



550 S 24th St W, Billings, MT 59102

\$16/SF/YR

\$1.33/SF/MO

550 S 24th St W

Office | Multiple Suites Available | 8,000 sq. ft. - 15,000 sq. ft.



Rob Veltkamp
MT 4131
406.855.9089

Listing Added: 12/16/2022

Listing Updated: 06/07/2023

FOR LEASE
ROB VELTKAMP
656-2201

Building Details

Property Type	Office
Subtype	Traditional Office, Executive Office
Tenancy	Multiple
Total Building SQFT	60,350
Minimum Divisible SQFT	8,000
Max Contiguous SQFT	15,000
Vacant SQFT	15,000
Lot Size (sq ft)	396,762
Class	B
Year Built	1982
Buildings	1
Stories	2
Elevators	Yes
Number Of Elevators	1
Cross Street	24th Street West and Lampman
Zoning	CMU2-Corridor Mixed Use 2
APN	A23860A
County	Yellowstone County
Submarket	Billings West End

Building Description

8,000-15,000 SF Office Space Available. \$16 PSF Includes Utilities. Tenant Pays Internet & Janitorial.

Building Highlights

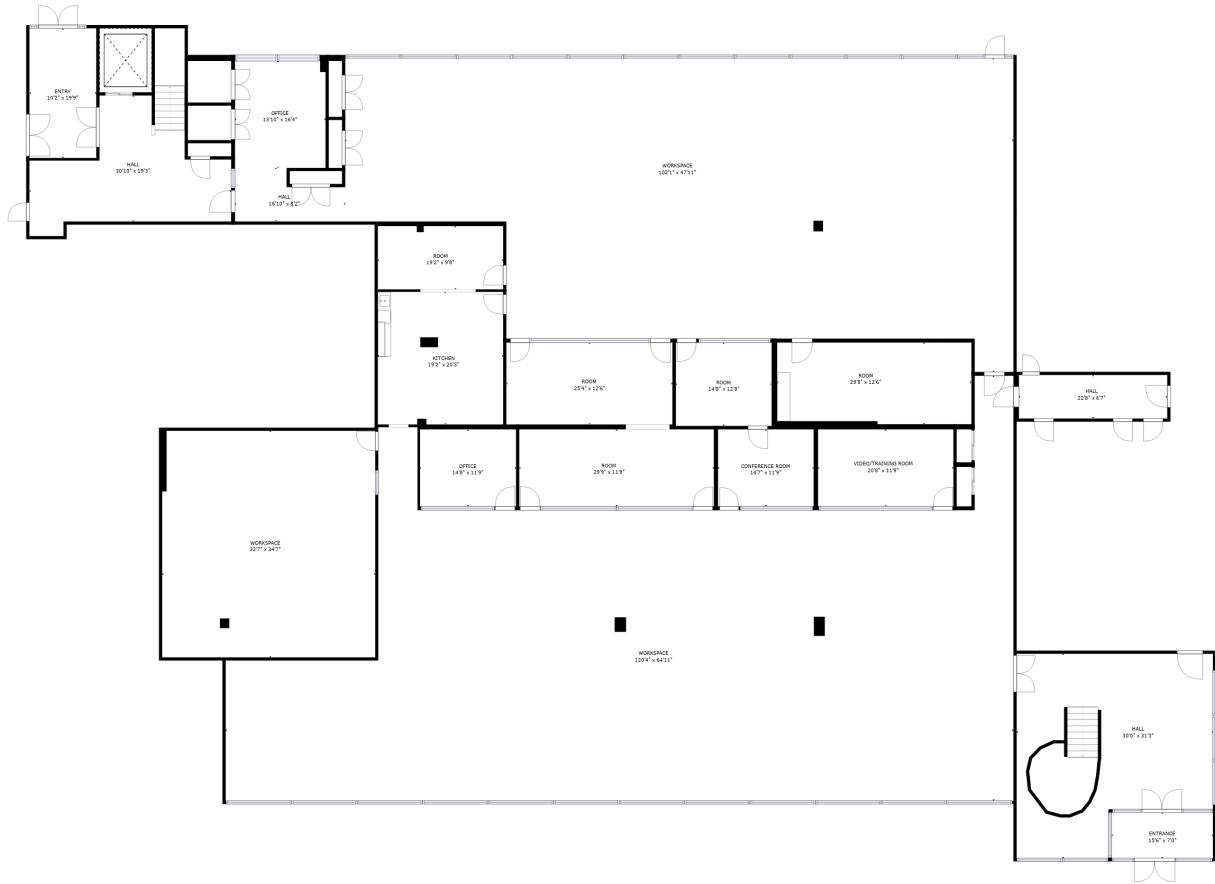
- Can Accommodate Large Office Users
- Abundant Parking
- Dedicated server room in 1st floor offices
- Provides room for private offices, cubicles and training rooms.
- Convenient West End Location

Building Location (1 Location)



Available Space Details

Listing Type	Direct
Space Subtype	Executive Office
RSF Range	8000 - 15000 SF
USF	31,383 SF
Min Contiguous SF	8,000 SF
Max Contiguous SF	15,000 SF
Rate (Per SF)	\$16 / SF / YR
Lease Type	Modified Gross
Lease term	2-4 years
Total CAM (Per SF/YR)	\$0
Expense Rate (Per SF/YR)	\$0
Total Rate (Per SF/YR)	\$16
Days on Market	172 days

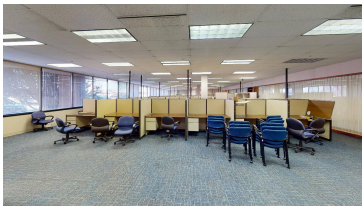
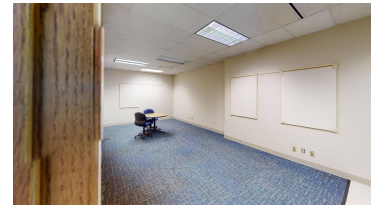
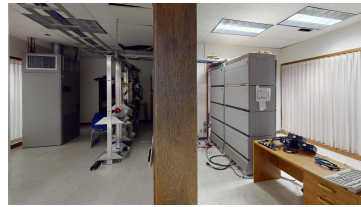
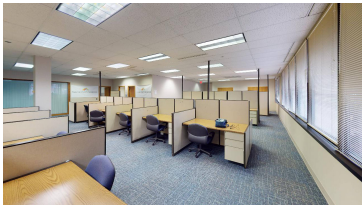
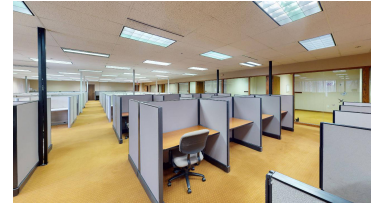
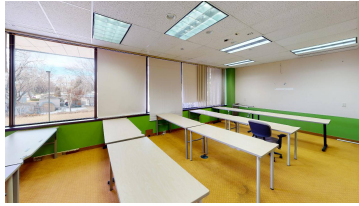
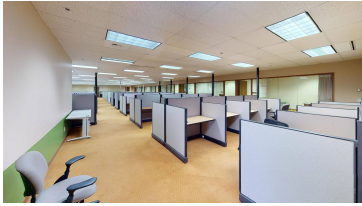
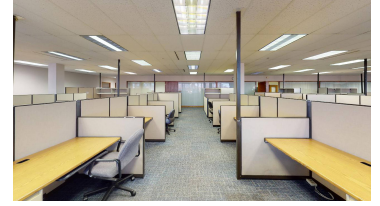
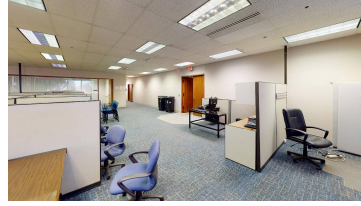
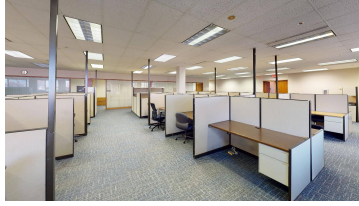
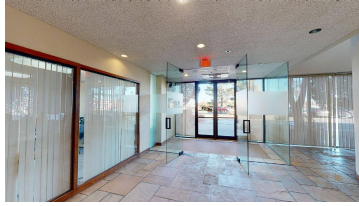


FLOOR 1

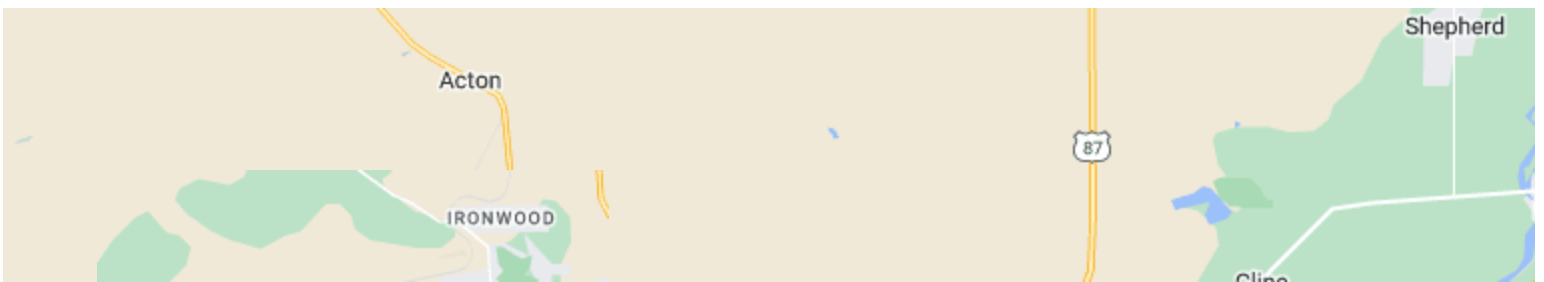
GROSS INTERNAL AREA
FLOOR 1: 15200 sq. ft, FLOOR 2: 16183 sq. ft
TOTAL: 31383 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

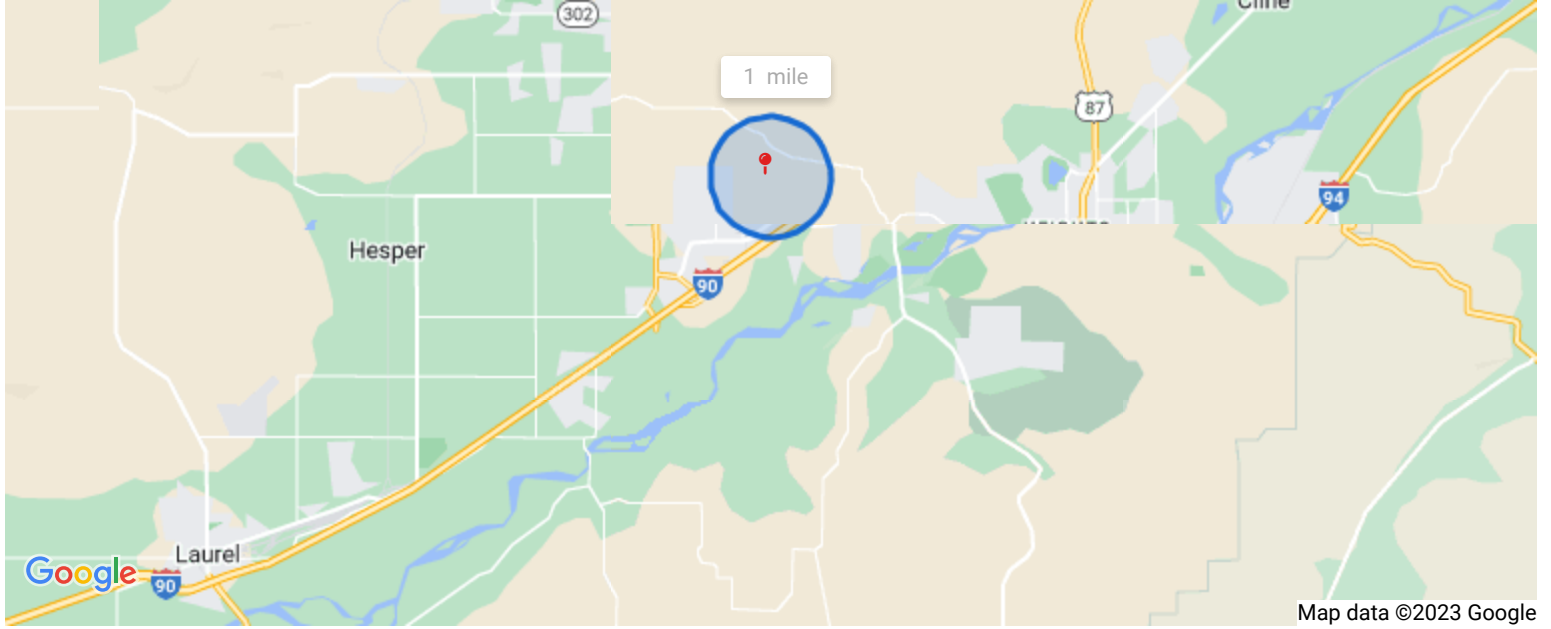


Building Photos (25 photos)



Demographic Insights



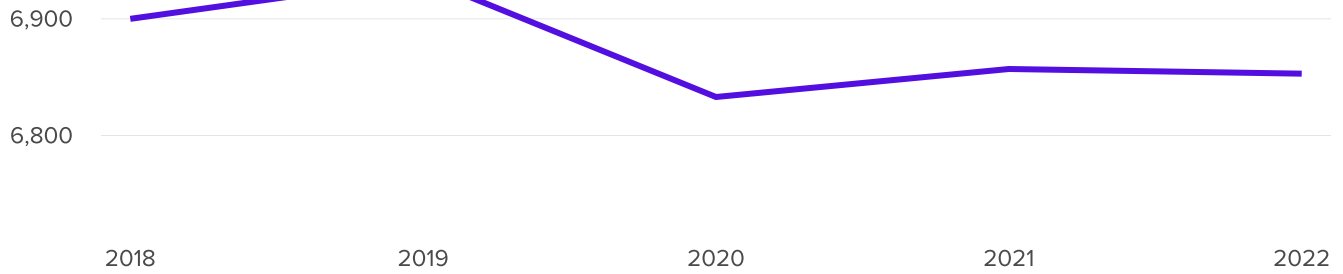


Population

6,853

0%
Compared to 6,857 in 2021

0%
Compared to 6,900 in 2018



Household Income

\$61.2k

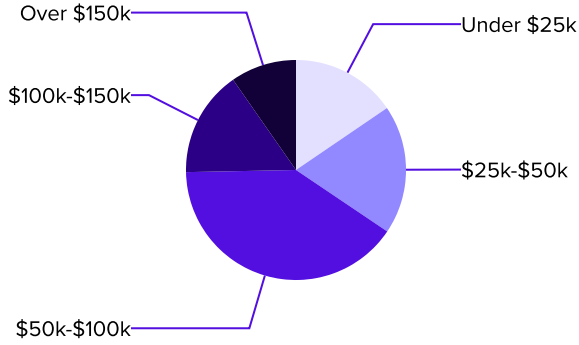
Median Income

\$67.7k

2026 Estimate

↑ 2%

Growth Rate



Age Demographics

43

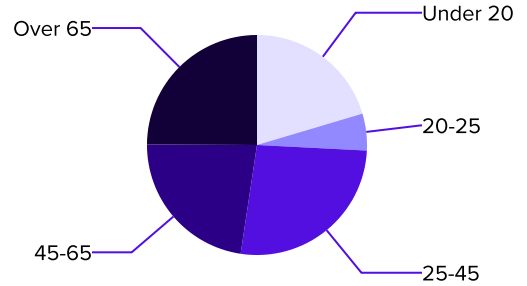
Median Age

43

2026 Estimate

0%

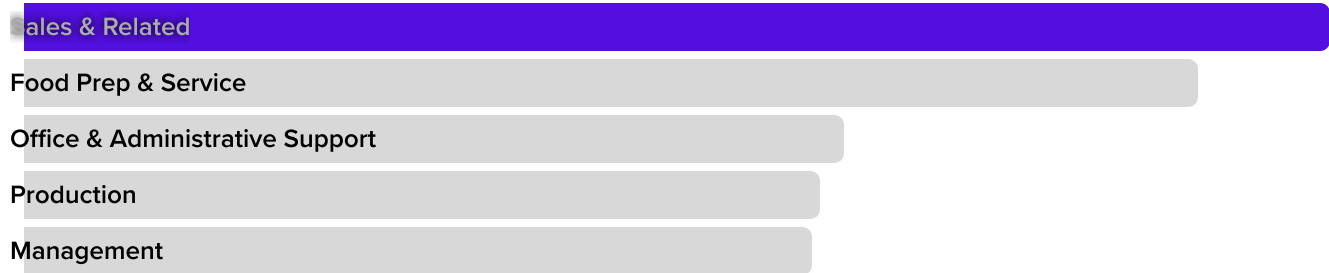
Growth Rate



Number of Employees

13.2k

Top 5 Employment Categories



Housing Occupancy Ratio

17:1

17:1 predicted by 2026



Renter to Homeowner Ratio

1:2

1:2 predicted by 2026



