



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

618 S 25TH ST - OFFICE

Billings, MT 59101

AVAILABLE SPACE

5,000 SF

LEASE RATE

\$9 SF/yr (NNN)

CBCMONTANA.COM



OFFICE

Kyle Schlichenmayer

406.698.1899

kyle@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**

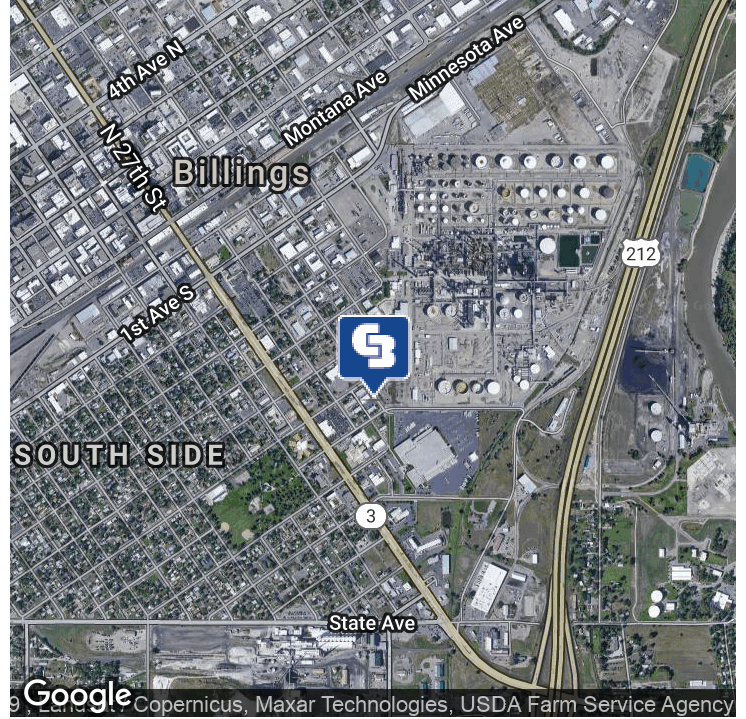
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



618 S 25TH ST

Billings, MT 59101

LEASE



OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$9.00 SF/yr (NNN)
Lot Size:	0.32 Acres
Year Built:	1999
Building Size:	5,000 SF
Renovated:	2014
Zoning:	Community Commercial

PROPERTY OVERVIEW

- Well kept office building
- Reception
- 2 conference rooms
- Breakroom
- 10 offices
- 3 ADA restrooms
- Off street parking
- \$9/sqft NNN

CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



618 S 25TH ST
Billings, MT 59101

LEASE



CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

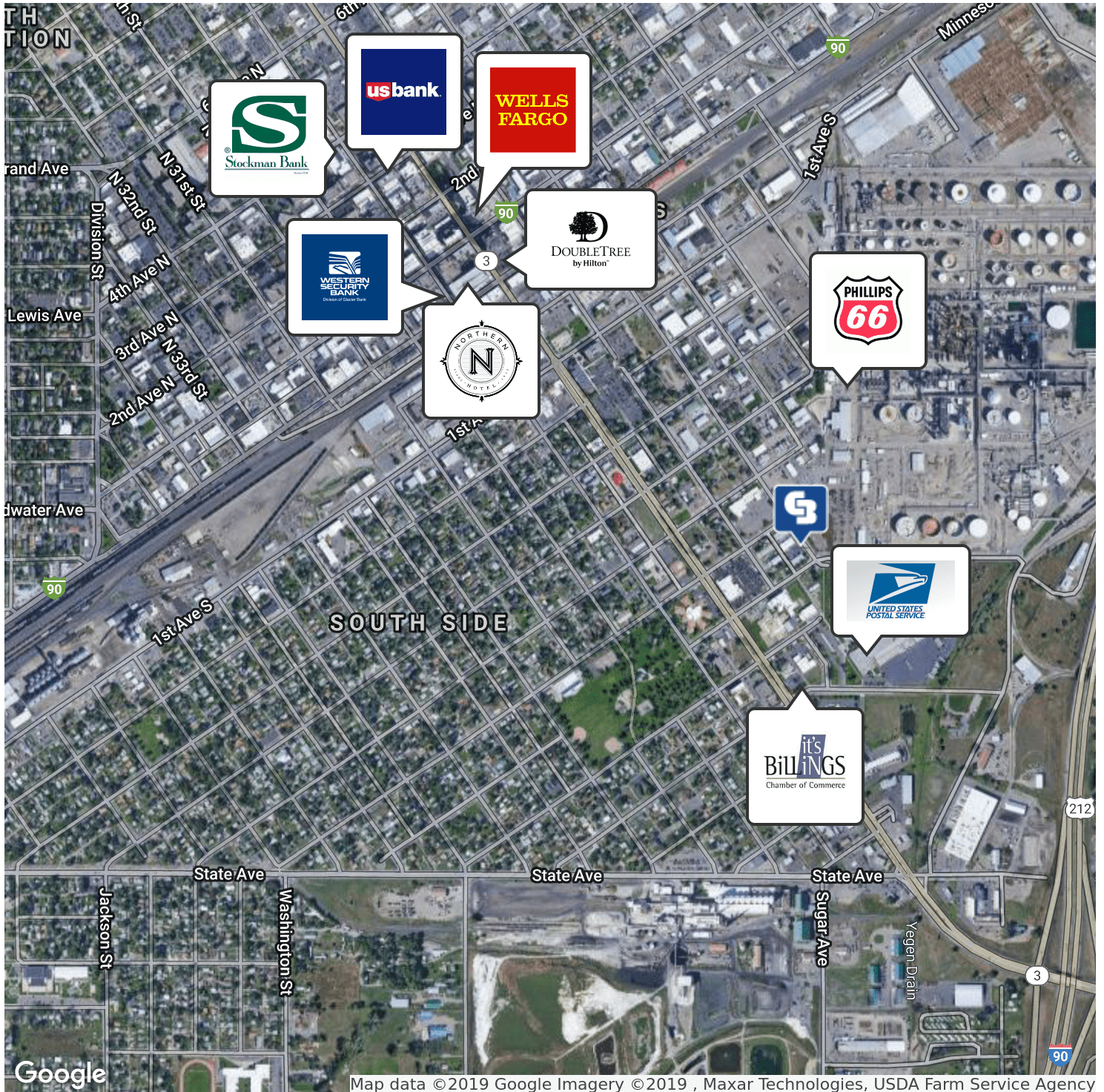
CBS



618 S 25TH ST

Billings, MT 59101

LEASE



CBCMONTANA.COM

Kyle Schlichenmayer
 406.698.1899
 kyle@cbcmontana.com



**COLDWELL
 BANKER
 COMMERCIAL**

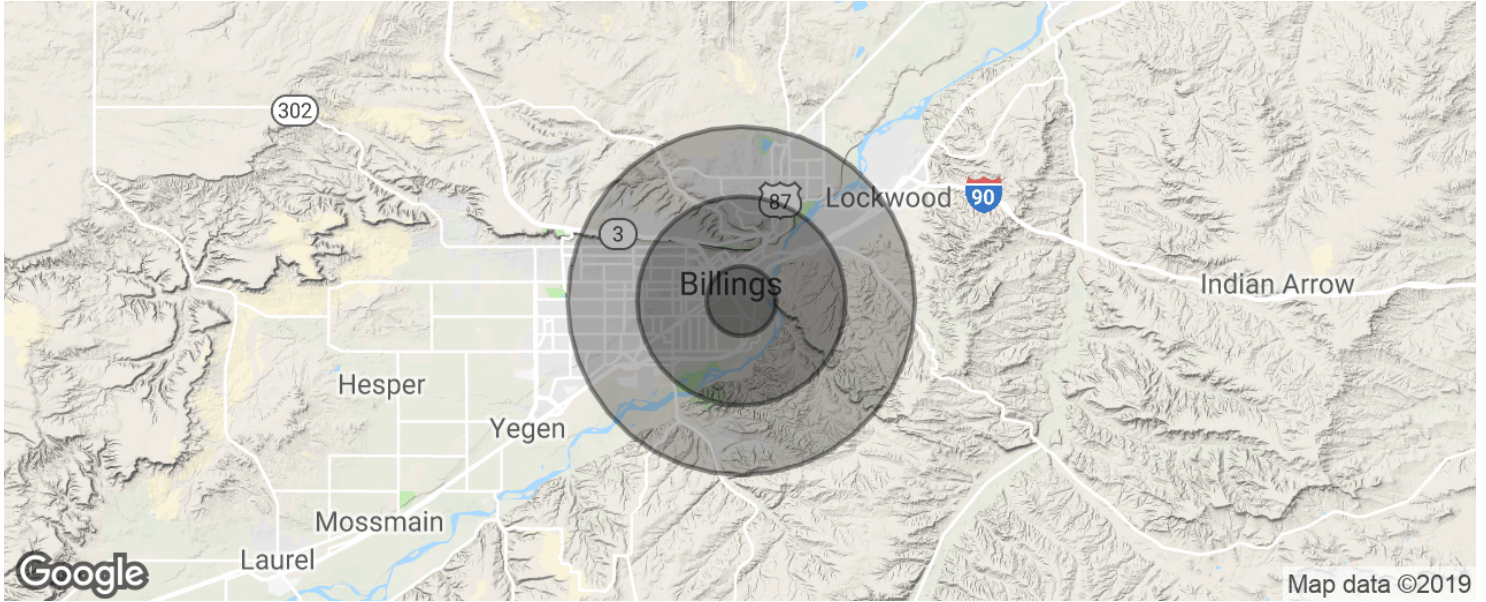
CBS



618 S 25TH ST

Billings, MT 59101

LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,019	44,620	92,308
Median age	34.6	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.0	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,713	18,934	39,036
# of persons per HH	2.6	2.4	2.4
Average HH income	\$37,017	\$47,057	\$52,763
Average house value	\$122,014	\$144,678	\$155,875

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Kyle Schlichenmayer
406.698.1899
kyle@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS