



3000 7th Ave N, Suite 300

Billings, Montana 59101 |

Property Highlights

- 1,029 RSF surrounded by major hospitals and healthcare providers
- Benefit from the \$1B+ in hospital area investment
- Perfect for healthcare-adjacent businesses (medical sales, insurance, pharmaceutical, etc.)
- (1) Executive Office, (1) Private Restroom, 24-hour exterior surveillance and on-site parking
- NOTE: Located on the 2nd floor and not ADA accessible
- BONUS: UTILITIES INCLUDED IN MONTHLY RENT!

Property Description

Located in the heart of Billings' medical corridor, Suite 300 offers unmatched proximity to the region's leading healthcare providers. This space is ideal for professionals such as medical device representatives, insurance agencies, and pharmaceutical specialists physicians. Convenient and connected, it positions your business right where it matters most.

Lease Rate: \$750.00/month (Gross)

OFFERING SUMMARY

Lease Rate:	\$750.00 per month (Gross)
Number of Units:	1
Available SF:	1,029 SF
Lot Size:	10,500 SF
Building Size:	5,429 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
Total Households	495	1,646	6,540
Total Population	929	3,139	13,383
Average HH Income	\$70,234	\$65,396	\$69,244

Margaret Kirby

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FOR LEASE



OFFICE SUITE



1,029 SF



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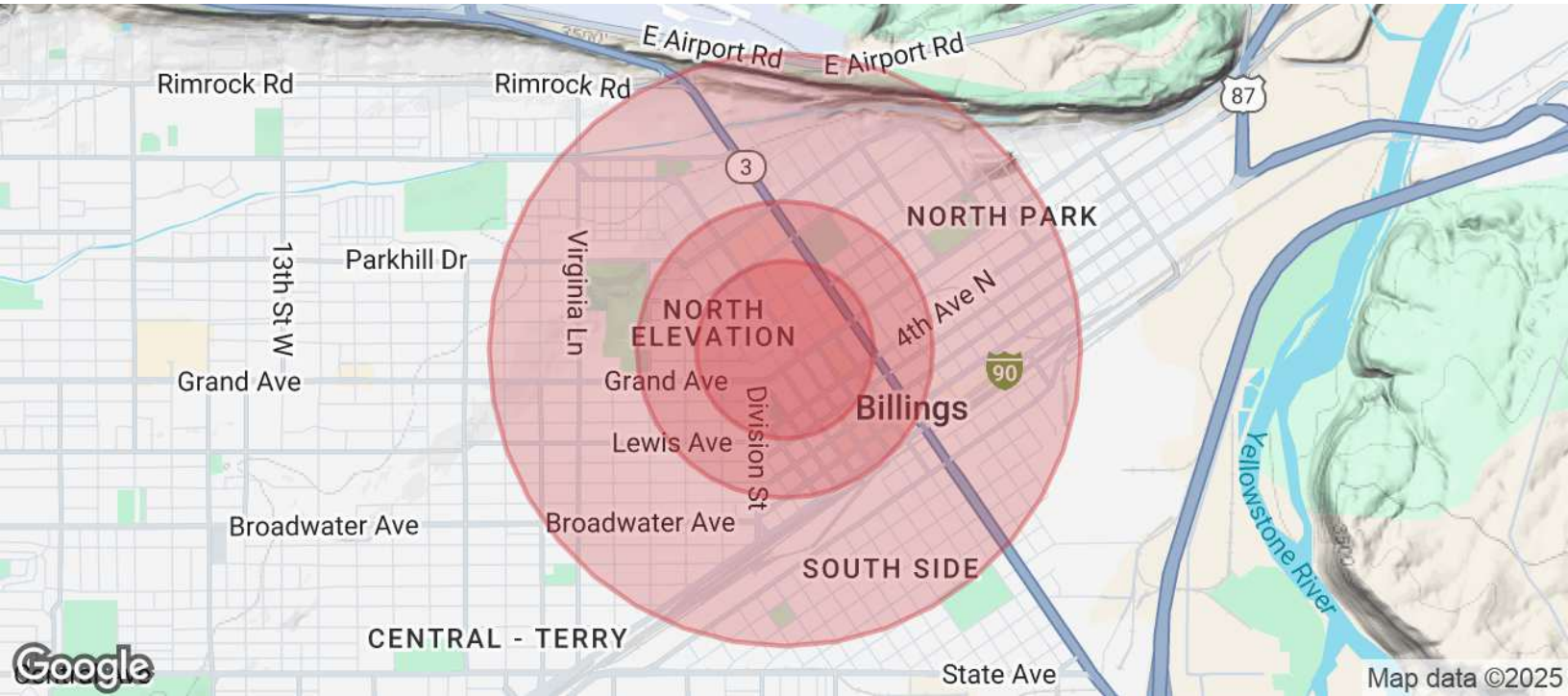
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	929	3,139	13,383
Average Age	41	41	40
Average Age (Male)	41	41	39
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	495	1,646	6,540
# of Persons per HH	1.9	1.9	2
Average HH Income	\$70,234	\$65,396	\$69,244
Average House Value	\$365,135	\$351,472	\$352,858

Demographics data derived from AlphaMap

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