



2310 Broadwater Avenue

Billings, Montana 59102

Property Highlights

- 600-750 SF
- Zoning: Neighborhood Office
- Private Restroom
- On-Site Parking
- Tenant Pays Utilities

Property Description

Available for lease at 2310 Broadwater Avenue, professional office suites ranging from 600 to 750 SF offer an ideal footprint for small businesses, professional service firms, or satellite offices seeking a polished and functional workspace in one of Billings' most accessible corridors. Each suite features a private restroom, central air conditioning, and a comfortable interior build-out, all within a well-maintained Class B office building that was thoughtfully remodeled in 2002. Tenants benefit from approximately 12,000 AADT of daily traffic exposure, ample on-site parking, and a robust surrounding amenity base.

OFFERING SUMMARY

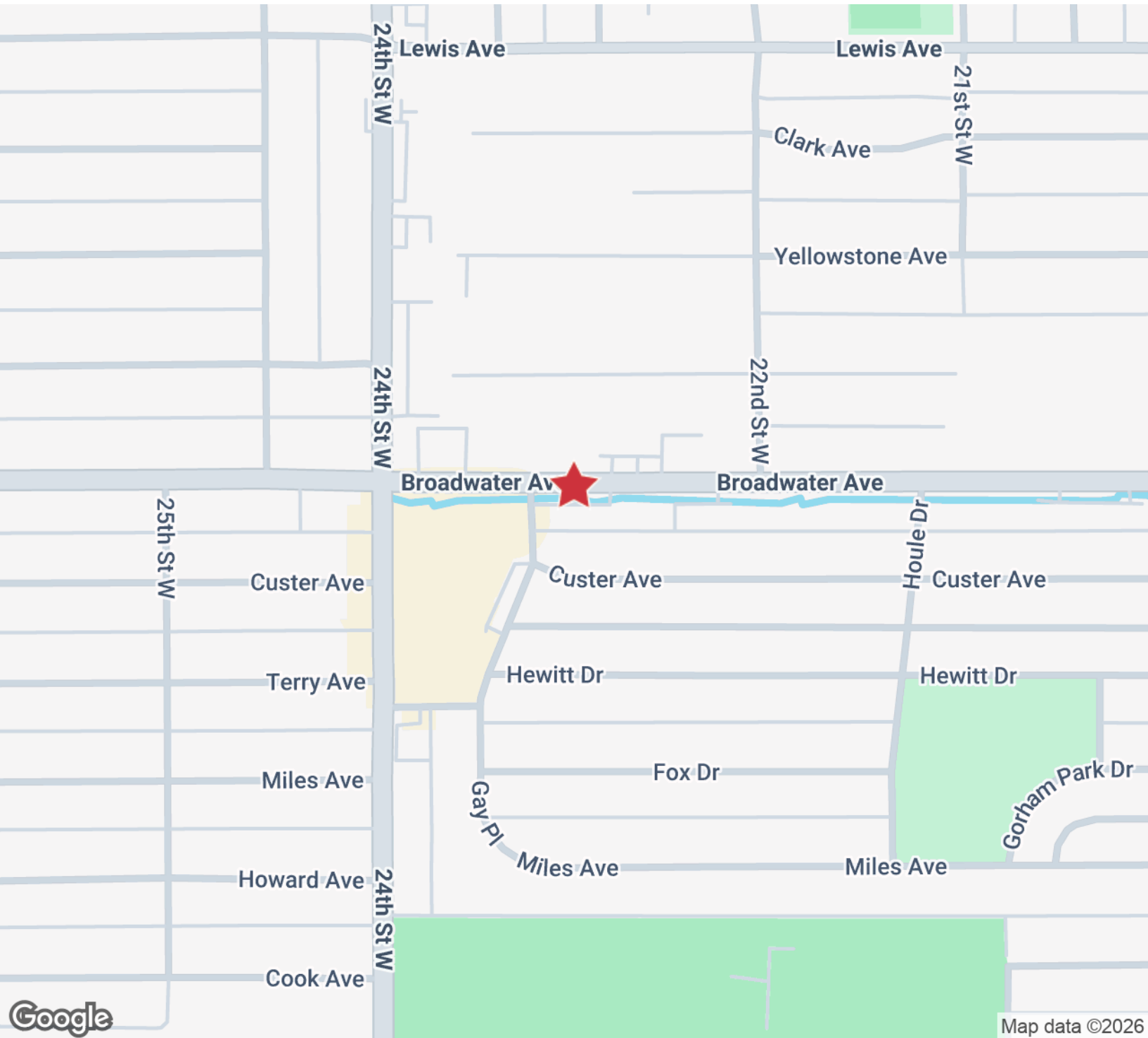
Lease Rate:	\$900 - 1,100 per month (MG)
Number of Units:	9
Available SF:	600 - 750 SF
Lot Size:	23,929 SF
Building Size:	5,920 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	324	1,354	5,079
Total Population	740	3,032	11,565
Average HH Income	\$96,571	\$93,618	\$101,825

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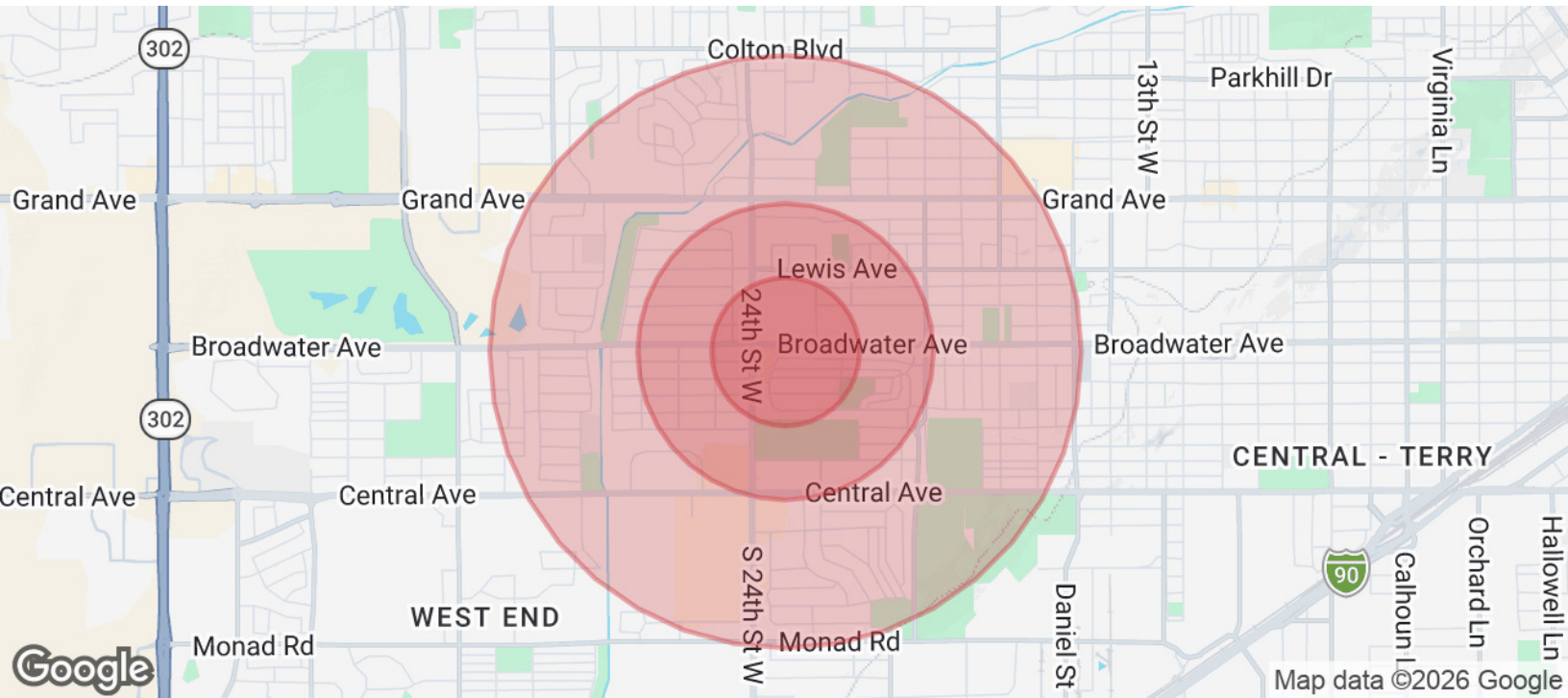
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	740	3,032	11,565
Average Age	38.4	40.3	42.1
Average Age (Male)	37.7	39.7	41.0
Average Age (Female)	40.5	41.6	44.0

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	324	1,354	5,079
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$96,571	\$93,618	\$101,825
Average House Value	\$325,415	\$334,052	\$322,733

2023 American Community Survey (ACS)

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