



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

303 BROADWAY

Billings, MT 59101

AVAILABLE SPACE

7,511 - 16,396 SF

LEASE RATE

\$13.00 - 14.00 SF/yr (Full Service)

AREA

The office space is located in the US Bank building in the downtown Billings. Being centrally located, it is within walking distance from hotels, restaurants, parking garages and entertainment, making it a convenient location for both employees and visitors.

CBCMONTANA.COM



303 N Broadway, Floors 3 & 4

OFFICE

Nathan Matelich

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1215 24th Street, Suite 240, Billings, Montana 59102
406.656.2001



303 BROADWAY

Billings, MT 59101

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Broadway, Floors 3 & 4

OFFERING SUMMARY

Available SF: 7,511 - 16,396 SF

Lease Rate: \$13.00 - 14.00 SF/yr (Full Service)

Lot Size: 0.65 Acres

Building Size: 92,670 SF

PROPERTY OVERVIEW

- *Class A office building
- *16,396 SF of office space located on a portion of the 3rd floor and all of the 4th floor directly off of elevator lobbies
- *7,511 SF of office space on the 4th Floor (\$13 PSF)
- *8,885 SF of office space on the 3rd Floor (\$14 PSF)
- *Security System in Place
- *3rd and 4th floor previously occupied by 35 employees of Talen Energy
- *Office furniture could be negotiated as part of a lease to provide a turn key office space

PLEASE SEE cbcmontana.com/property/303-n-broadway/ for VIRTUAL TOUR of each floor.

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303 BROADWAY: 3RD FLOOR

Billings, MT 59101

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3RD FLOOR

- 9 Employee offices
- Executive suite with reception area & 2 private offices
- Private restrooms
- Large break room with high end finishes
- Large Conference/Training Rooms with movable partition wall and serving bar for lunch & learns
- 1 large and 2 small storage rooms
- Copy Room
- IT room
- 2 bullpen/open areas for work stations

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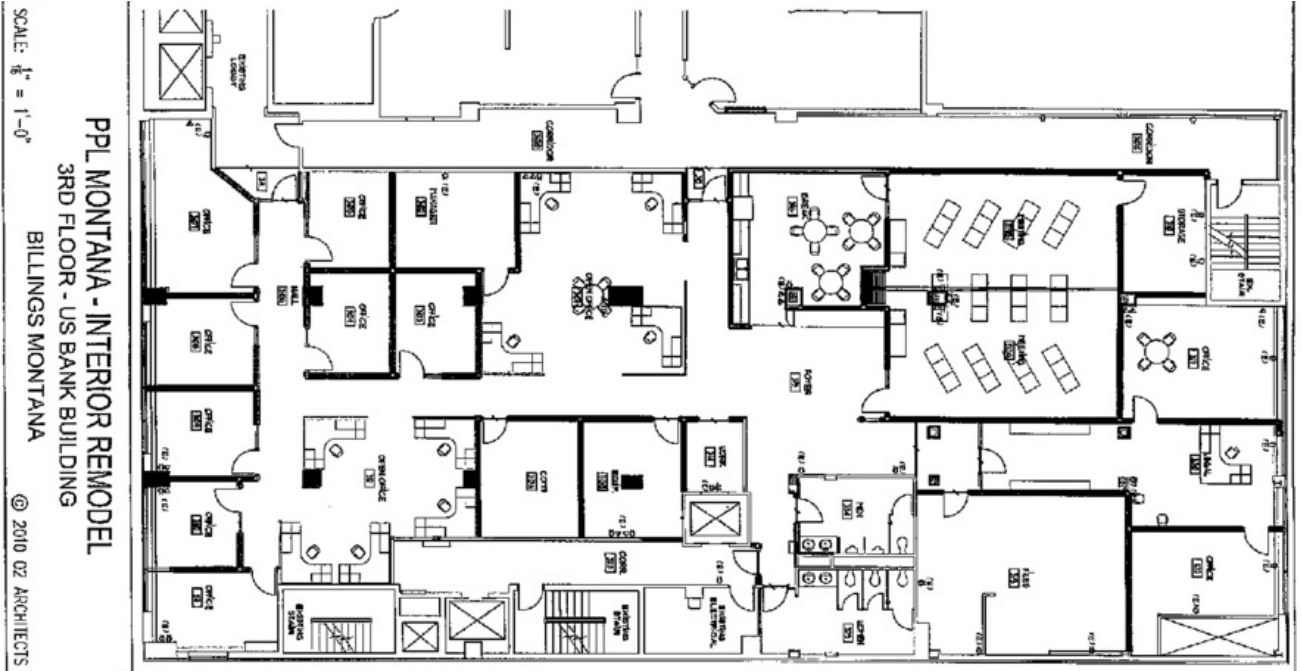
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303 BROADWAY: 3RD FLOOR

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Floorplan for 303 N Broadway, 3rd Floor



3rd Floor Office



3rd Floor Conference Room

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303 BROADWAY: 4TH FLOOR

Billings, MT 59101

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BULLETS HEADLINE

- 17 offices
- 4 work stations
- 2 conference rooms
- Private roof top deck with picnic area
- Break room
- Reception area
- Copy room/mail room
- Common area restrooms
- IT room
- Large storage room
- Lots of built-in cabinet storage

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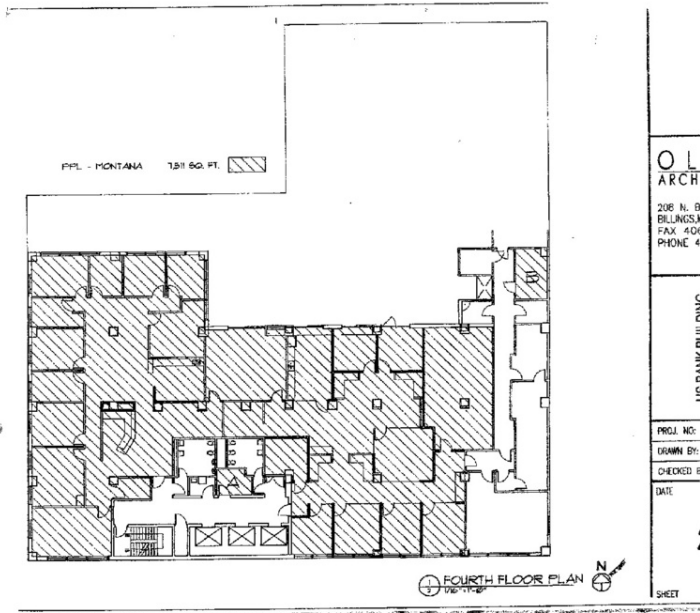
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303 BROADWAY: 4TH FLOOR

Billings, MT 59101

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Floor Plan for 303 N Broadway, 4th Floor

Private roof top deck



4th Floor copy room



4th Floor Conference Room

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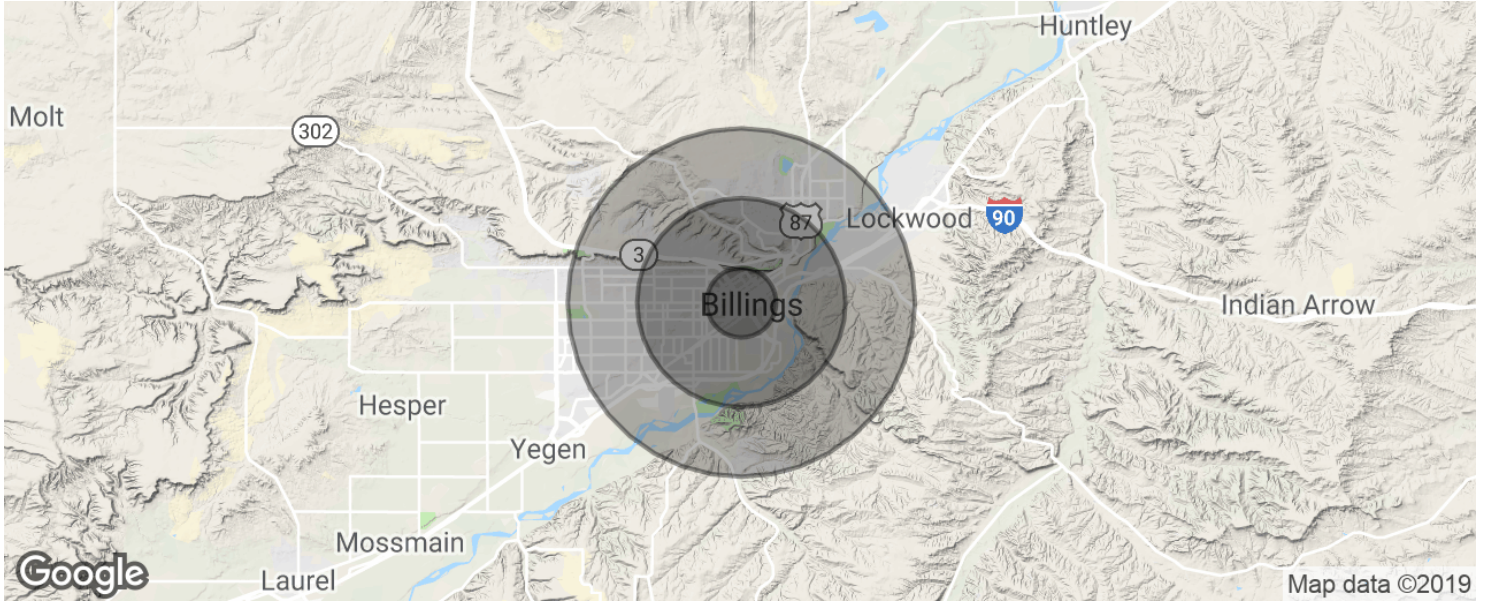
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,306	59,588	101,826
Median age	35.2	34.4	36.1
Median age (Male)	34.8	33.1	34.7
Median age (Female)	35.2	36.6	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,271	25,444	43,216
# of persons per HH	2.2	2.3	2.4
Average HH income	\$39,619	\$50,371	\$53,982
Average house value	\$190,461	\$150,918	\$162,834

* Demographic data derived from 2010 US Census

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