



Vista Square

4018 Montana Sapphire Drive | Billings, Montana 59106

Property Highlights

- Modern and well-maintained commercial property
- Spacious and versatile floor plans
- Ample parking and high visibility
- Easy access for customers and employees
- Sleek design and professional landscaping
- \$40/SF TI with qualified lease

Property Description

Discover the perfect space for your business at Vista Square on Montana Sapphire Drive. This modern and well-maintained commercial property offers a prime location, featuring spacious and versatile floor plans to accommodate a variety of businesses. The property boasts ample parking, high visibility, and easy access for both customers and employees. With sleek design and professional landscaping, this space presents a professional and inviting environment to both clients and visitors.

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	1,457 - 5,026 SF
Lot Size:	85,765 Acres
Building Size:	5,390 SF

SPACES	LEASE RATE	SPACE SIZE
4018 Montana Sapphire Dr	\$28.00 SF/yr	1,574 SF
4016 Montana Sapphire Dr	\$28.00 SF/yr	1,489 - 4,889 SF
4016 Montana Sapphire Dr	\$28.00 SF/yr	1,859 - 4,889 SF
4016 Montana Sapphire Dr	\$28.00 SF/yr	1,489 - 4,889 SF
4014 Montana Sapphire	Negotiable	1,457 - 5,026 SF
4016 Montana Sapphire	Negotiable	1,820 - 4,481 SF

Haley Vannatta, CCIM

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LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,457 - 5,026 SF

Lease Term:	60 months
Lease Rate:	\$28.00 SF/yr

AVAILABLE SPACES

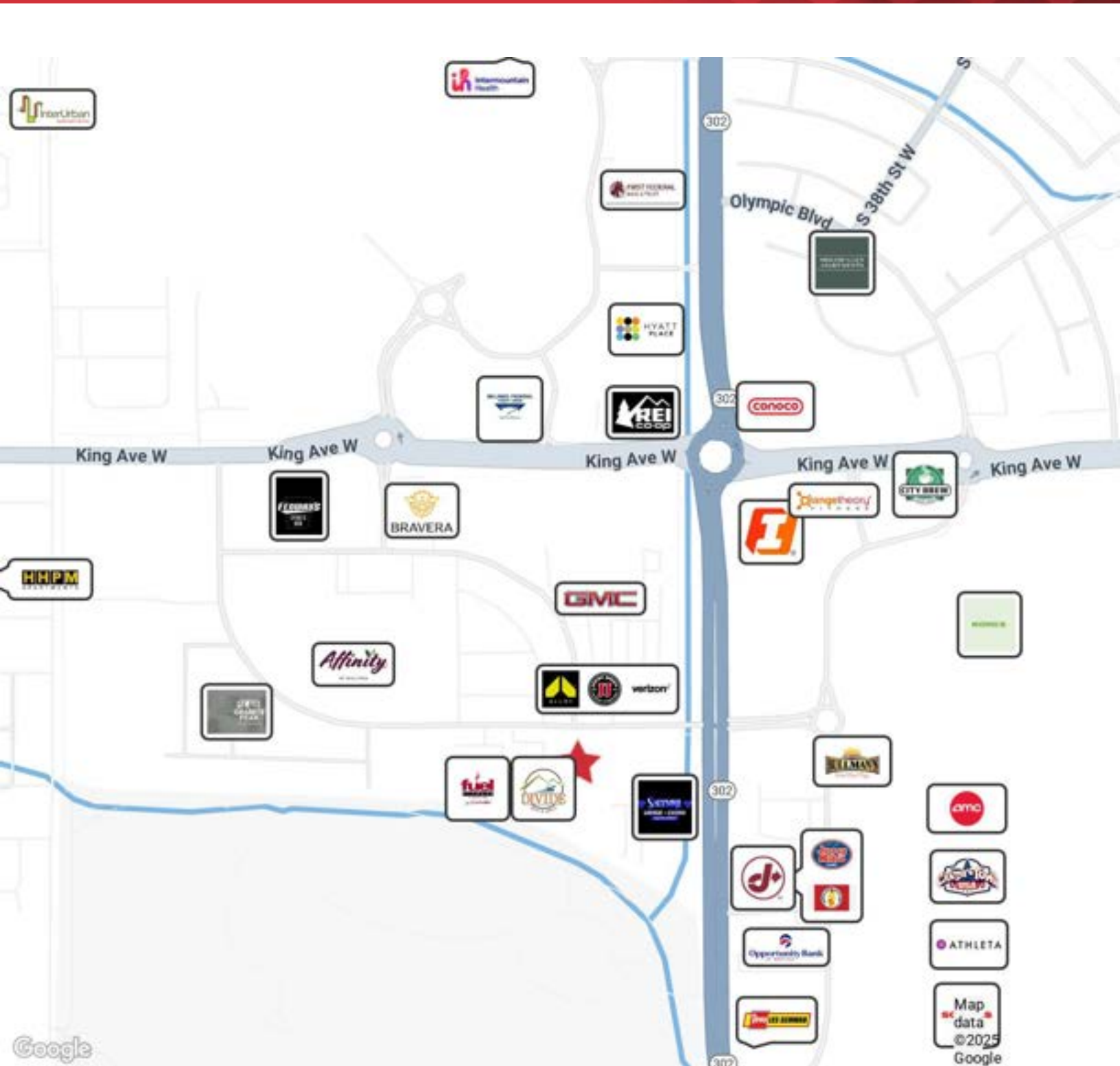
SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
4018 Montana Sapphire Dr	Available	1,574 SF	NNN	\$28.00 SF/yr	-
4016 Montana Sapphire Dr	Available	1,489 - 4,889 SF	NNN	\$28.00 SF/yr	-
4016 Montana Sapphire Dr	Available	1,859 - 4,889 SF	NNN	\$28.00 SF/yr	-
4016 Montana Sapphire Dr	Available	1,489 - 4,889 SF	NNN	\$28.00 SF/yr	-
4014 Montana Sapphire	Available	1,457 - 5,026 SF	NNN	Negotiable	Can accommodate up to three suites.
4016 Montana Sapphire	Available	1,820 - 4,481 SF	NNN	Negotiable	Can accommodate up to two suites.

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