



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

1511 6TH AVENUE NORTH

Billings, MT 59101

AVAILABLE SPACE

1,000 SF

LEASE RATE

\$1,650 per month (NNN)

AREA

Property is situated on prime traffic artery coming from the Billings Heights through downtown. This delivers 15,000 cars a day and excellent corner access for entrance and exit. The property has been well maintained with pride of ownership and still feels like a brand new building. This Suite has high ceilings and tons of natural lighting and private patio for the tenants to use.



OFFICE

Shaylee Green

406.208.7723

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CBCMONTANA.COM

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



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OFFERING SUMMARY

Available SF: 1,000 SF

Lease Rate: \$1,650 per month (NNN)

Lot Size: 0.34 Acres

Building Size: 3,864 SF

Zoning: East Billings Railspur Village

PROPERTY OVERVIEW

1000 SF Office - Suite "A"

\$1650 mo plus utilities

\$13 SF Base Lease

\$3.75 NNN

Class A Office Space - 3 offices and reception area.

Ground floor access.

ADA common bathroom with janitorial included.

3 Employee Designated parking spaces.

15,000 Cars Traffic Count.

Tons of Exposure and excellent Signage!!

FREE RENT INCENTIVE

Sign 3 year lease and get 3 months free Sign 5 year lease get 5 months free! And \$50 Gift Card to Cabela's/Scheels!

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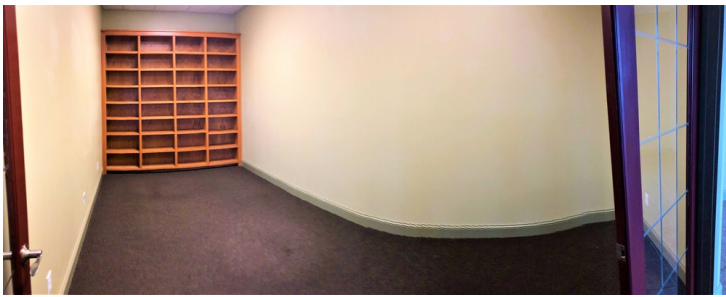
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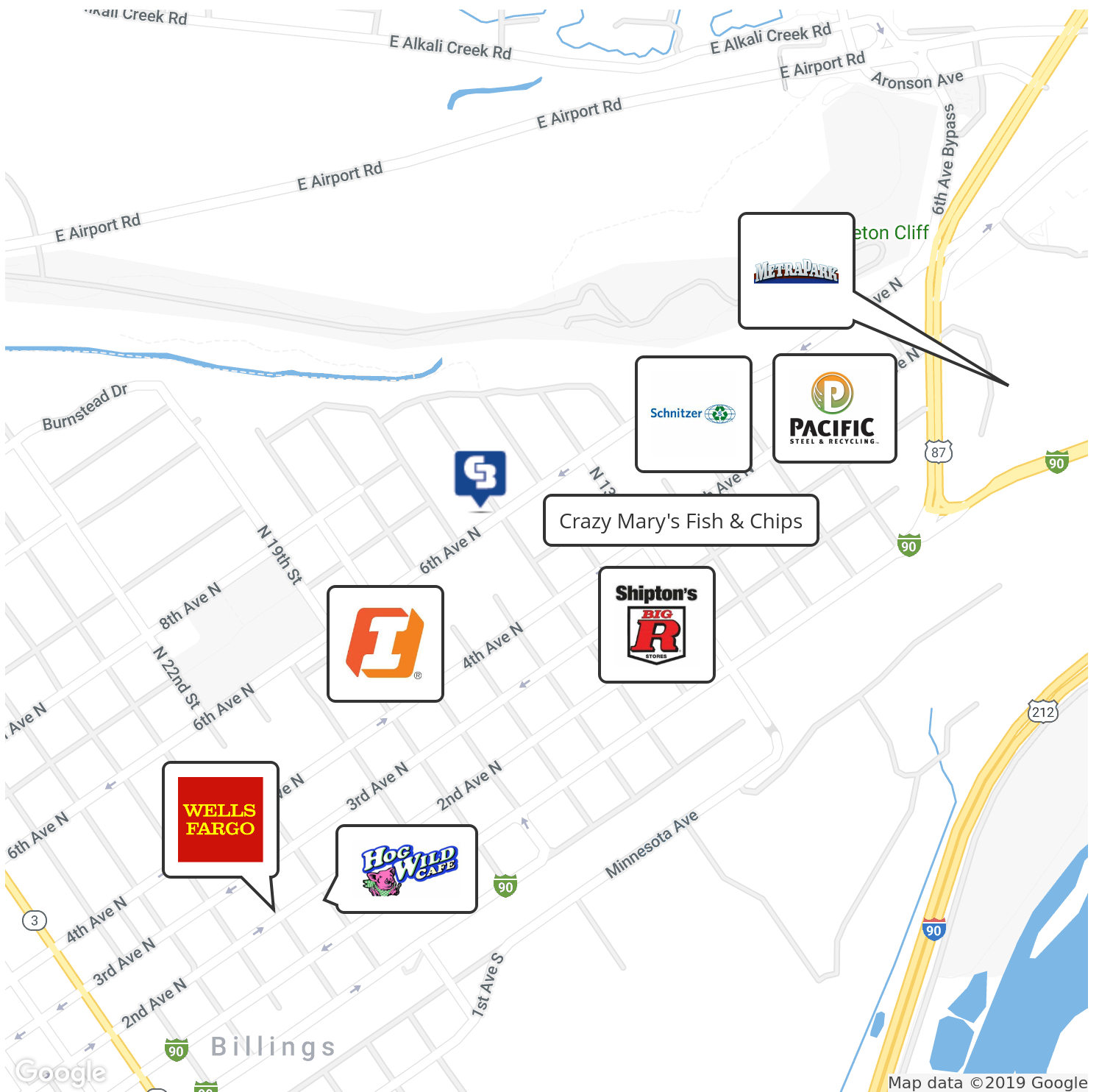
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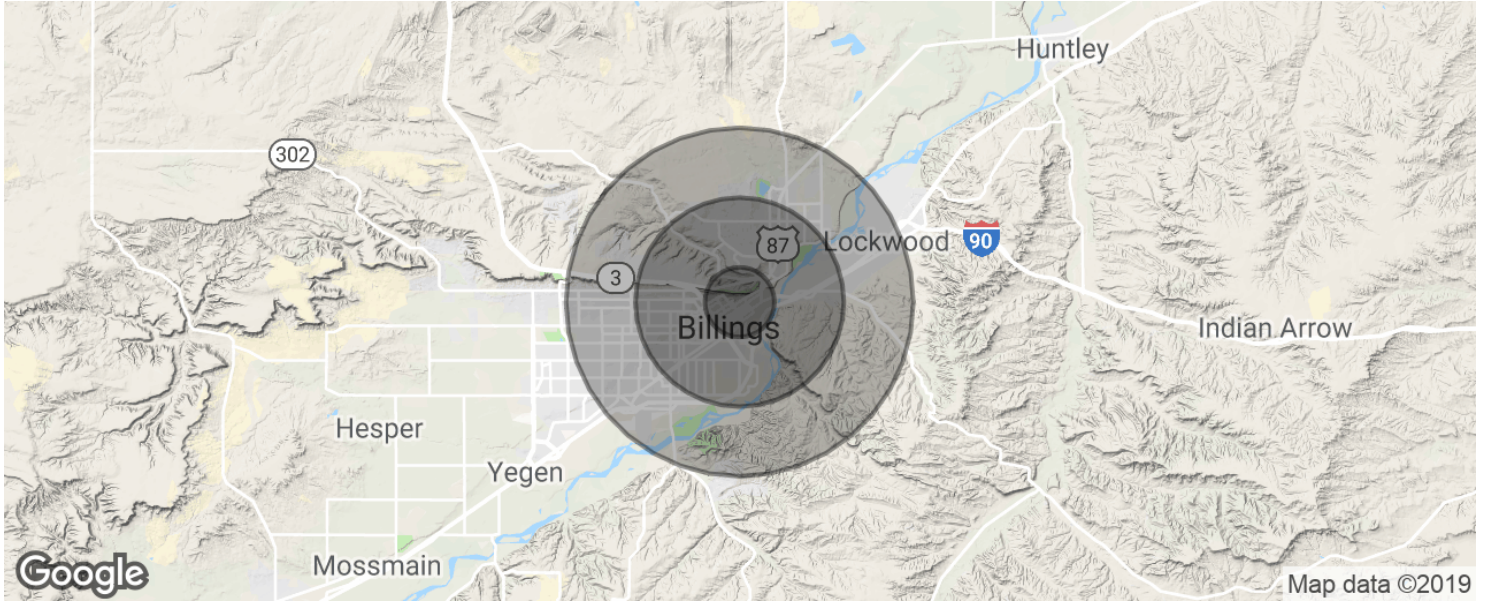
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,461	53,689	95,769
Median age	36.0	35.1	35.2
Median age (Male)	36.3	34.0	33.8
Median age (Female)	35.2	36.5	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,471	22,639	40,340
# of persons per HH	2.2	2.4	2.4
Average HH income	\$39,970	\$50,771	\$53,319
Average house value	\$149,849	\$151,080	\$157,468

* Demographic data derived from 2010 US Census

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