



Cushing Terrell

13 N 23rd St | Billings, Montana 59101

Property Highlights

- Versatile commercial spaces for lease
- Modern amenities and customizable floor plans
- Ample parking for tenants and visitors
- Excellent visibility and high traffic location
- Well-maintained building with professional appeal
- Prime location in a thriving business district
- Spaces suitable for a wide range of commercial ventures
- Opportunities to secure a prominent business presence
- Elevate brand visibility in this strategic location

Property Description

Introducing an exceptional leasing opportunity at 13 N 23rd St, Billings, MT, 59101. This prime property offers two versatile spaces suitable for a wide range of commercial ventures. It offers a strategic location and modern amenities, including parking, shared conference area and break room, and customizable floor plans.

Lease Rate: \$10.50 SF/yr (NNN)

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	6,048 - 12,096 SF
Lot Size:	22,155 SF
Building Size:	41,503 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,820	12,362	23,965
Total Population	6,913	25,758	50,044
Average HH Income	\$41,937	\$54,580	\$60,083





Haley Vannatta, CCIM

Broker | 406.294.6317

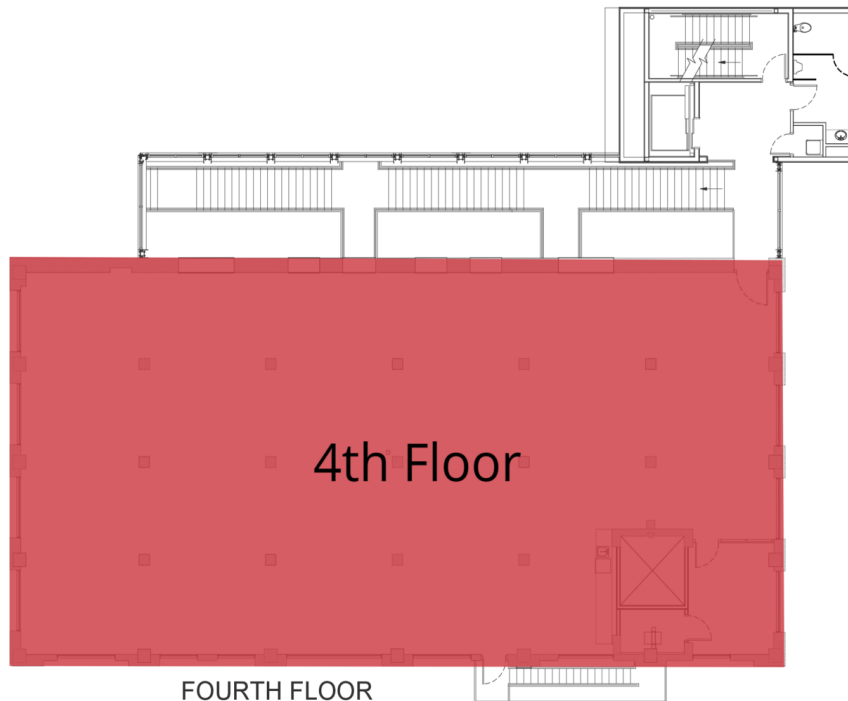
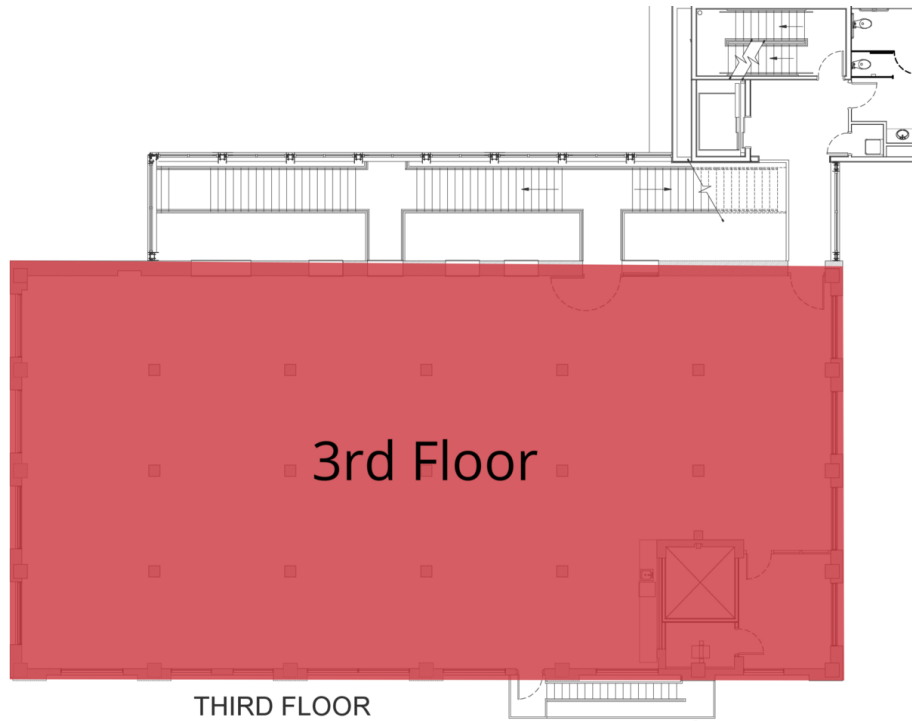
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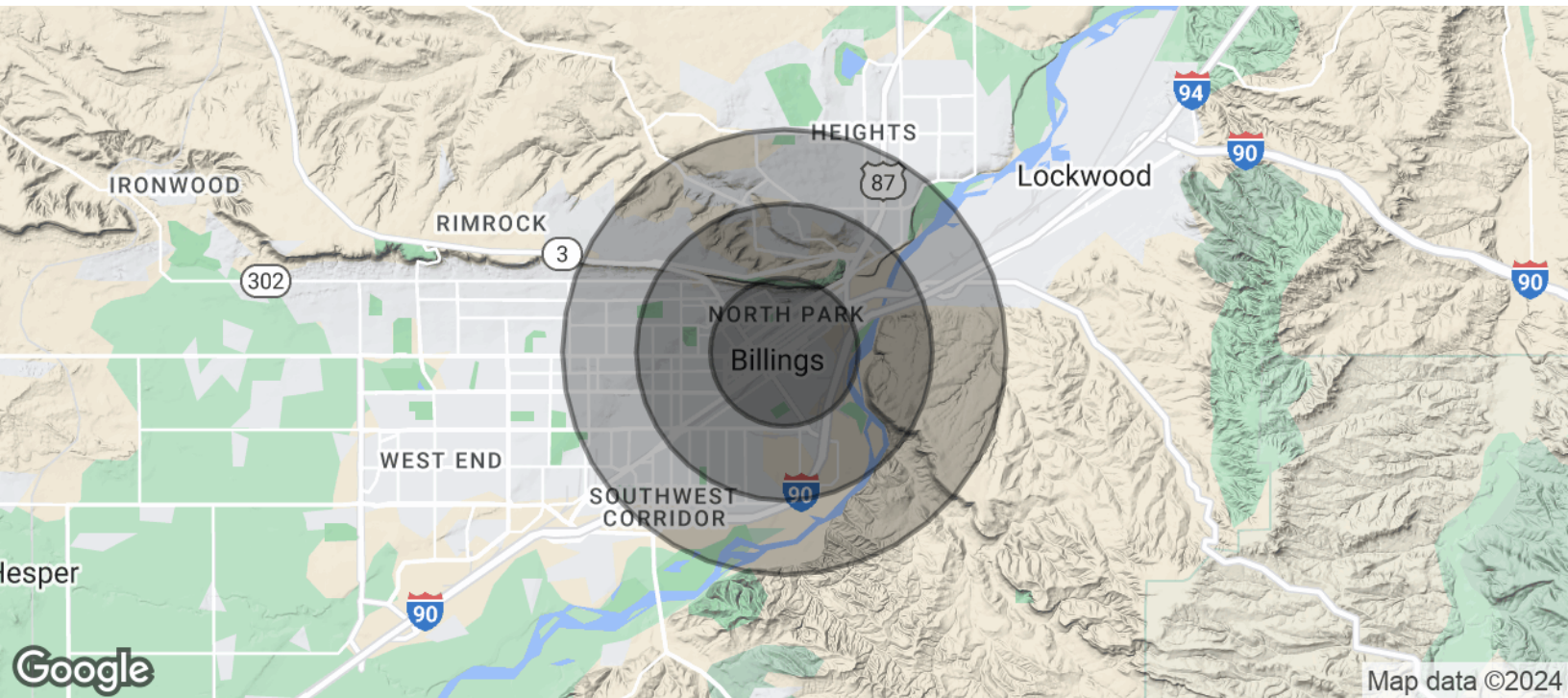
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,913	25,758	50,044
Average Age	34.8	34.4	35.6
Average Age (Male)	33.7	32.8	34.2
Average Age (Female)	36.7	36.6	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,820	12,362	23,965
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$41,937	\$54,580	\$60,083
Average House Value	\$154,217	\$190,474	\$193,133

* Demographic data derived from 2020 ACS - US Census

