



# 207 N 22nd Street

Billings, Montana 59101

## Property Highlights

- 800 - 2,838 SF
- Open floor plan with multiple offices
- Off street parking
- Modified Gross Lease
- Great natural light

## Property Description

Located at 207 N 22nd Street, Billings, MT 59101, this property offers a versatile 800-2,838 SF of space with multiple configurations. Enjoy the convenience of off-street parking and great natural light that effortlessly illuminates the space. With a modified gross lease structure tenant is responsible for their share of utilities. This property provides ease of occupancy and transparent costs. The open floor plan and well-designed layout offer the flexibility and functionality needed for success.

**Lease Rate: \$800.00 - 1,800.00 per month  
(MG)**

## OFFERING SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Lease Rate:    | \$800.00 - 1,800.00 per month (MG) |
| Available SF:  | 800 - 2,838 SF                     |
| Lot Size:      | 14,000 SF                          |
| Building Size: | 11,094 SF                          |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,509    | 23,994   | 42,122   |
| Total Population  | 7,232    | 55,315   | 99,491   |
| Average HH Income | \$59,643 | \$76,743 | \$85,715 |

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### LEASE INFORMATION

|              |                |             |                                 |
|--------------|----------------|-------------|---------------------------------|
| Lease Type:  | MG             | Lease Term: | Negotiable                      |
| Total Space: | 800 - 2,838 SF | Lease Rate: | \$800.00 - \$1,800.00 per month |

### AVAILABLE SPACES

| SUITE                     | TENANT    | SIZE (SF)        | LEASE TYPE     | LEASE RATE          |
|---------------------------|-----------|------------------|----------------|---------------------|
| 207 N 22nd St (1st Floor) | Available | 1,200 - 2,000 SF | Modified Gross | \$1,200 per month - |
| 207 N 22nd St (2nd Floor) | Available | 800 - 2,000 SF   | Modified Gross | \$800 per month -   |
| 2123 2nd Ave N            | Available | 2,838 SF         | Modified Gross | \$1,800 per month - |

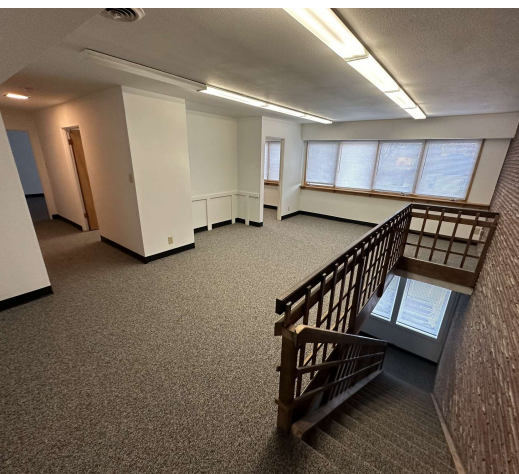
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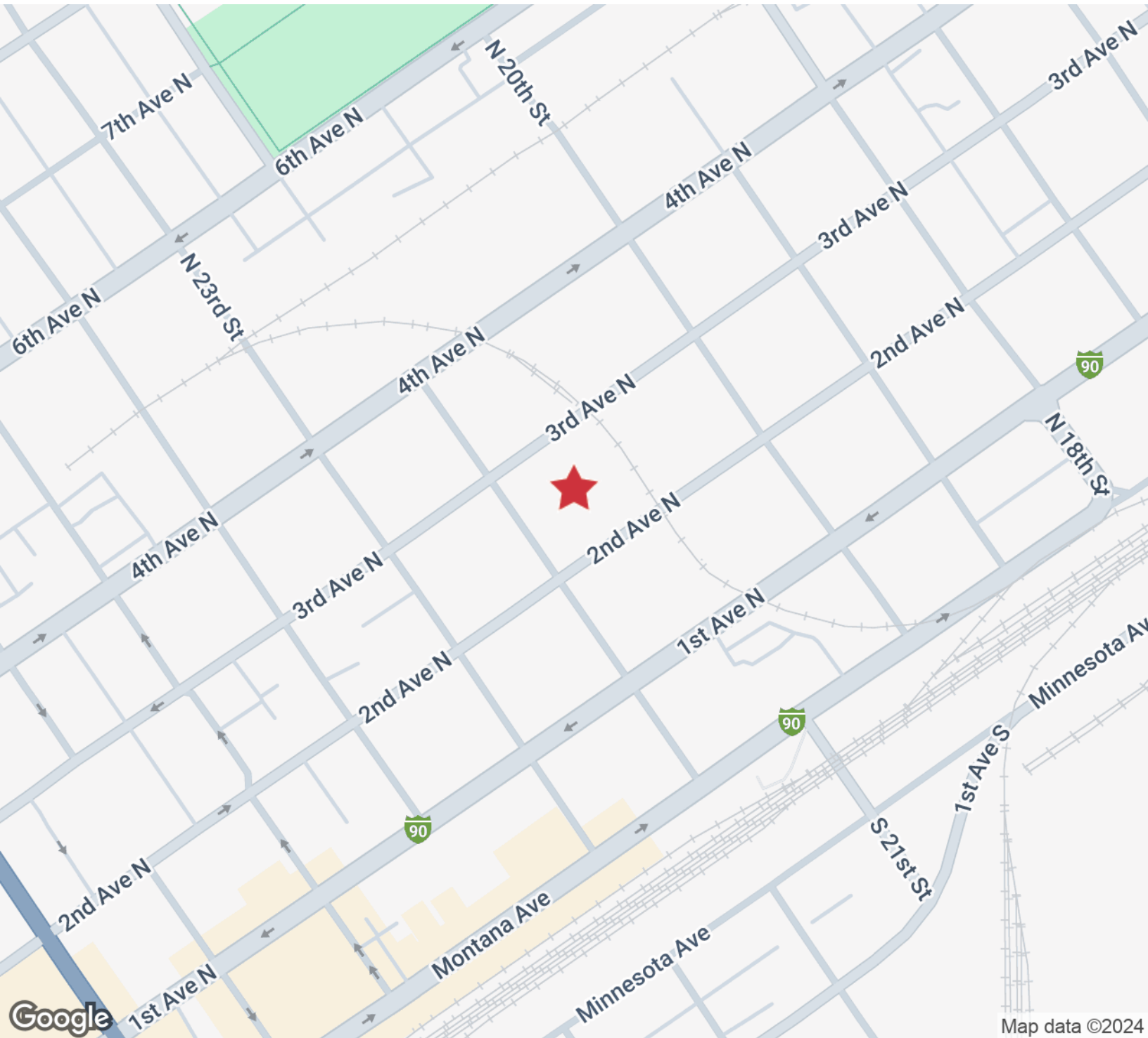
**FOR LEASE**



**OFFICE BUILDING; STREET  
RETAIL**



**800 - 2,838  
SF**



Map data ©2024



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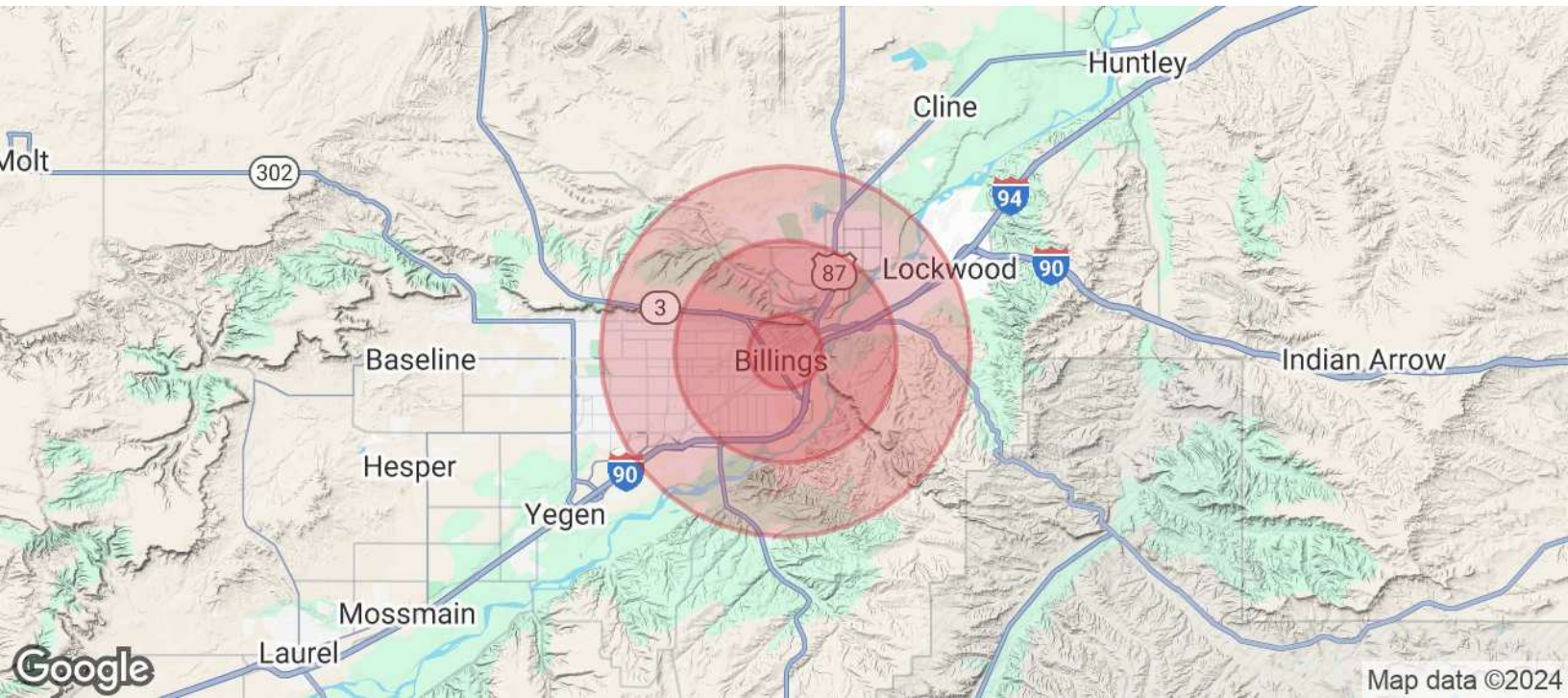
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| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 7,232     | 55,315    | 99,491    |
| Average Age          | 40        | 39        | 40        |
| Average Age (Male)   | 40        | 38        | 39        |
| Average Age (Female) | 40        | 40        | 41        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,509     | 23,994    | 42,122    |
| # of Persons per HH  | 2.1       | 2.3       | 2.4       |
| Average HH Income    | \$59,643  | \$76,743  | \$85,715  |
| Average House Value  | \$363,366 | \$338,839 | \$360,458 |

Demographics data derived from AlphaMap

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