



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

1925 GRAND AVE

Billings, MT 59102

AVAILABLE SPACE

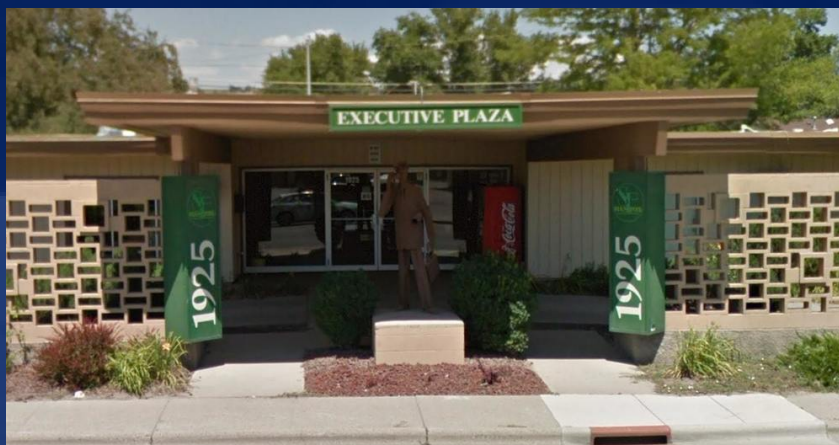
208 - 1,011 SF

LEASE RATE

\$13.95 - \$15.27 SF/yr (utilities included)

AREA

1925 Grand Ave is a centrally located professional office building consisting of multiple, small executive office spaces ranging from 350 to 1,000 SF. Property includes a private courtyard, common area receptionist and numerous other amenities. These office are perfect for small businesses with 2-7 employees. Other tenants are saying the building has a welcoming and comfortable atmosphere, is always well kept and clean, assistance is professional and timely whenever needed, there is ample parking and brightly lit parking lights. All this and at an affordable price makes this a screaming deal. There's no need to look further for office space.



OFFICE

Nathan Matelich

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



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OFFERING SUMMARY

Available SF: 208 - 760 SF

Lease Rate: \$13.95 - \$14.84 SF/yr
(utilities included)

Lot Size: 0.97 Acres

Year Built: 1965

Building Size: 16,972 SF

Zoning: Community
Commercial

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PROPERTY OVERVIEW

- *Multiple executive office spaces for lease
- *Full Service Gross Leases (utilities included)
- *Tenant pays for phone/internet
- *Common area receptionist
- *Common area kitchenette
- *Common area waiting room
- *Conference room



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LEASE TYPE | utilities included TOTAL SPACE | 208 - 760 SF LEASE TERM | Negotiable LEASE RATE | \$260 - \$940 per month



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	760 SF	utilities included	\$940 per month	-
Suite 114	657 SF	utilities included	\$765 per month	Suites 114 & 115 can be rented together or separate.
Suite 115	354 SF	utilities included	\$410 per month	Suites 114 & 115 can be rented together or separate.
Suite 138	275 SF	utilities included	\$350 per month	Suites 138 & 139 can be rented together or separate.
Suite 139	285 SF	utilities included	\$350 per month	Suites 138 & 139 can be rented together or separate.
Suite 140B	208 SF	utilities included	\$260 per month	-

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Common area reception



Common area conference room

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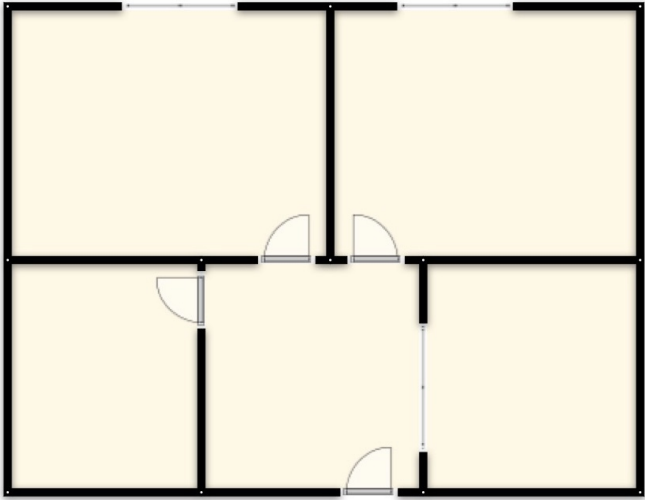


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SUITE 101
1925 GRAND AVE
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Suite 101

Suite 101



Suite 101



Suite 101

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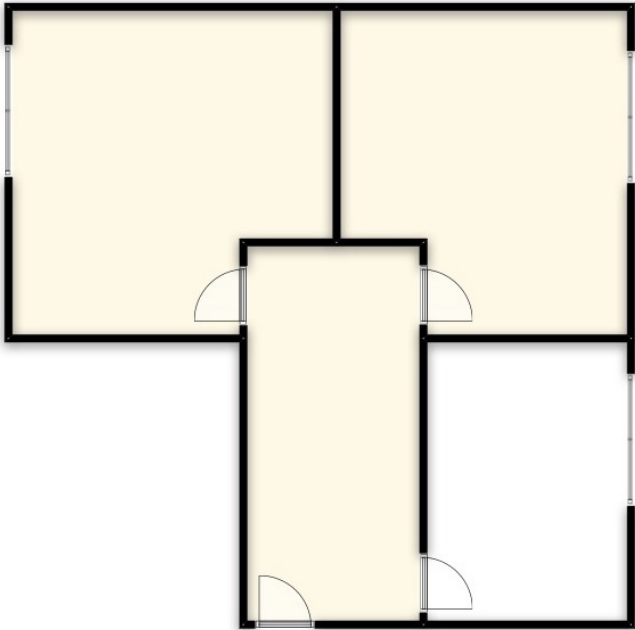


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SUITE 115
1925 GRAND AVE
Billings, MT 59102

LEASE



Suite 115



Suite 115



Suite 115



Suite 115

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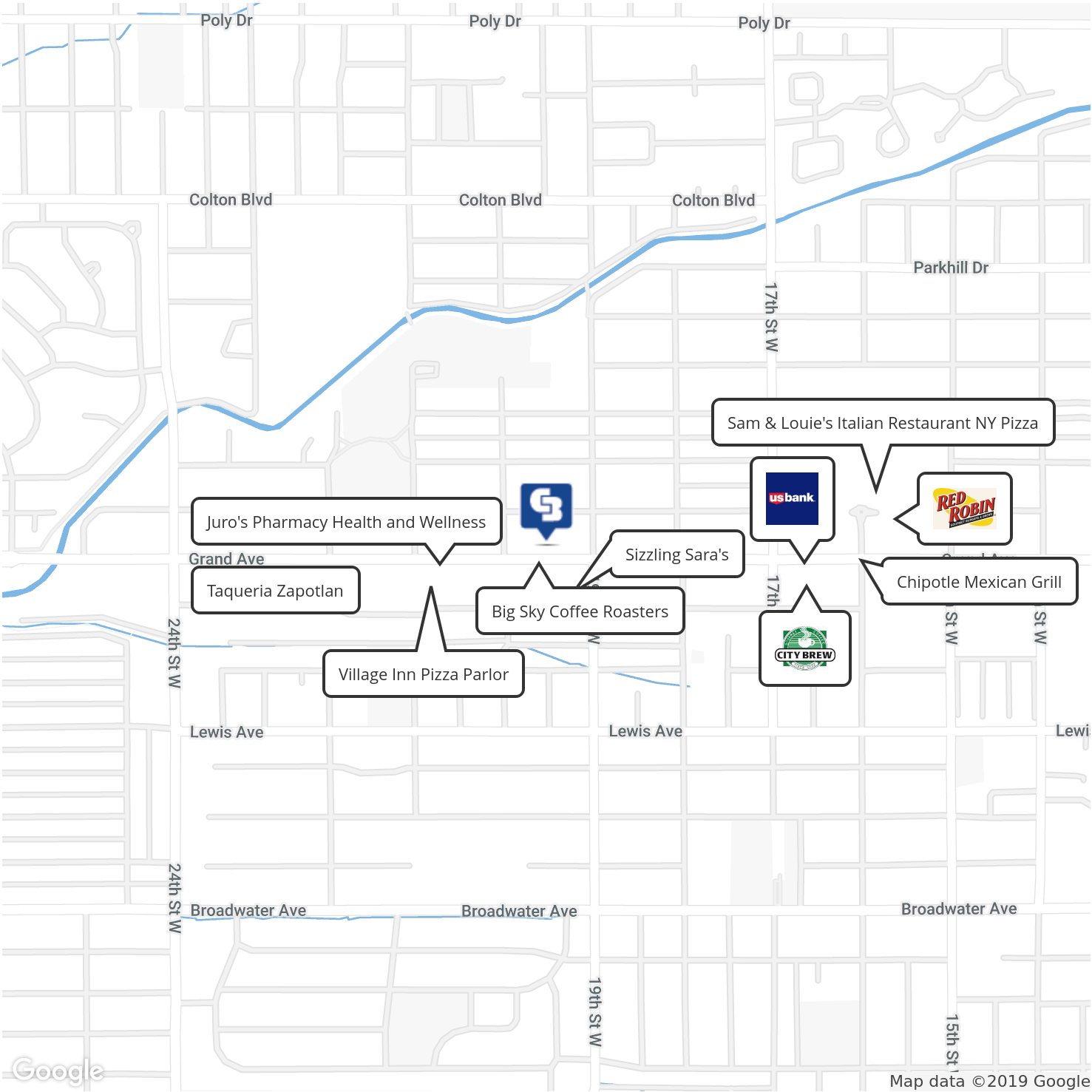
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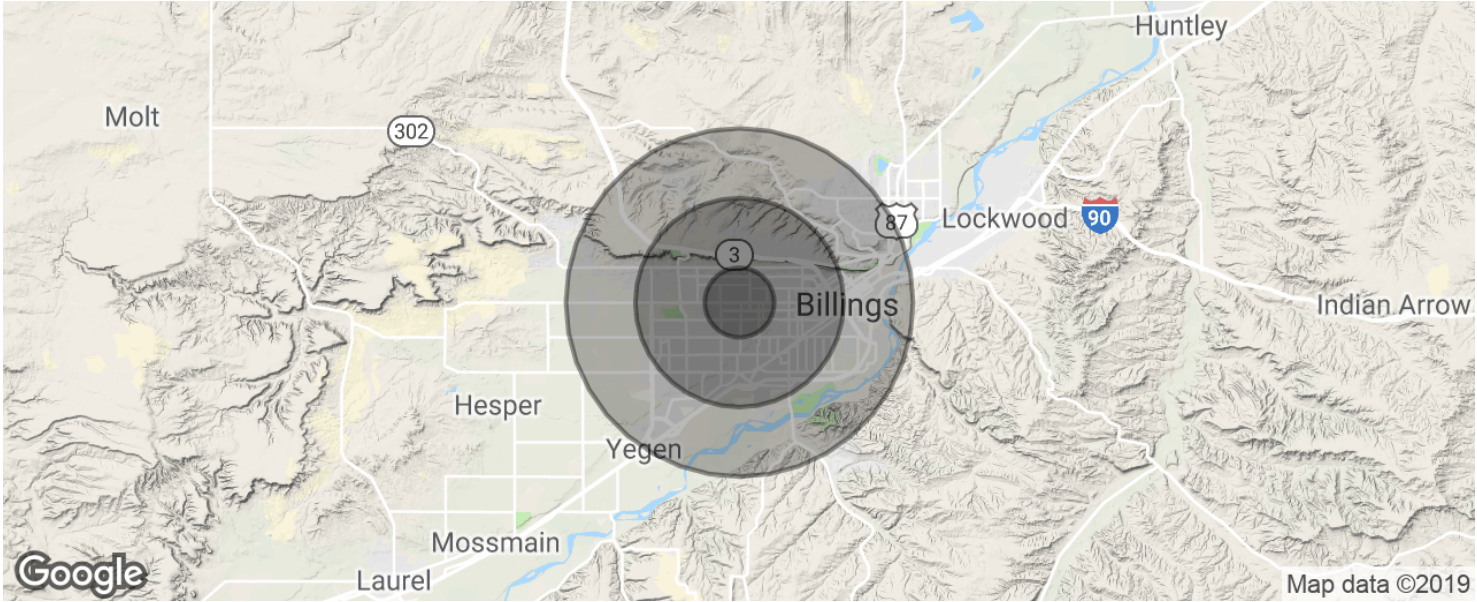
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,686	66,370	105,560
Median age	39.4	38.8	38.3
Median age (Male)	37.9	36.7	36.4
Median age (Female)	41.1	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,390	29,382	46,377
# of persons per HH	2.2	2.3	2.3
Average HH income	\$57,336	\$59,317	\$57,658
Average house value	\$176,129	\$194,112	\$189,236

* Demographic data derived from 2010 US Census

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