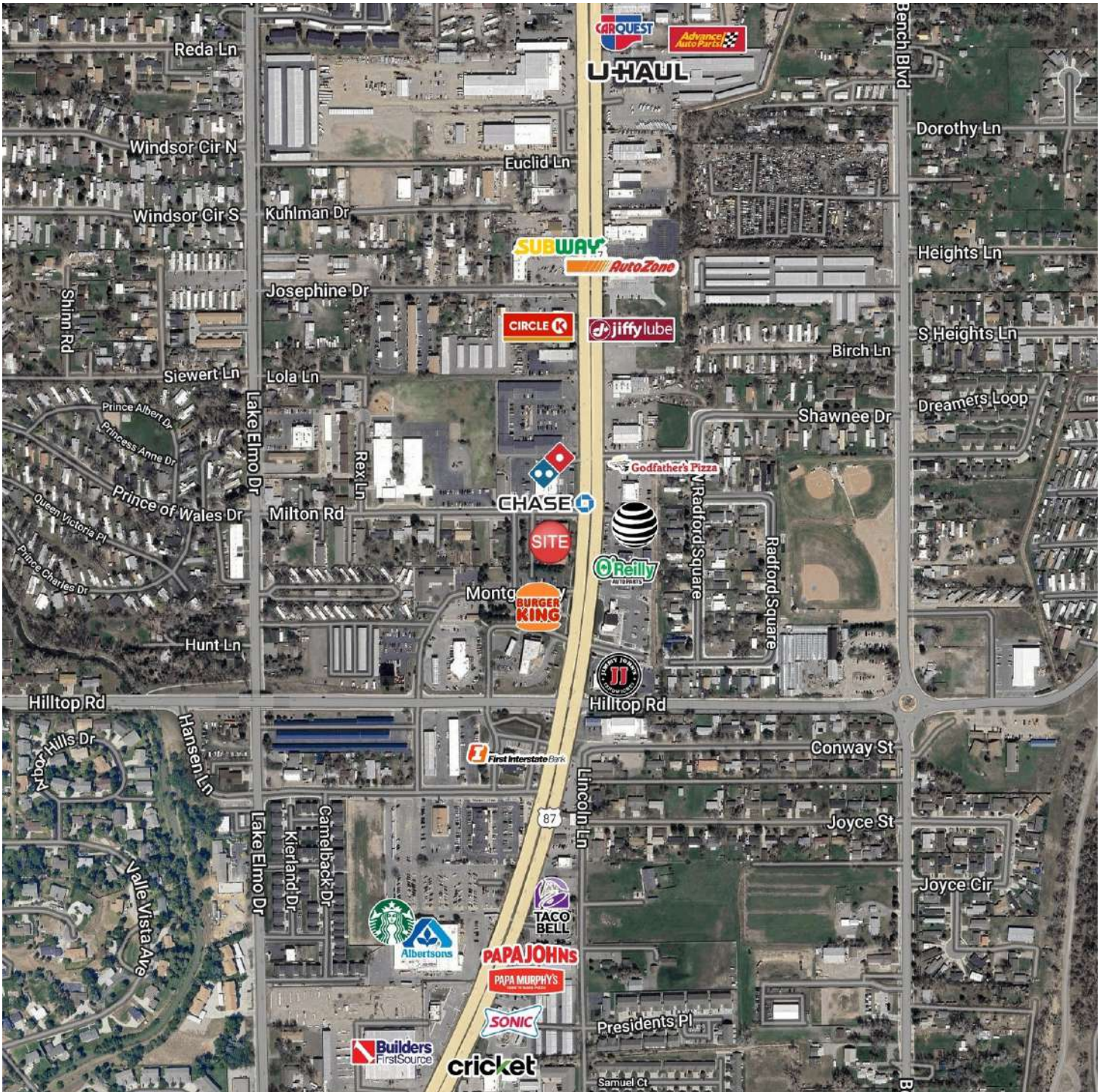


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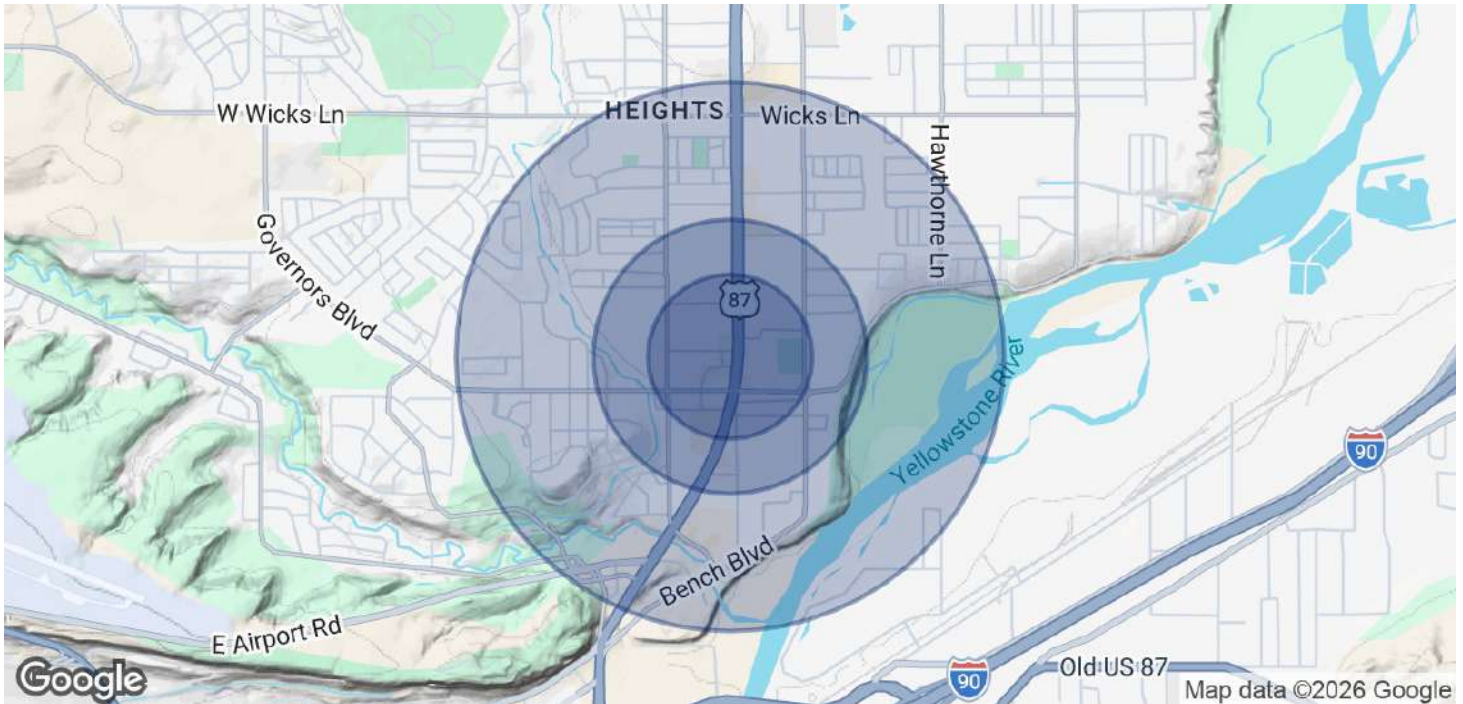


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	514	1,590	7,350
Average Age	39	40.2	38.8
Average Age (Male)	40	39	37.2
Average Age (Female)	32.4	37.6	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	192	616	2,997
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$94,149	\$98,834	\$92,969
Average House Value	\$229,917	\$358,284	\$361,194

2023 American Community Survey (ACS)

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