



2475 Village Lane

Billings, Montana 59102 |

Property Highlights

- Former eye clinic suite
- Reception/waiting area with elevator access
- (19) Offices/exam rooms + laser suite, lab, testing room, and 3,000 SF ambulatory surgery center
- Breakroom with kitchenette & balcony
- In-suite restroom + common restrooms outside suite
- Utilities included (excl. janitorial & internet)
- \$15.25/SF Base + Est. \$7.05/SF NNN

Property Description

Lease the former eye clinic suite at 2475 Village Lane, Billings, MT! This suite features a 3,000 SF surgery center, reception area, private offices, and more. Utilities included (excluding janitorial and internet) and a competitive lease rate of \$15.25 Base + est NNN \$7.05. Ideal for medical or professional services.

OFFERING SUMMARY

Lease Rate:	\$15.25 SF/yr (NNN)
Available SF:	6,734 SF
Lot Size:	57,499 SF
Building Size:	22,538 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	325	1,278	4,794
Total Population	735	3,035	10,996
Average HH Income	\$134,001	\$144,117	\$132,885

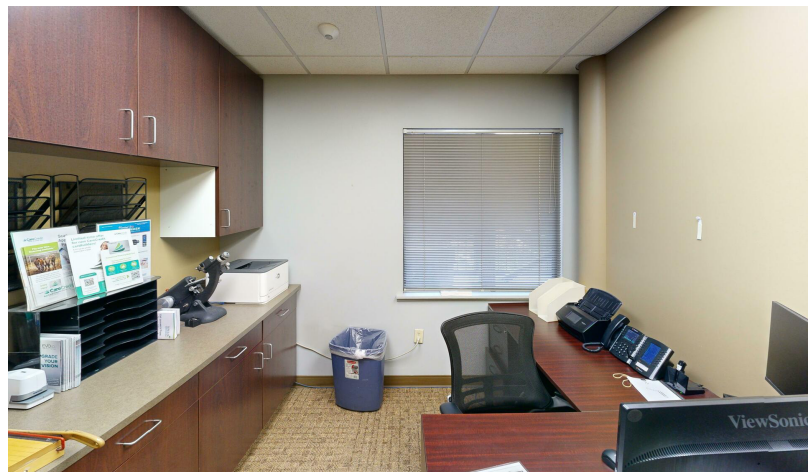
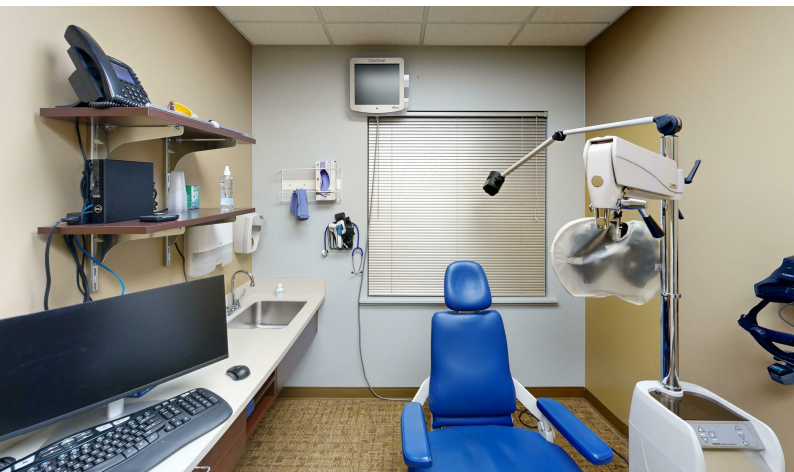
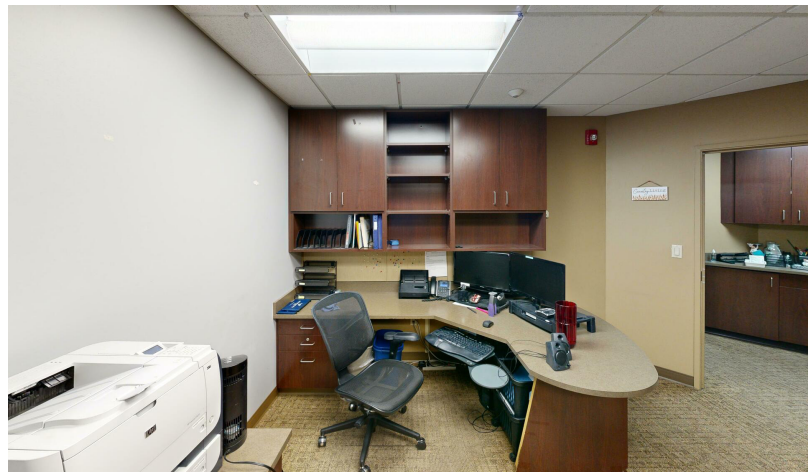
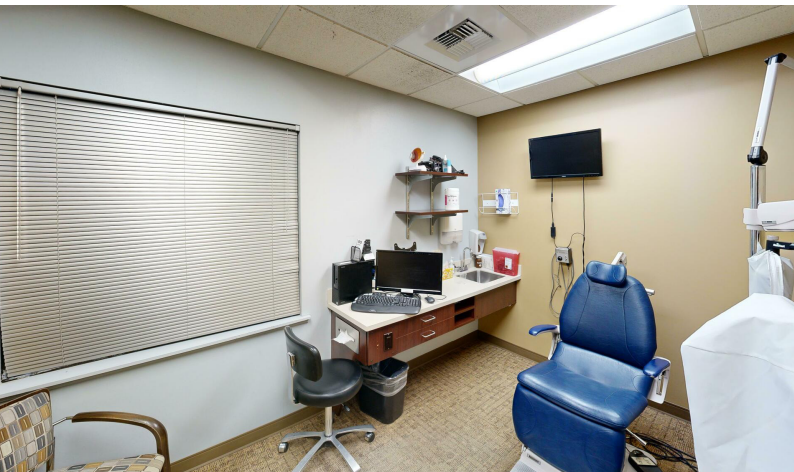


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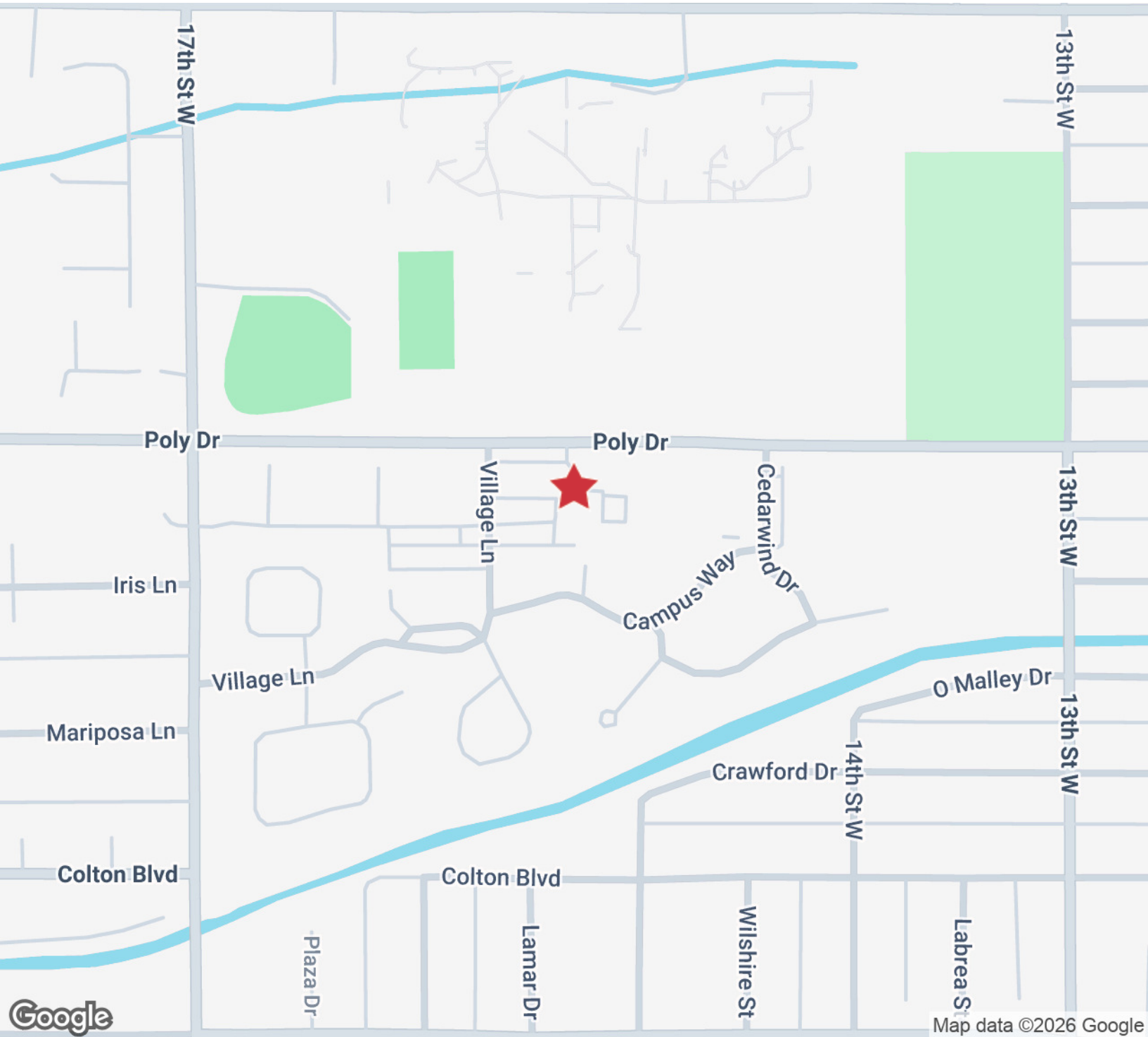
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Map data ©2026 Google

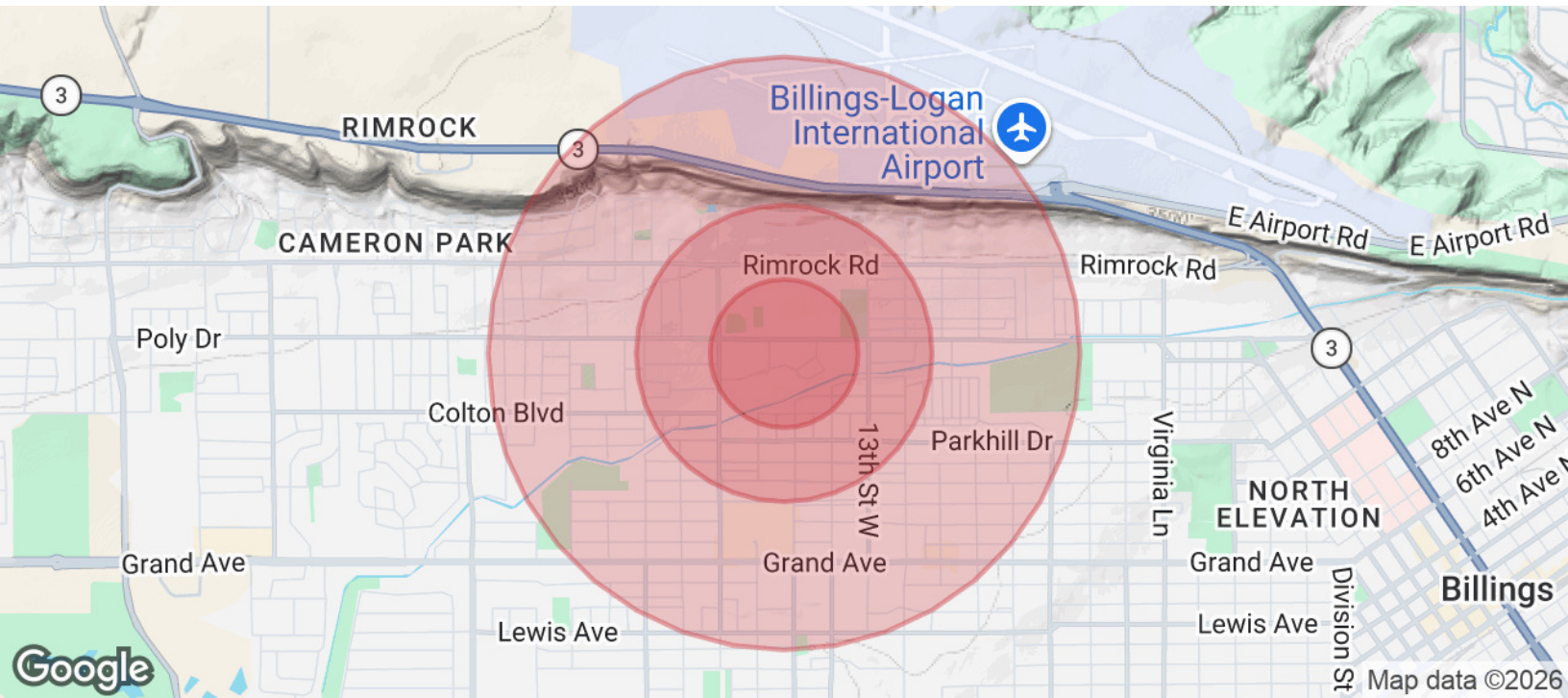


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	735	3,035	10,996
Average Age	32.0	36.4	40.4
Average Age (Male)	31.9	36.5	40.3
Average Age (Female)	32.9	37.1	40.9

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	325	1,278	4,794
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$134,001	\$144,117	\$132,885
Average House Value	\$361,035	\$376,027	\$359,297

2023 American Community Survey (ACS)

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