



Evergreen Center North

1501 14th St West
Billings, Montana 59102

Property Highlights

- Midtown Office Building ready for professional office tenants
- Generous buildout allowance
- A mix of shell space and finished office suites
- Large parking field
- Close to retail, restaurant, and banking
- Convenient midtown location
- Space sizes ranging from 1,241 to over 3,359 SF
- 2nd floor suites can be demised
- Annual CAM estimated at \$5.75 PSF, excludes in-suite janitorial

OFFERING SUMMARY

Available SF	1,241 - 3,359 SF
Lease Rate	\$11.00 SF/yr base + \$5.75/SF OPEX
Building Size	39,052 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	13,863	\$51,404
3 Miles	65,969	\$57,182
5 Miles	115,760	\$57,126

For more information

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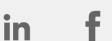
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For Lease

Office Suites

1,241 - 3,359 SF | \$11.00 SF/yr NNN



For Lease

Office Building

1,241 - 3,359 SF | \$11.00 SF/yr



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,241 - 3,359 SF	Lease Rate:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor - 1511	Available	1,440 SF	NNN	\$11.00 SF/yr	-
First Floor - 1515	Available	1,241 SF	NNN	\$11.00 SF/yr	-

For Lease

Office Building

1,241 - 3,359 SF | \$11.00 SF/yr



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,241 - 3,359 SF	Lease Rate:	\$11.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2nd Floor - 210	Available	3,121 SF	NNN	\$11.00 SF/yr	-
2nd Floor - 220	Available	3,359 SF	NNN	\$11.00 SF/yr	-

For Lease

Office Building

1,241 - 3,359 SF | \$11.00 SF/yr



Stockman Bank

ACE Hardware

CVS pharmacy

Aaron's
Easy. Beautiful. Affordable.

Walgreens

Google

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