



Vista Square

4014 Montana Sapphire Drive | Billings, Montana 59106

Property Highlights

- Class A, New Construction
- Prime West End Location
- High Visibility
- On-Site Parking
- Sizes That Fit
- Faster Move-in
- Flexible Buildouts
- Pro Business Park Setting
- Peace of Mind

OFFERING SUMMARY

Sale Price:	\$360.00 / SF
Lot Size:	30,391 SF
Building Size:	1,253 - 5,098SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	285	880	3,118
Total Population	593	1,872	6,800
Average HH Income	\$94,823	\$98,359	\$94,592

Property Description

Modern architecture, real visibility, efficient space planning, and a straightforward path to keys. Vista Square is built for established practices ready to look the part and grow.



Haley Vannatta, CCIM

Broker | 406.294.6317
hvannatta@naibusinessproperties.com | MT #62446

Caden Vannatta

Commercial Sales Agent | 406.256.5000
cvannatta@naibusinessproperties.com | MT #RRE-RBS-LIC-135457



Site with neighboring building



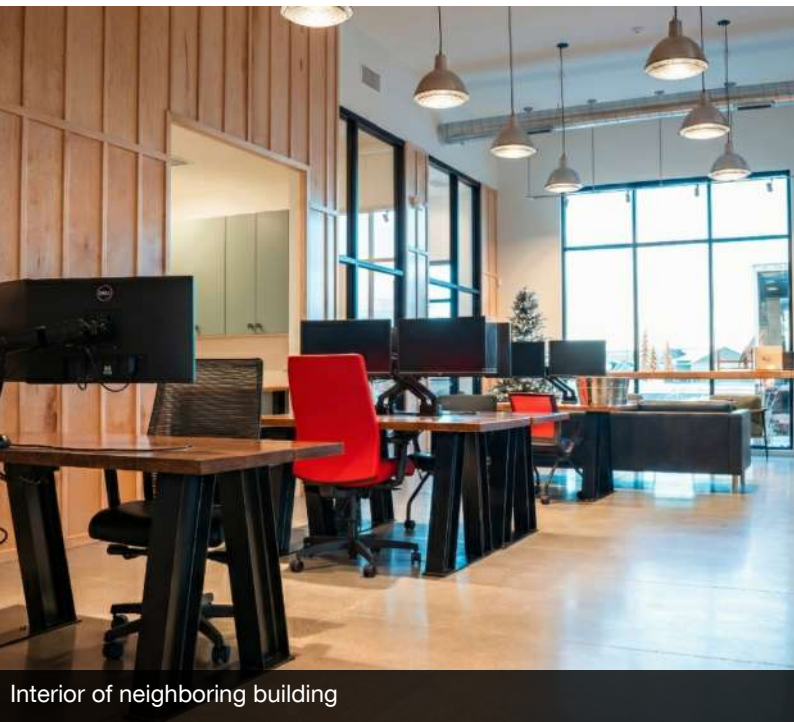
27 Shiloh Road | Suite 8 | Billings, MT 59106 | 406.656.1714 | www.studio4architects.com

PERSPECTIVE

Building Rendering



Aerial view of site



Interior of neighboring building



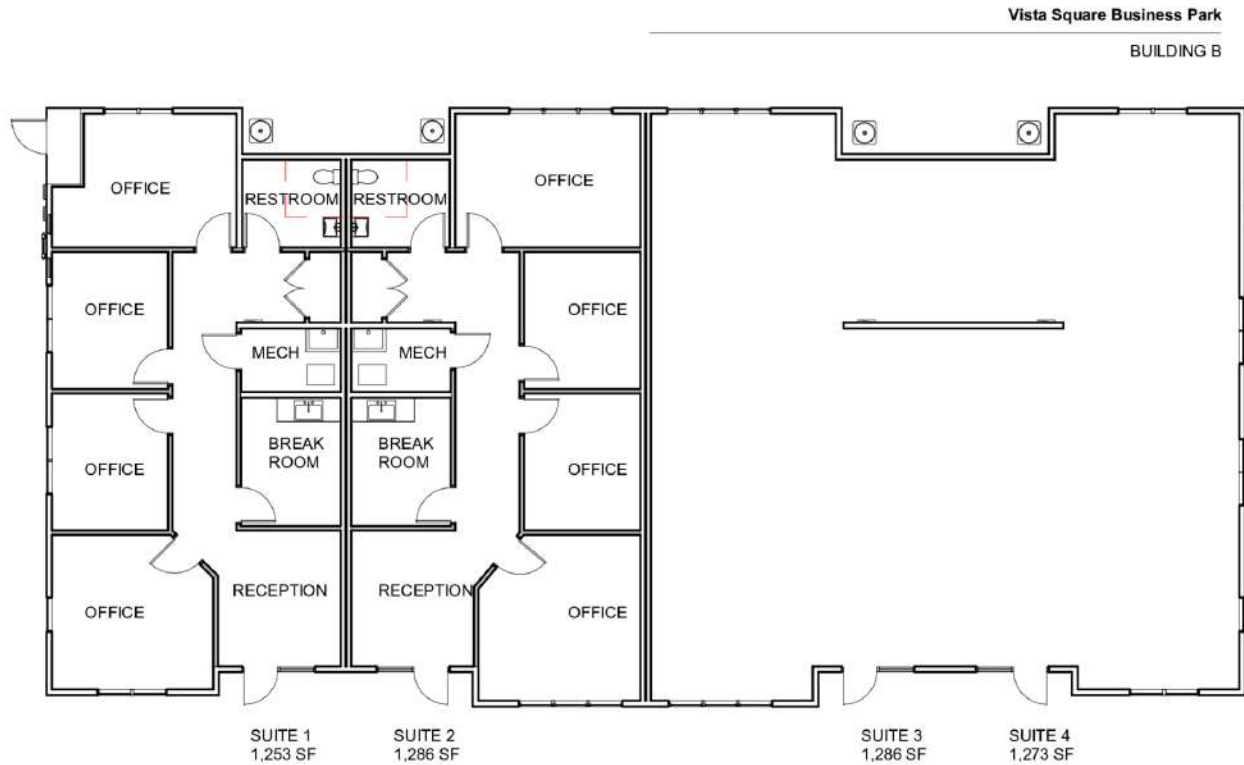
Interior of neighboring building





LEGEND

(Not to Scale)



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FLOOR PLAN

Plans are for reference and can be customized.





Vista Square Business Park

Billings, MT



SITE



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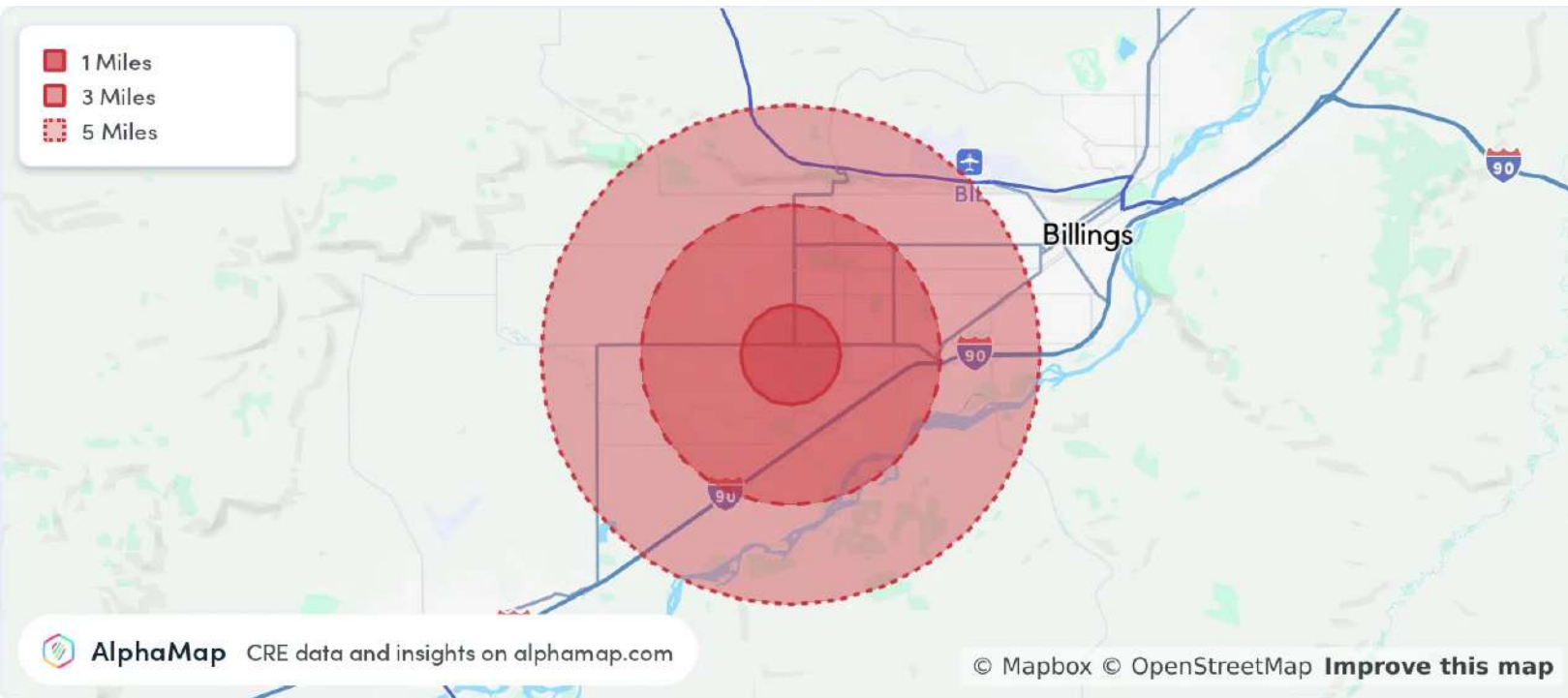
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,800	34,694	83,815
Average Age	40	43	42
Average Age (Male)	38	41	40
Average Age (Female)	42	45	43
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,118	15,092	35,677
Persons per HH	2.2	2.3	2.3
Average HH Income	\$94,592	\$102,105	\$106,449
Average House Value	\$444,255	\$440,467	\$445,219
Per Capita Income	\$42,996	\$44,393	\$46,282

Map and demographics data derived from AlphaMap

