



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

1597 AVENUE D

Billings, MT 59102

AVAILABLE SPACE

1,040 SF

LEASE RATE

\$1,430 per month + utilities

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

406.781.6889

nathan@cbcmontana.com

George Warmer

406.855.8946

george@cbcmontana.com

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



1597 AVENUE D

Billings, MT 59102

LEASE



OFFERING SUMMARY

Available SF: 1,040 SF

Lease Rate: \$1,430 per month
+ utilities

Lot Size: 0.72 Acres

Year Built: 2002

Building Size: 8,290 SF

Zoning: Neighborhood
Commercial

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com

George Warmer
406.855.8946
george@cbcmontana.com

PROPERTY OVERVIEW

Suite 6

*1,040 SF professional office space for lease

*\$1,430/mo + utilities

*\$16.50 PSF Gross Lease

*Class A Office Building

*3 offices

*Reception area

*Kitchenette

*Conference room / open area

*Large pylon sign on Avenue D



**COLDWELL
BANKER
COMMERCIAL**

CBS



1597 AVENUE D
Billings, MT 59102

LEASE



CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com

George Warmer
406.855.8946
george@cbcmontana.com



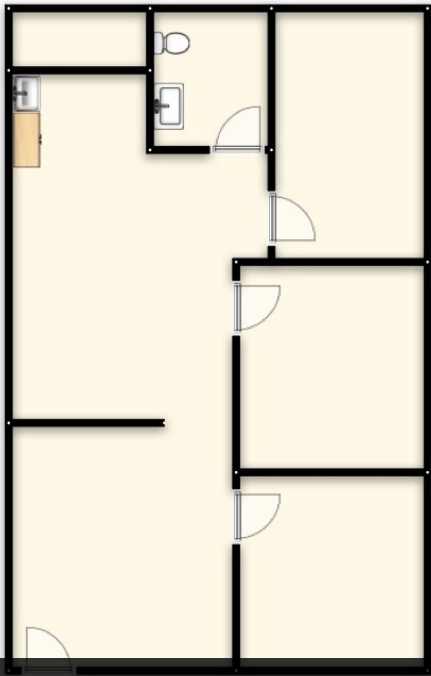
**COLDWELL
BANKER
COMMERCIAL**
CBS



1597 AVENUE D
SUITE 6

Billings, MT 59102

LEASE



SUITE 6



SUITE 6



SUITE 6



SUITE 6

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com

George Warmer
406.855.8946
george@cbcmontana.com



COLDWELL
BANKER
COMMERCIAL
CBS



1597 AVENUE D

Billings, MT 59102

LEASE



CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com

George Warner
406.855.8946
george@cbcmontana.com



COLDWELL
BANKER
COMMERCIAL

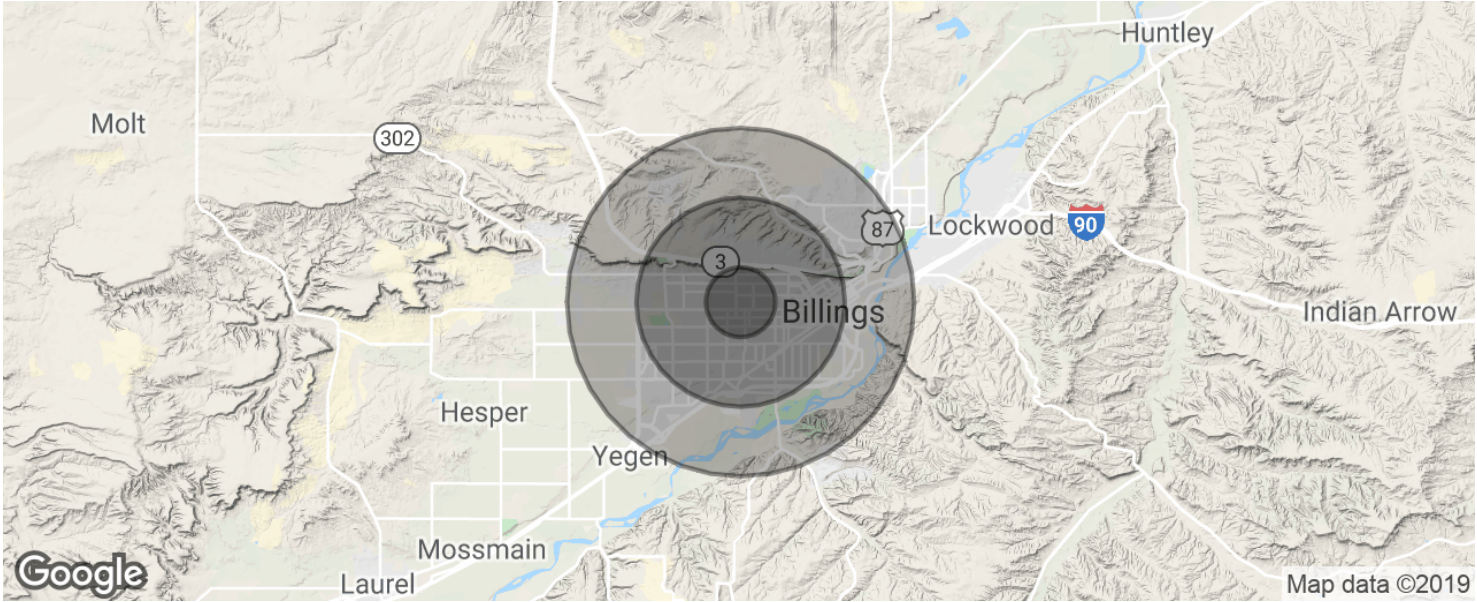
CBS



1597 AVENUE D

Billings, MT 59102

LEASE



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

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com

George Warmer
406.855.8946
george@cbcmontana.com



COLDWELL
BANKER
COMMERCIAL
CBS