

# LEASE

**848 MAIN ST, UNIT C4**

Billings, MT 59105



**LEASE RATE**            \$395 per month

**SIZE**                      200 sf

**Nathan Matelich, SIOR, CCIM**

(406) 781-6889

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Lease Rate

**\$395.00  
PER MONTH**

## OFFERING SUMMARY

Building Size:	16,200 SF
Available SF:	200 SF
Year Built:	1984
Zoning:	CMU1-Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*Single Office Spaces Available For Lease
- \*200 sf Private Office + Shared Spaces
- \*For Lease \$395/mo (utilities and internet included)
- \*Lease Includes High Speed TDS Fiber Internet
- \*Large Shared Waiting Area
- \*Common Area Kitchenette
- \*2 Common Area Bathrooms

## LOCATION OVERVIEW

848 Main St is a professional office complex in the Billings Heights. Unit C4 boasts 11 individual office spaces available for lease with a common waiting area. This office complex is ideal for the solo entrepreneur looking for an affordable professional office space to meet with clients. Owner is a licensed real estate agent in the state of Montana.

## OTHER RESOURCES

[Video Tour](#)

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# COMMON AREA

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# PRIVATE OFFICES

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GROSS INTERNAL AREA  
FLOOR PLAN 1,453 sq. ft.  
TOTAL: 1,453 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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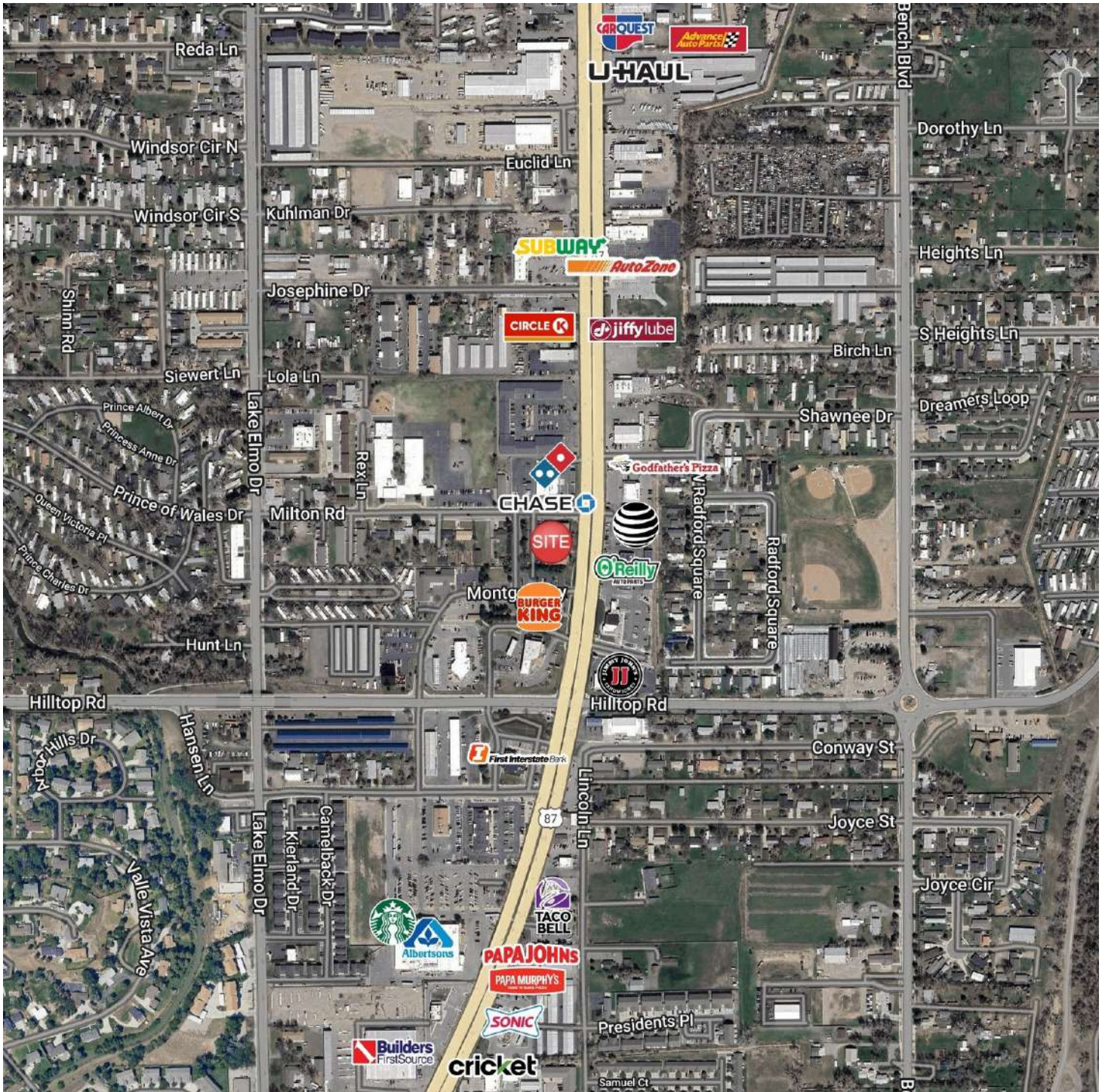


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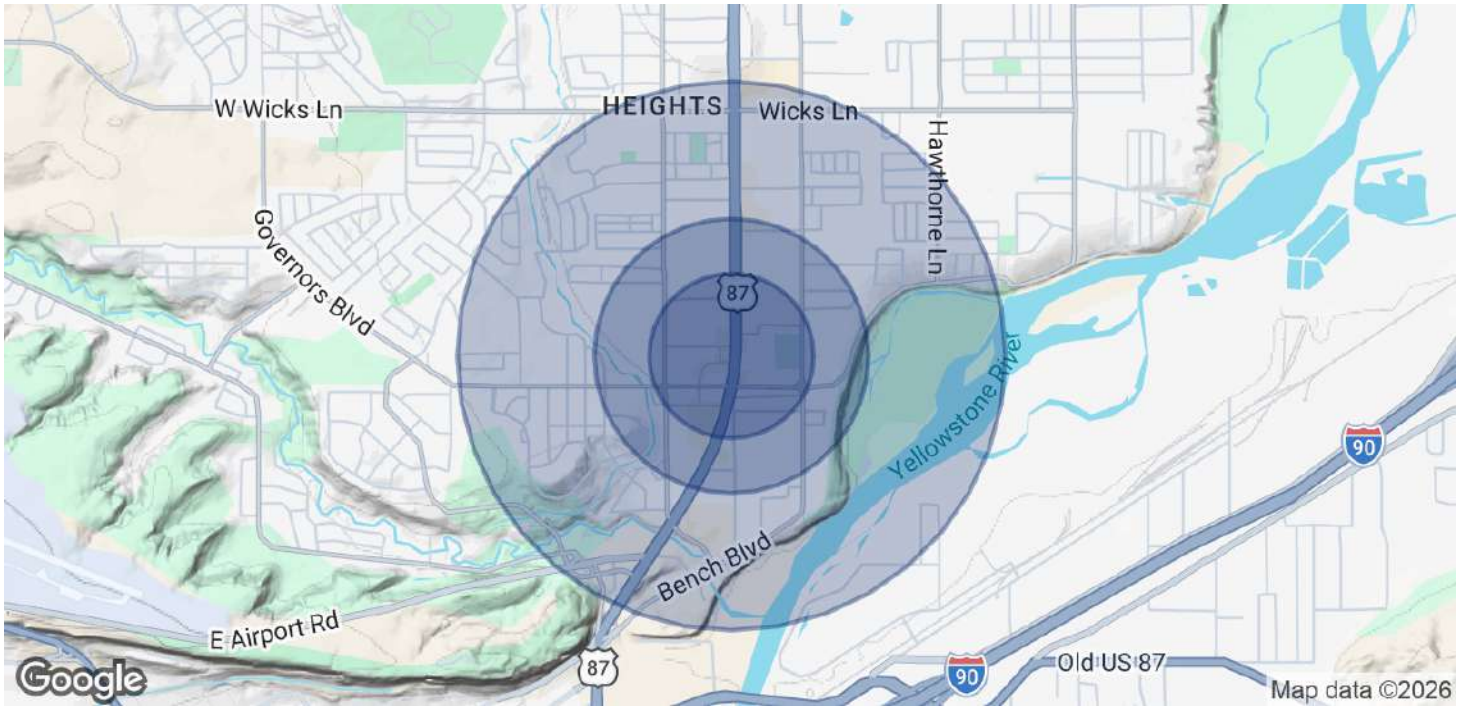


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	799	2,519	9,366
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	368	1,122	3,996
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$68,639	\$69,426	\$72,357
Average House Value	\$286,821	\$277,782	\$286,323

2020 American Community Survey (ACS)

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