

LEASE

2802 MONTANA AVE

Billings, MT 59101

OLD BILLINGS HARDWARE BUILDING

DOWNTOWN BILLINGS, MONTANA



LEASE RATE

\$16.25 - 20.00 SF/yr

George Warmer, CCIM

(406) 855-8946

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PROPERTY DESCRIPTION

A Landmark Reintroduced (1910 → Today)

This storied building dates to 1910, when A.L. Babcock Hardware sold to Billings Hardware—whose name anchored this address through the mid-1950s. Today, the property is being thoughtfully renovated to blend historic character with modern comfort and efficiency.

Main Floor

1,709 Sf to 9,576 Sf Available
Lease Rate \$18 to \$20 PSF NNN

Lower Level

2,000 to 7,292 SF Available
Lease Rate \$ 16.25 to \$18 PSF

Planned Program

- Levels 2 & 3: Boutique apartments with period charm and contemporary finishes.
- Level 1 & Lower Level: Flexible space for restaurant, retail, or office users.

Lower-Level Opportunity

The downstairs level offers a distinctive setting for a speakeasy-style lounge—intimate, atmospheric, and unforgettable (but shhhh...)

OFFERING SUMMARY

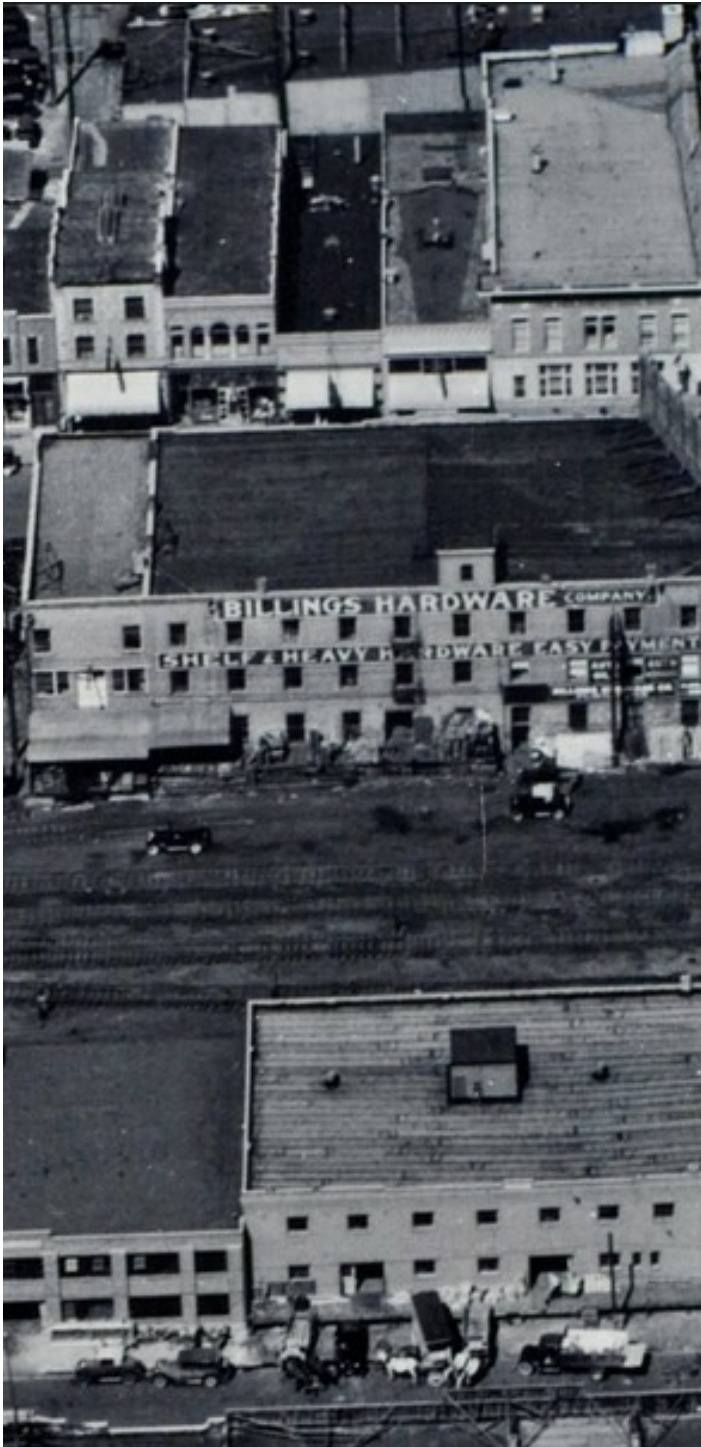
Lease Rate:	\$16.25 - 20.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,439 - 16,000 SF
Lot Size:	14,425 SF
Building Size:	33,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	1,400	4,828
Total Population	573	3,108	10,259
Average HH Income	\$59,420	\$60,061	\$62,062

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HISTORIC DETAILS, MODERN SYSTEMS

Expect original wood floors, original pressed-tin ceilings, and substantial timber beams—paired with high-efficiency utilities for comfort and lower operating costs.

TENANT INCENTIVES

Owners are offering a tenant-improvement (TI) allowance, structured to the lease term and overall economics.

INCLUDES:

- Refurbished historic pressed metal ceilings
- Refinished hardwood floors (1st floor, N.E. corner of basement)
- Smooth concrete floors (basement)
- Central public restrooms on the first floor
- Central public restrooms on the basement level
- Electric: egress and emergency lighting only; junction boxes near top of columns on first floor and two/bay in metal ceiling areas; 120V power outlets in exterior wall at 25' on center; separate meter plus one circuit breaker panel in each potential tenant space.
- Fire sprinklers
- HVAC to each potential tenant space; no distribution
- Tenant side of demising walls plus building exterior walls furred out, insulated, and finished with gypsum board; taped, primed, and ready for finish
- Old Billings Hardware Building will be a historic restoration and LEED Platinum project. As such, we will adhere to the standards laid out by the State Historic Preservation Office for the level of finish required of the “warm-lit vanilla shell.” In addition, all tenant improvements must be approved by the owner prior to initiating work, in order to ensure compliance with historic tax credit program.

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LEED CERTIFICATION

Old Billings Hardware Building will be pursuing a LEED Platinum certification. This means that the building will be highly energy and resource efficient. Things like improved wall and floor construction trap more heat or cool air, therefore requiring less energy to heat or cool the space. This results in lower electricity costs for the tenant. Common area restrooms will use water-efficient fixtures, reducing overall water/sewer cost for tenants. In addition, commercial spaces will have enhanced indoor air quality, thermal comfort, and increased natural daylight, which can lead to a more comfortable environment for customers, as well as increased productivity and reduced sick days for occupants.

See the LEED Tenant Guide for additional information.

OTHER INFO FOR LEED PLATINUM BUILDINGS:

Employers in LEED-certified spaces report higher recruitment and retention rates and increased employee productivity.

LEED creates healthier spaces with cleaner air and access to daylight. LEED promotes paints and finishes that are free from harmful chemicals.

Improving indoor air quality can reduce absenteeism and work hours affected by asthma, respiratory allergies, depression, and stress, leading to self-reported productivity improvements.

Energy-efficient buildings help reduce pollution and improve outdoor air quality in major industrialized areas, making LEED a critical tool in reducing smog.

LEED buildings offer productivity improvements of up to 15%

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LEASE SPACES

2802 MONTANA AVE

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DOWNTOWN BILLINGS, MONTANA



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,439 - 3,867 SF	Lease Rate:	\$16.25 - \$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	3,867 SF	NNN	\$20.00 SF/yr
102	Available	2,561 SF	NNN	\$18.00 SF/yr
103	Available	1,439 SF	NNN	\$18.00 SF/yr
104	Available	1,709 SF	NNN	\$20.00 SF/yr
B01	Available	2,704 SF	NNN	\$18.00 SF/yr
B02	Available	2,588 SF	NNN	\$16.25 SF/yr
B04	Available	2,000 SF	NNN	\$16.25 SF/yr

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HISTORIC PHOTOS

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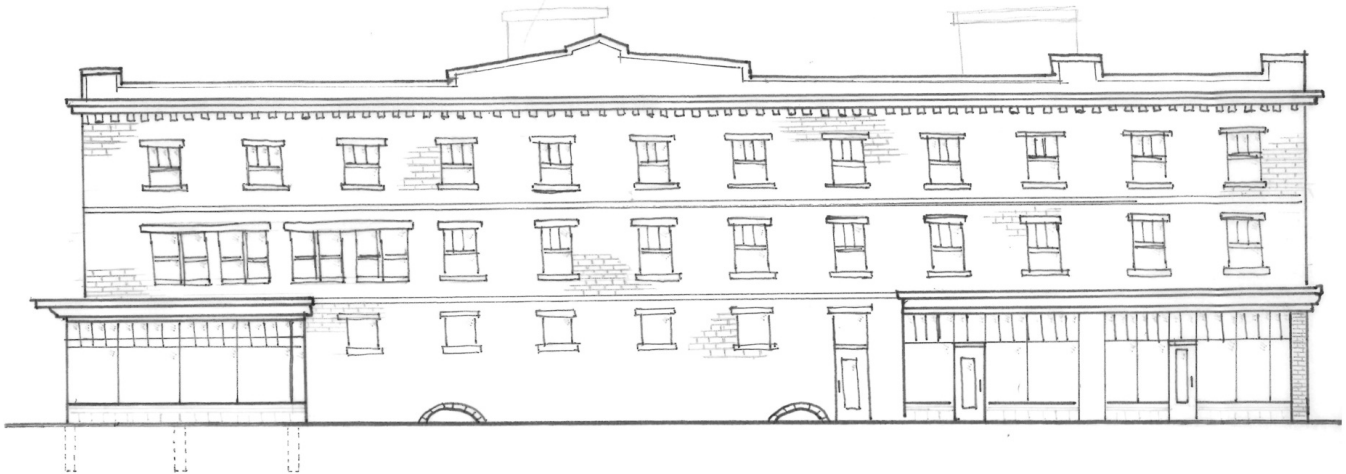


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PLANS & DRAWINGS

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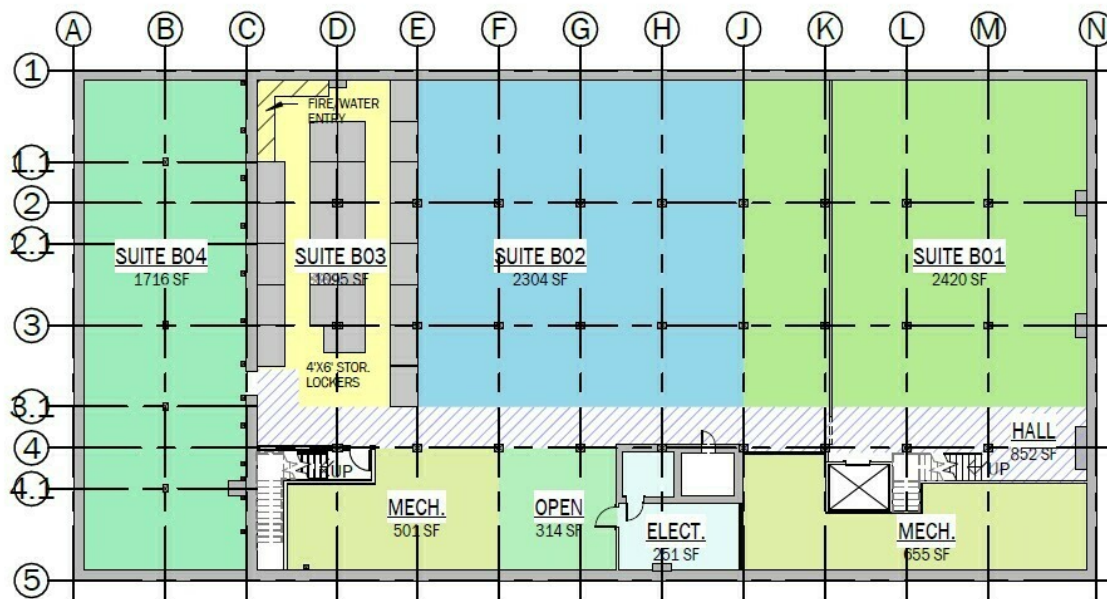


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BASEMENT AREA PLAN

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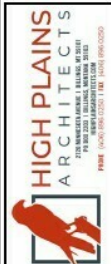


1 BASEMENT - AREA PLAN

AREA'B' 1" = 20'-0"

NOTE: ALL SUITE DIVISIONS ARE PRELIMINARY UNTIL NEGOTIATED AND FINALIZED WITH TENANT(S)

BASEMENT AREA PLAN
OLD BILLINGS HARDWARE BUILDING
OLD BILLINGS HARDWARE DEV. VENTURE, L.P.



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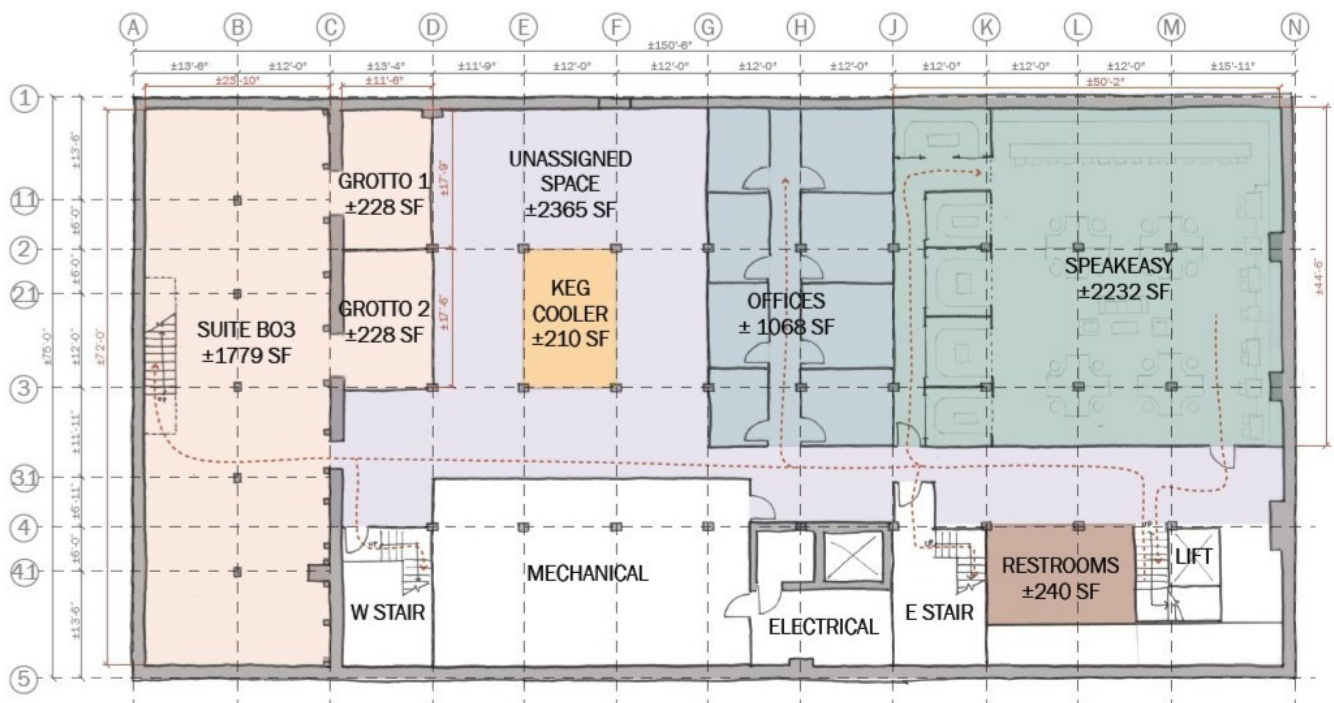
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BASEMENT CONCEPT PLAN

2802 MONTANA AVE

Billings, MT 59101

OBHB TENANT IMPROVEMENT CONCEPT PLANS



Suite B03 & Grottos	Offices	--- Path of Travel
Unassigned Rental Space	Speakeasy	*Dimensions in red represent approximate clear wall dimensions. Areas shown are rental areas per BOMA.
Keg Cooler	Restrooms	

HIGH PLAINS ARCHITECTS OBHB TENANT IMPROVEMENT | REMODEL PLANS | 5 APRIL 2023

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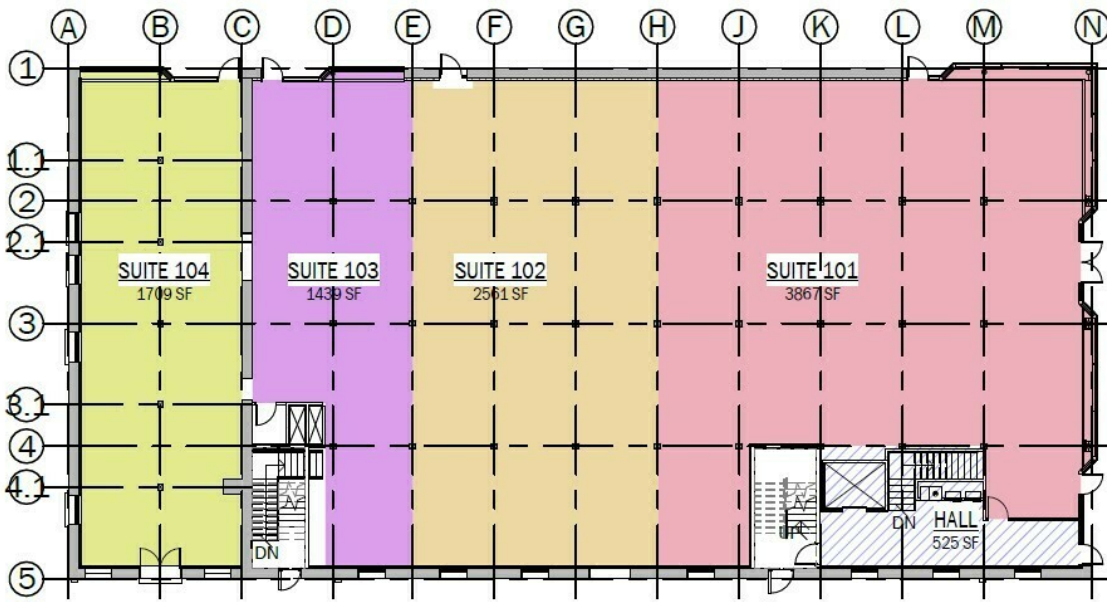


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FIRST FLOOR AREA PLAN

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Billings, MT 59101

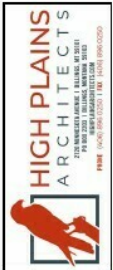


1 FIRST FLOOR - AREA PLAN

AREA 1' 1" = 20'-0"

NOTE: ALL SUITE DIVISIONS ARE PRELIMINARY UNTIL NEGOTIATED AND FINALIZED WITH TENANT(S)

FIRST FLOOR - AREA PLAN
OLD BILLINGS HARDWARE BUILDING
OLD BILLINGS HARDWARE DEV. VENTURE, L.P.



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MAP

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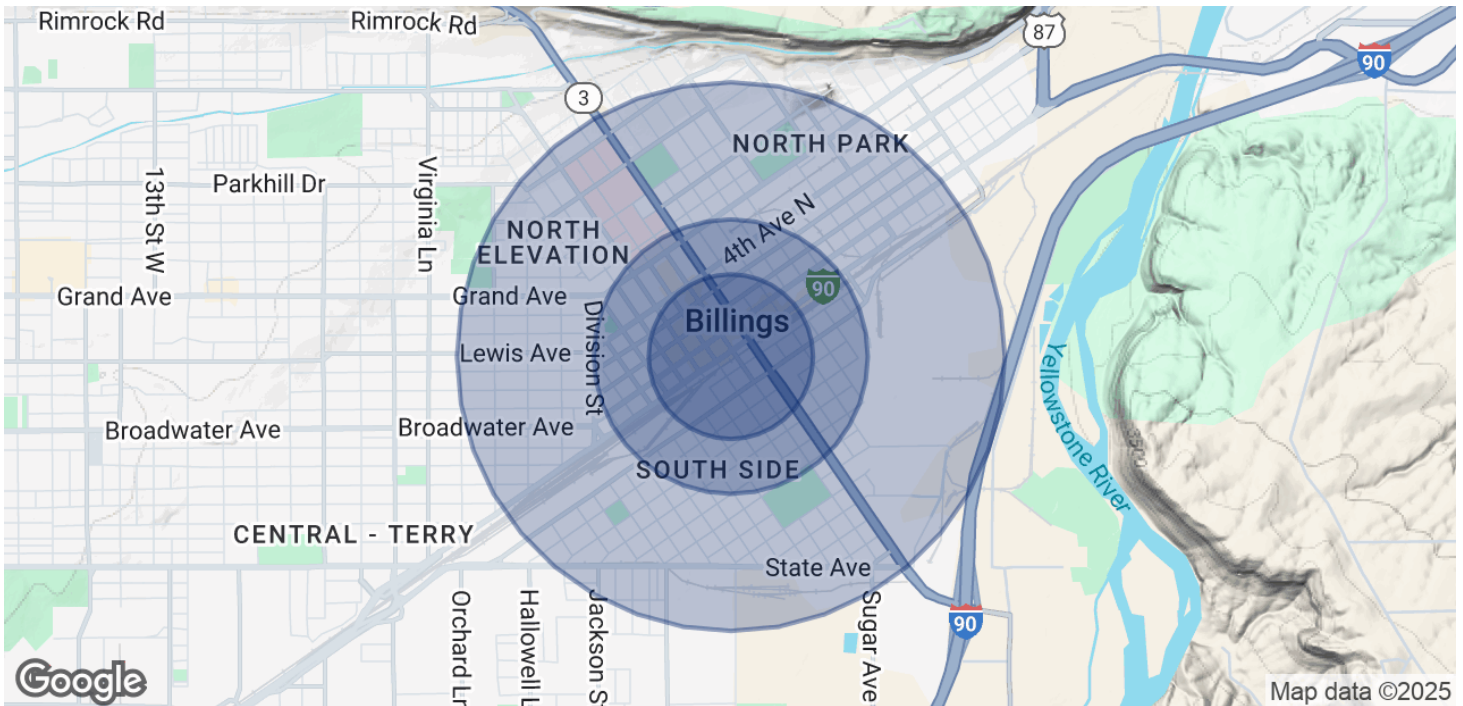


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DEMOGRAPHICS

2802 MONTANA AVE

Billings, MT 59101



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	573	3,108	10,259
Average Age	41	41	40
Average Age (Male)	42	41	40
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	1,400	4,828
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$59,420	\$60,061	\$62,062
Average House Value	\$317,561	\$341,029	\$369,968

Demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

Principal Broker

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MT #FRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Member: CCIM
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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