



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

3429 CENTRAL AVE, SUITE A

Billings, MT 59102

AVAILABLE SPACE

475 SF

LEASE RATE

\$445 per month ((utilities included))

AREA

Class A retail/office building located on busy Central Ave with high traffic counts.

CBCMONTANA.COM



OFFICE

Nathan Matelich

406.781.6889

nathan@cbcmontana.com

©2019 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial CBS. All rights reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The information provided is deemed reliable, but it is not guaranteed to be accurate or complete, and it should not be relied upon as such. This information should be independently verified before any person enters into a transaction based upon it.

**COLDWELL BANKER COMMERCIAL
CBS**

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



3429 CENTRAL AVE, SUITE A

Billings, MT 59102



OFFERING SUMMARY

Available SF: 475 SF

Lease Rate: \$445 per month
((utilities included))

Lot Size: 0 Acres

Building Size: 475 SF

PROPERTY OVERVIEW

Current space available is a single sub leased office space with shared conference room. Ask Insurance is the co-tenant. Building has attractive finishes and conveniently located on the west end of Billings. This would be an excellent fit for a small business owner who needs professional office space to meet clients at or is looking to move out of their home office.

PROPERTY HIGHLIGHTS

- 1 Private Office
- Shared Conference Room
- Shared Reception Area
- Kitchenette

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



3429 CENTRAL AVE, SUITE A
Billings, MT 59102

LEASE



CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



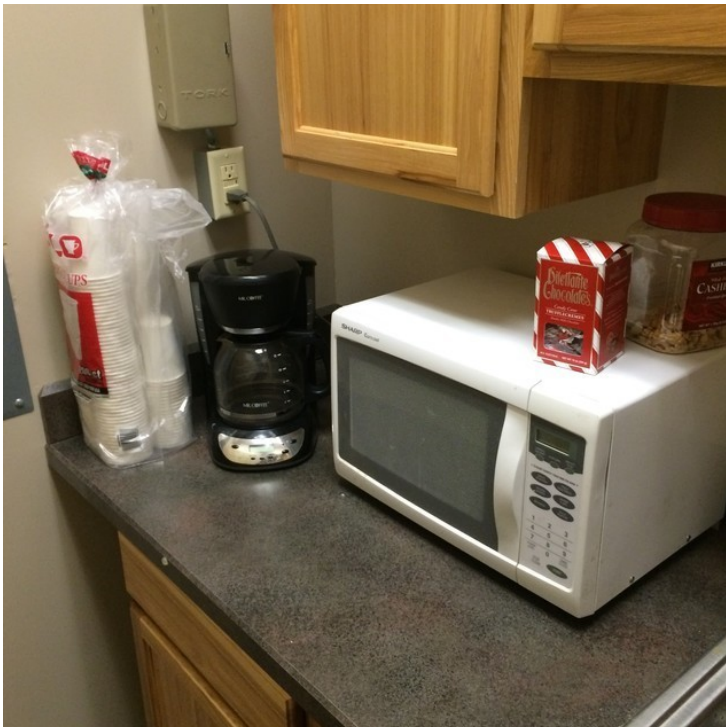
**COLDWELL
BANKER
COMMERCIAL**

CBS



3429 CENTRAL AVE, SUITE A
Billings, MT 59102

LEASE



CBCMONTANA.COM

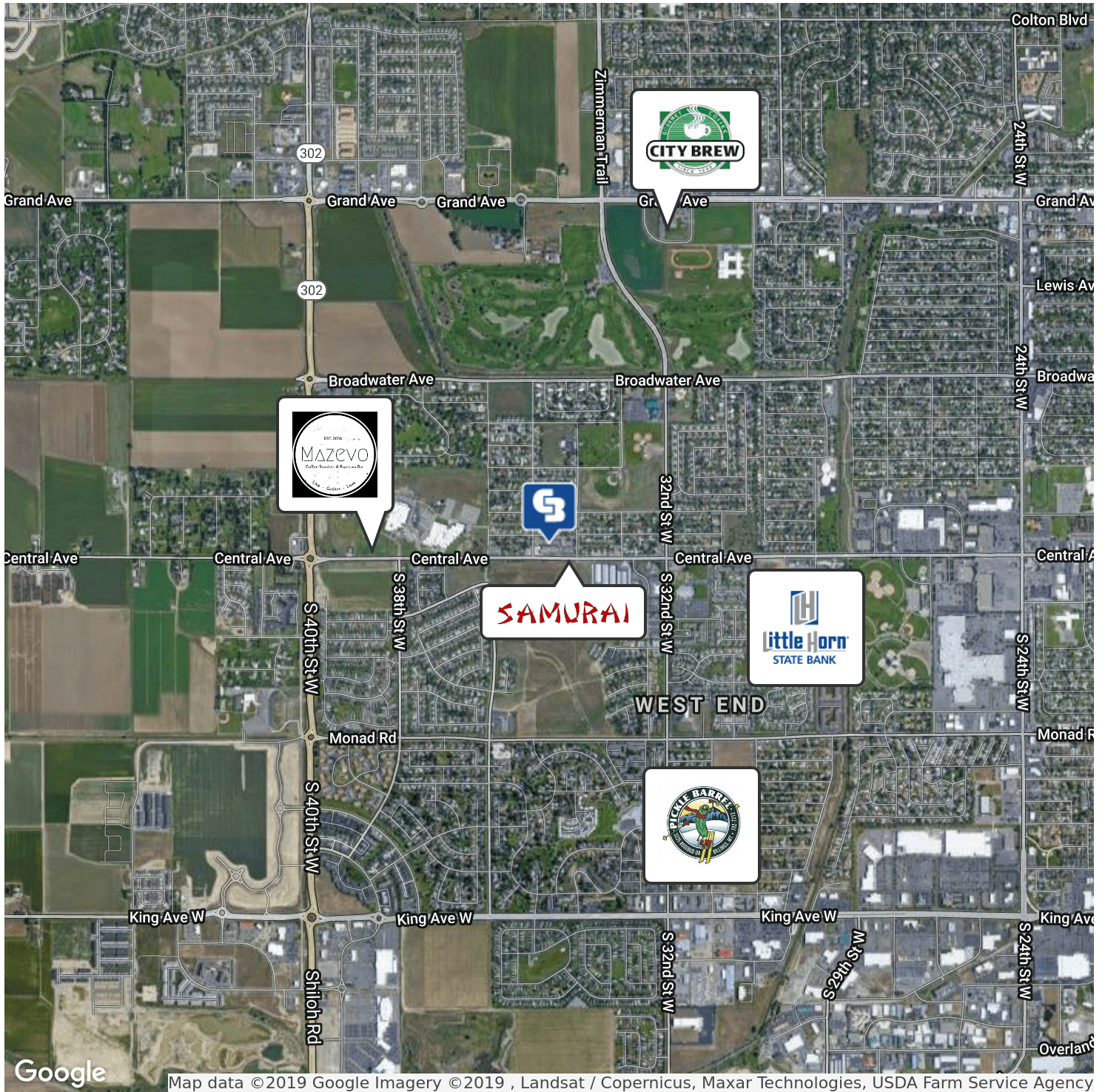
Nathan Matelich
406.781.6889
nathan@cbcmontana.com



3429 CENTRAL AVE, SUITE A

Billings, MT 59102

LEASE



CBCMONTANA.COM

Nathan Matelich
 406.781.6889
 nathan@cbcmontana.com



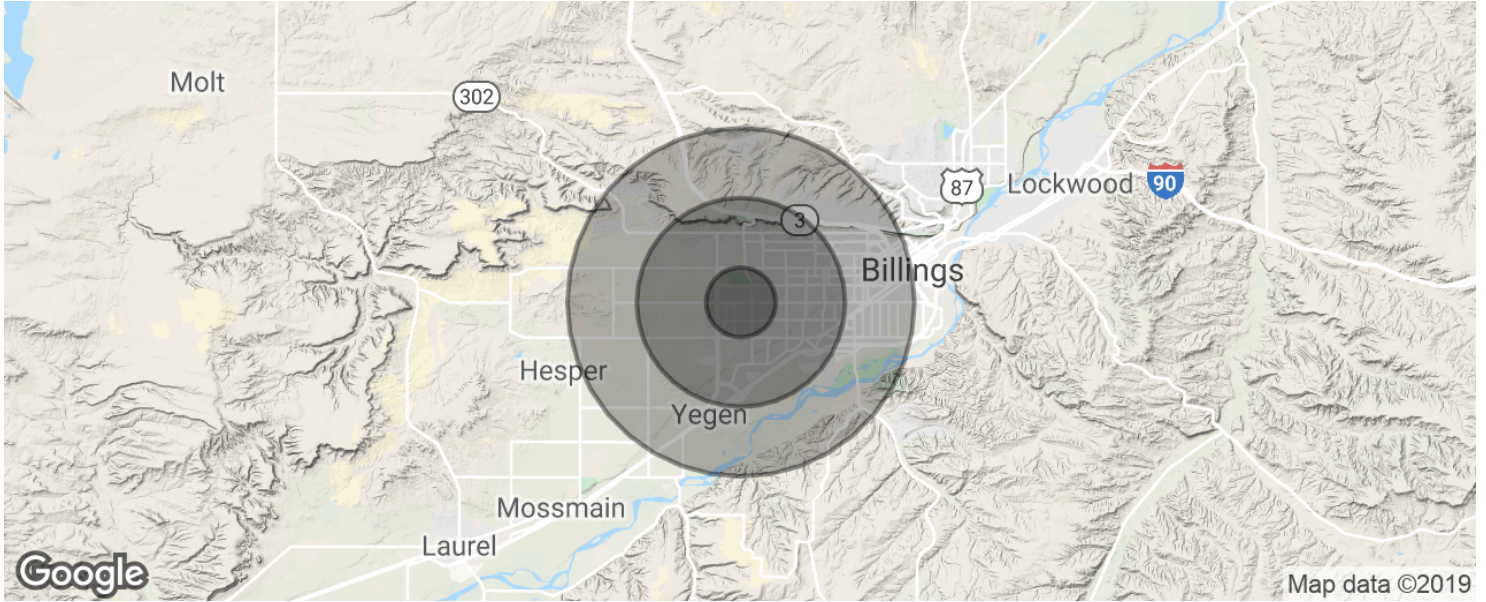
CBS



3429 CENTRAL AVE, SUITE A

Billings, MT 59102

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,940	45,603	78,439
Median age	38.3	41.8	39.8
Median age (Male)	34.9	39.4	37.6
Median age (Female)	39.5	43.3	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,131	20,422	34,603
# of persons per HH	2.1	2.2	2.3
Average HH income	\$54,459	\$64,476	\$64,923
Average house value	\$152,294	\$207,279	\$212,441

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS