



**COLDWELL  
BANKER  
COMMERCIAL**  
CBS

# FOR LEASE

## 1597 AVENUE D

Billings, MT 59102

### AVAILABLE SPACE

1,040 - 2,080 SF

### LEASE RATE

\$1,430 - \$2,860 per month (utilities included)

### AREA

1597 Ave D is a centrally located professional office building with Class A finishes. While these offices are currently occupied by a counseling center, offices are set up ideally for medical professionals, realtors, insurance agencies, accountants, financial services or any other professional services firm. Office building is conveniently located in Midtown Billings.



### OFFICE

**Nathan Matelich**

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**George Warmer**

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## OFFERING SUMMARY

Available SF:	1,040 - 2,080 SF
Lease Rate:	\$1,430 - 2,860 per month (utilities included)
Lot Size:	0.72 Acres
Year Built:	2002
Building Size:	8,290 SF
Zoning:	Neighborhood Commercial

## PROPERTY OVERVIEW

- \*1,040 SF to 2,080 SF Office Space for Lease
- \*\$16.50 PSF Gross Lease
- \*Class A Office Building
- \*Large pylon sign on Avenue D

### Suites 3 & 4

- \*2,080 SF professional office space for lease
- \*\$2,860/mo (includes utilities)
- \*7 offices
- \*Reception area
- \*2 bathrooms
- \*Large conference room -- Could be turned back into 2 office
- \*NOTE: Space could be 2 separate offices with each consisting of 1,040 SF and having 4 offices + reception area

### Suite 6

- \*1,040 SF professional office space for lease
- \*\$1,430/mo (includes utilities)
- \*3 offices
- \*Reception area
- \*Kitchenette
- \*Conference room / open area

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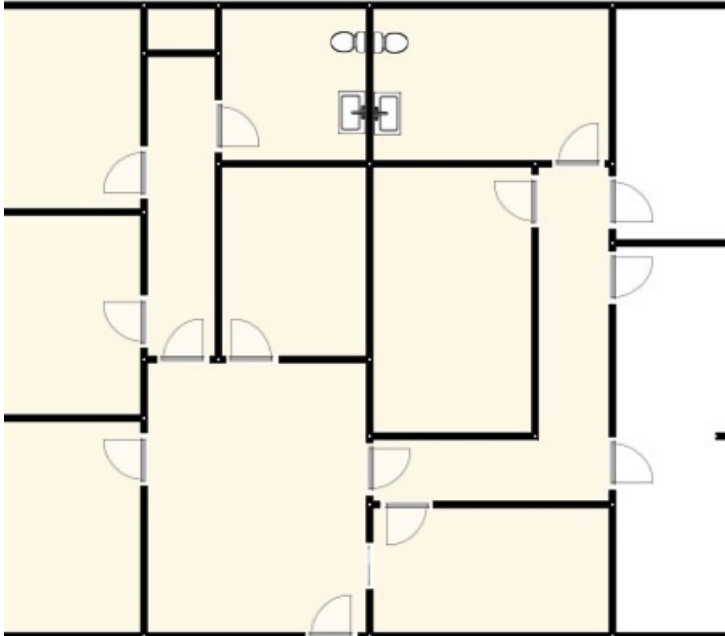
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# 1597 AVENUE D SUITES 3 & 4

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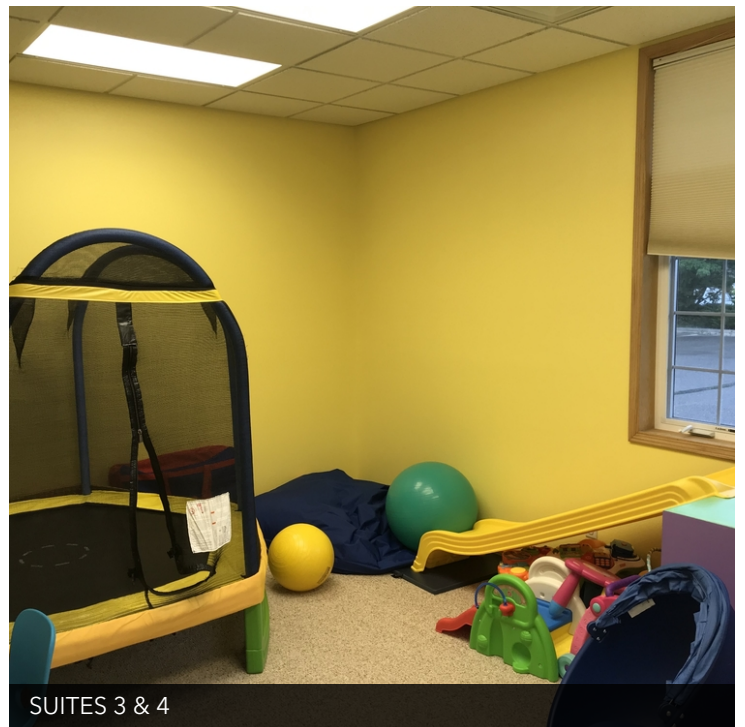
SUITES 3 & 4



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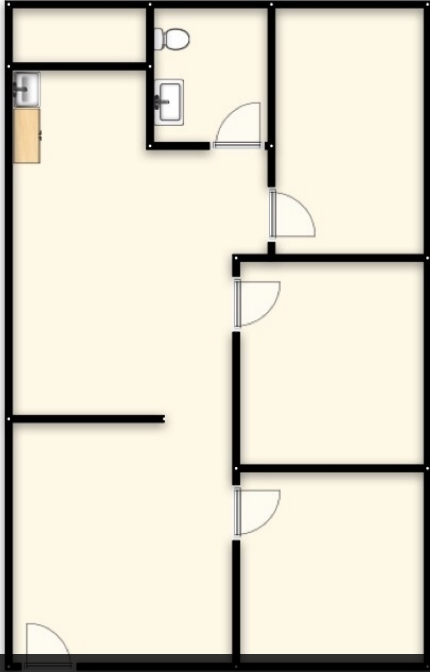
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# 1597 AVENUE D SUITE 6

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SUITE 6



SUITE 6



SUITE 6



SUITE 6

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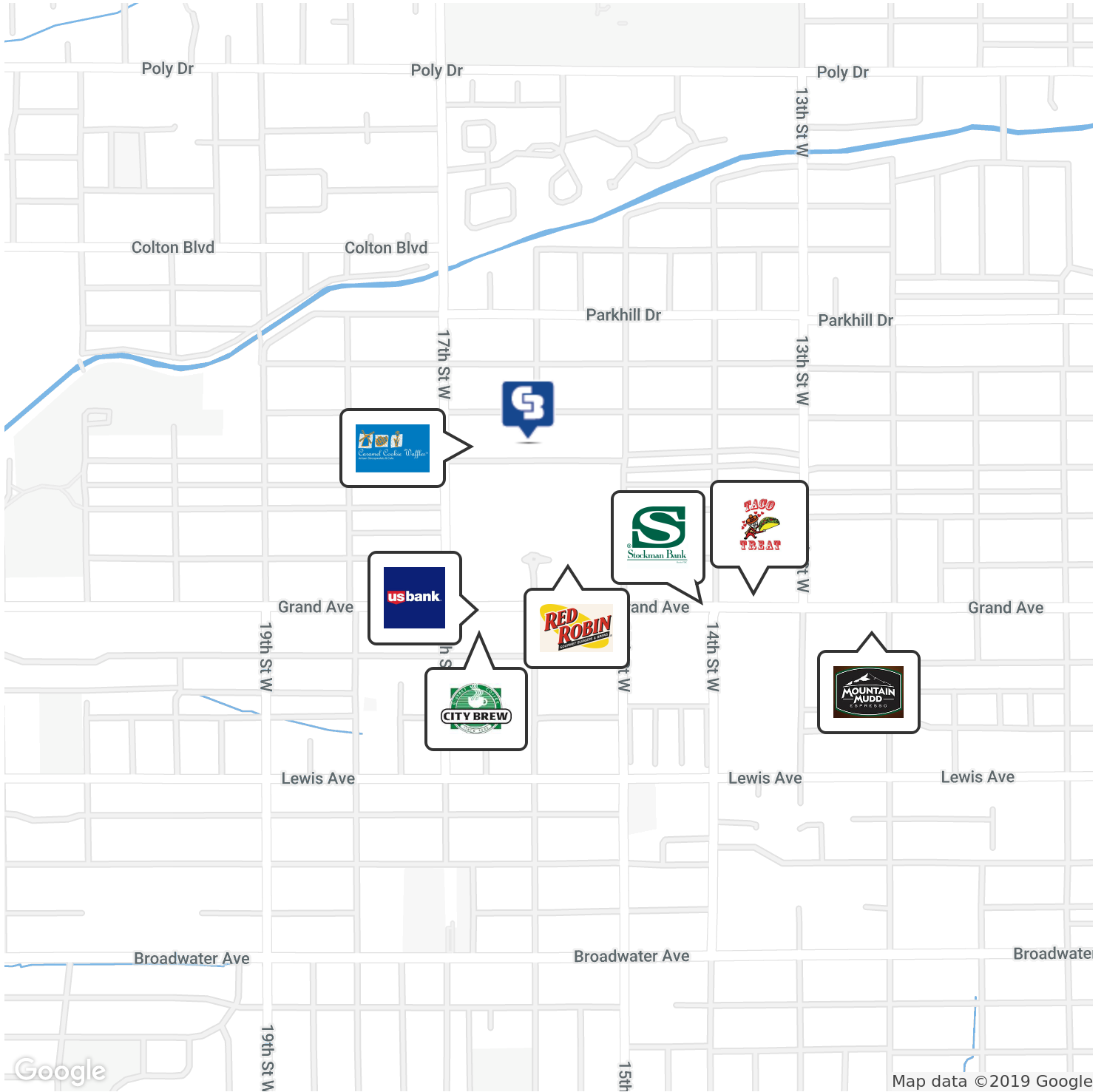
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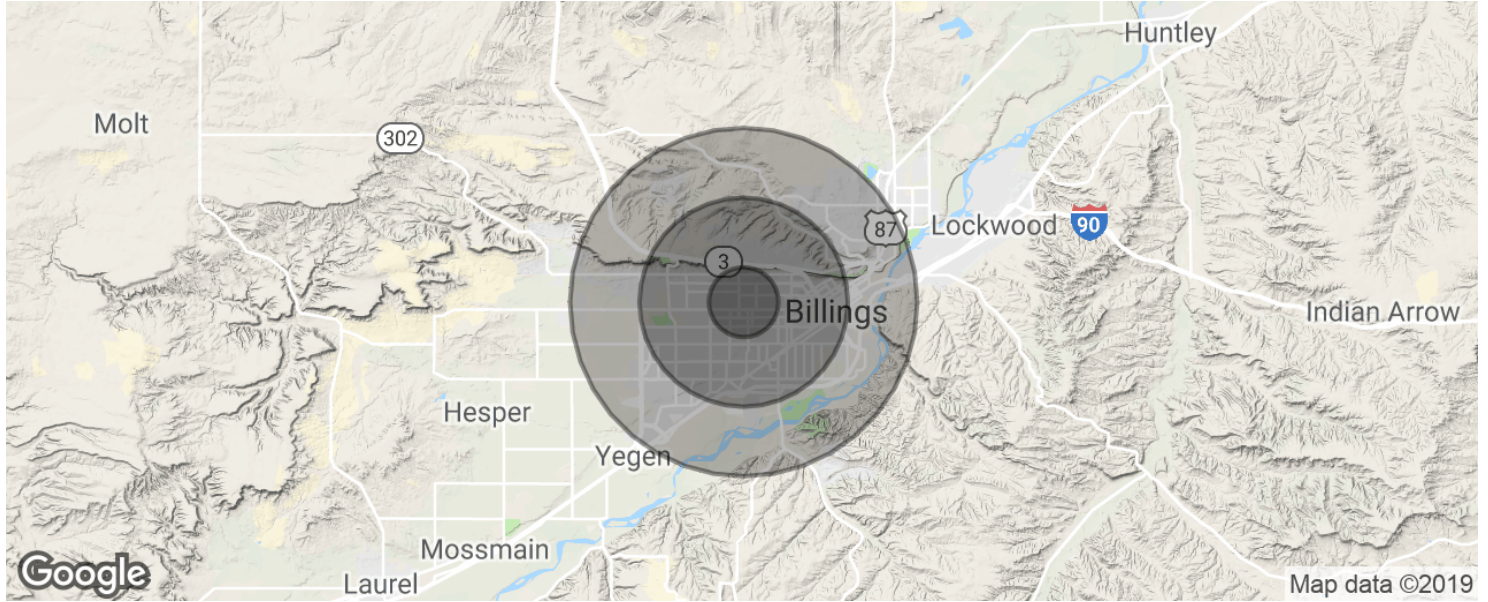
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,101	64,992	112,475
Median age	36.4	38.1	37.8
Median age (Male)	34.2	36.3	36.0
Median age (Female)	40.8	40.7	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,050	28,577	49,020
# of persons per HH	2.2	2.3	2.3
Average HH income	\$54,311	\$58,663	\$57,536
Average house value	\$172,021	\$193,396	\$184,763

\* Demographic data derived from 2010 US Census

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