Lease

Solar Plaza

2108 Broadwater Ave, Ste 200A, Billings, MT 59102



LEASE RATE $475 per month

Nathan Matelich, SIOR, CCIM
(406) 781-6889

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OFFERING SUMMARY

Building Size:	23,316 sf
Available SF:	248 sf
Lot Size:	31,905 sf
Year Built:	1980
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

- 248 SF Office for Lease
- $475/mo (Utilities & Internet Included)
- 1 Large Office with Hand Washing Sink
- Recently Renovated Common Area Restrooms
- Tons of Natural Lights from Windows

LOCATION OVERVIEW

West End Billings landmark office complex with multiple separate office suites for lease ranging from 220 to 750 sf. Solar Plaza gets its name from the 180 original solar panels that are mounted on the south side of the building to provide ancillary heat during the winter months. Many recent improvements include HVAC, luxury vinyl plank flooring, LED lighting, updated restrooms and new paint. If you are looking for a quiet and professional space to work with private balconies, vaulted ceilings, great lighting, sky lights and tranquil garden areas, this is the right office complex for you! Owner is a licensed real estate agent in the State of Montana.

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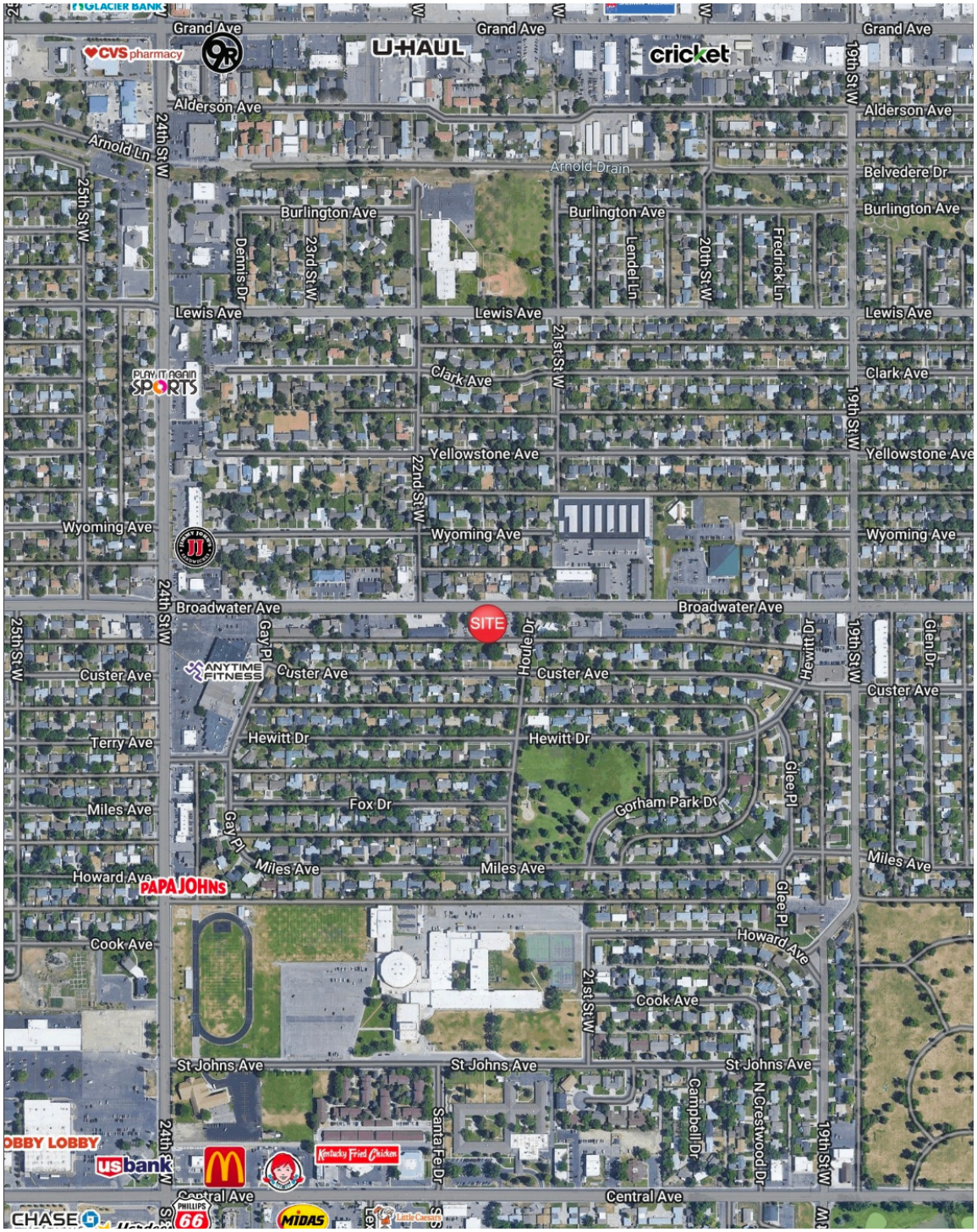
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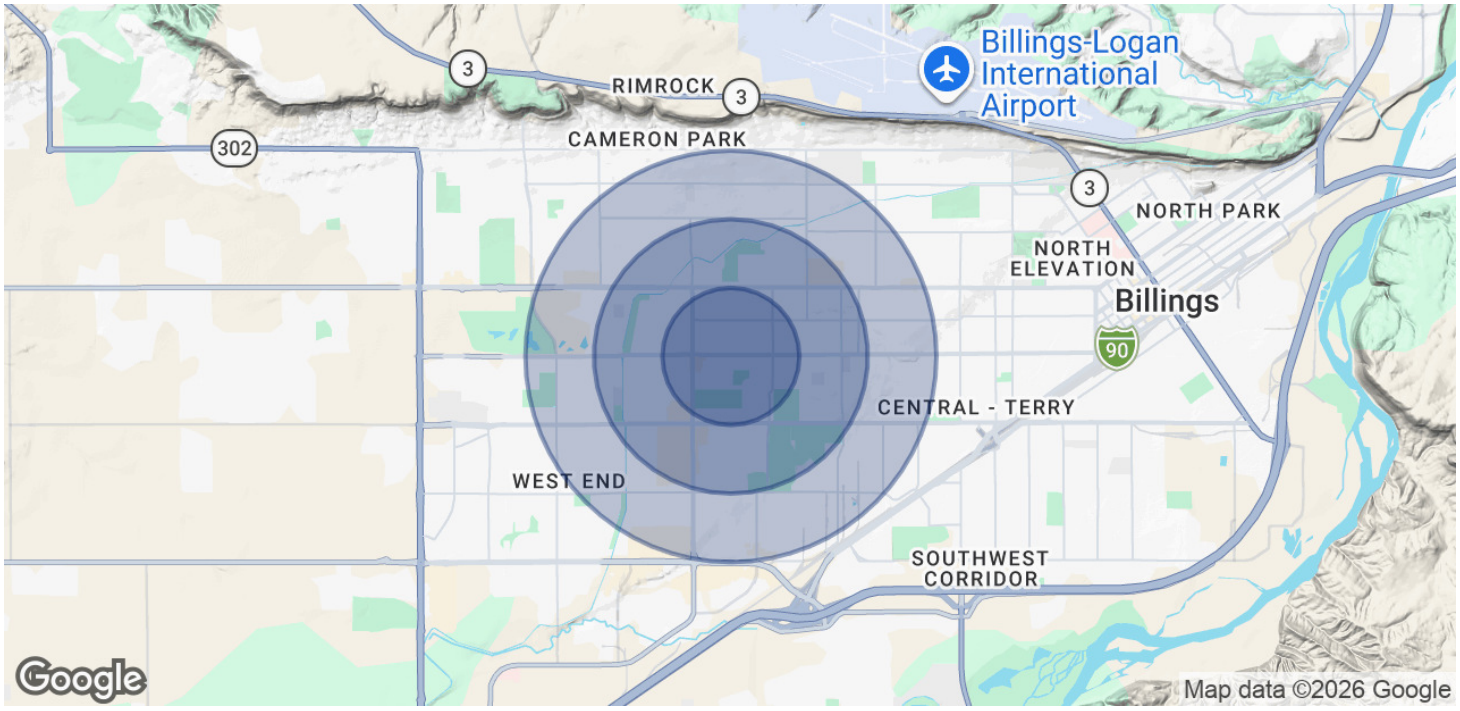
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,787	10,643	23,661
Average Age	39.5	42.3	42.4
Average Age (Male)	34.6	39.1	39.1
Average Age (Female)	43.7	44.6	44.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,367	5,248	11,707
# of Persons per HH	2	2	2
Average HH Income	$55,489	$74,317	$75,237
Average House Value	$202,612	$216,379	$224,004

2020 American Community Survey (ACS)

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