



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## **3429 CENTRAL AVE, SUITE A**

Billings, MT 59102

### **AVAILABLE SPACE**

475 SF

### **LEASE RATE**

\$445.00 per month (utilities included)

### **AREA**

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



### **OFFICE**

Nathan Matelich  
406 656 2001  
nathan@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL**  
**CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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### OFFERING SUMMARY

Available SF: 475 SF

Lease Rate: \$445.00 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

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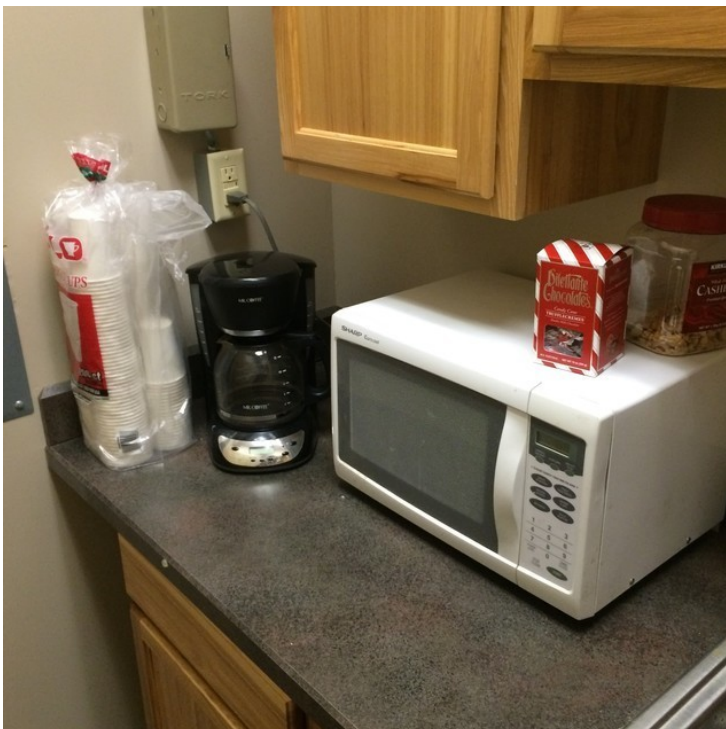
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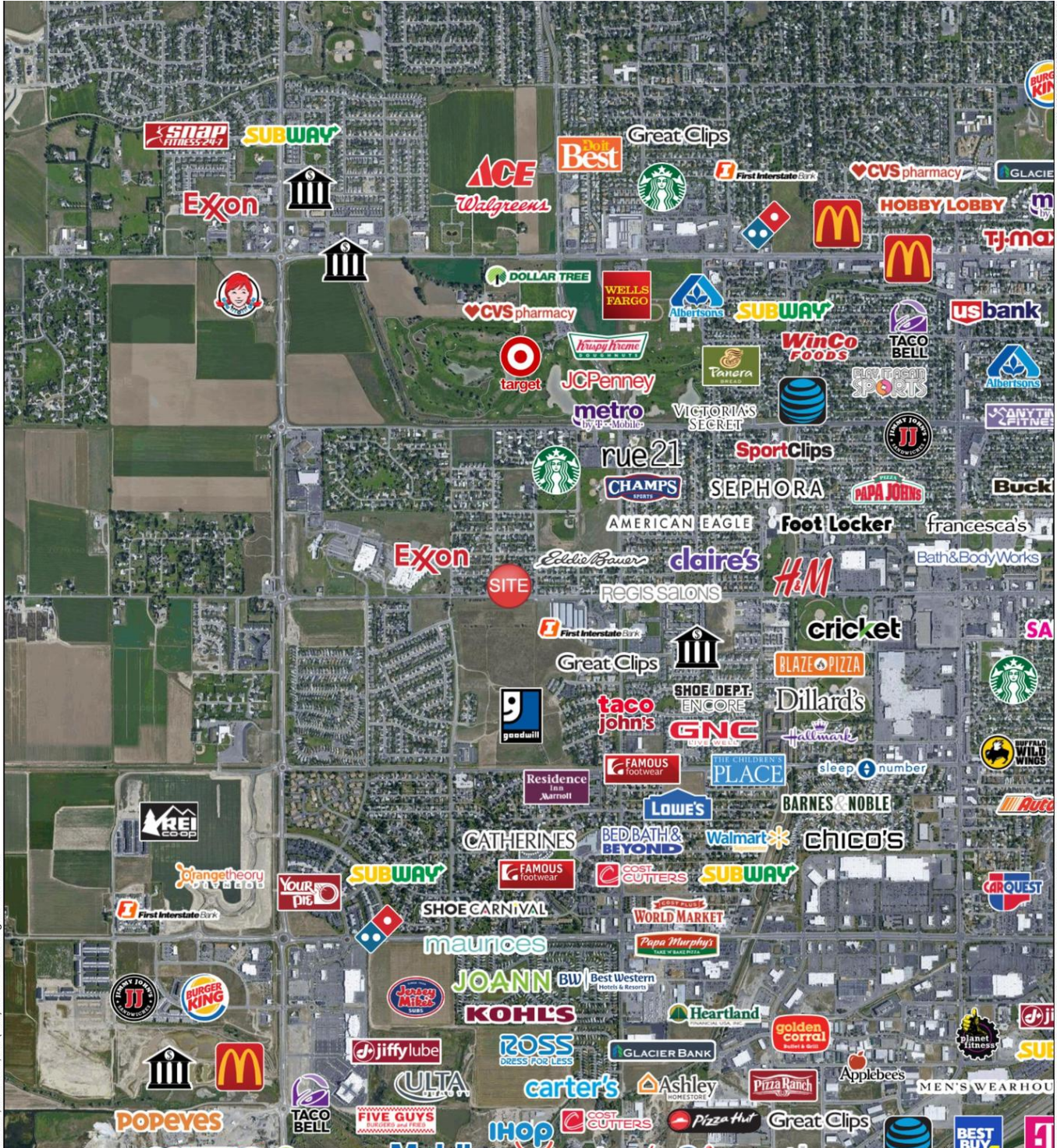




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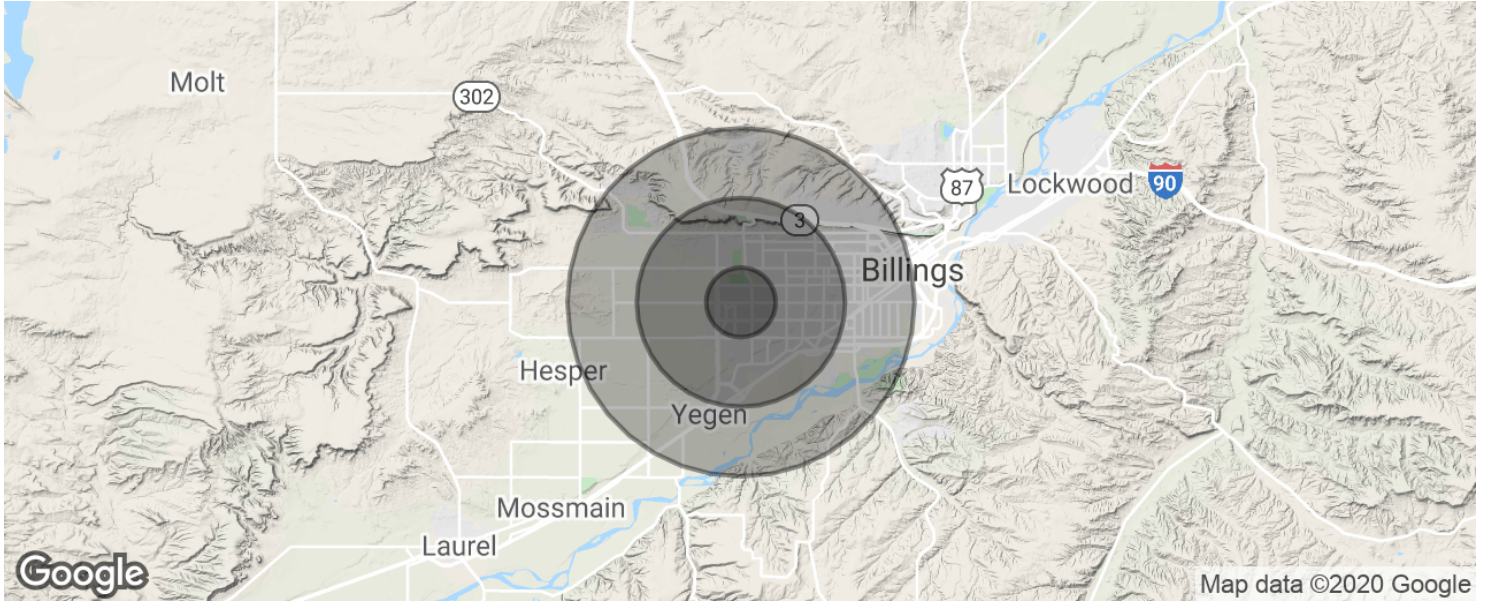




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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,940	45,603	78,439
Median age	38.3	41.8	39.8
Median age (Male)	34.9	39.4	37.6
Median age (Female)	39.5	43.3	42.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

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