



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

618 S 25TH ST - OFFICE

Billings, MT 59101

AVAILABLE SPACE

5,000 SF

LEASE RATE

\$7 SF/yr (NNN)

CBCMONTANA.COM



OFFICE

Kyle Schlichenmayer

406.698.1899

kyle@cbcmontana.com

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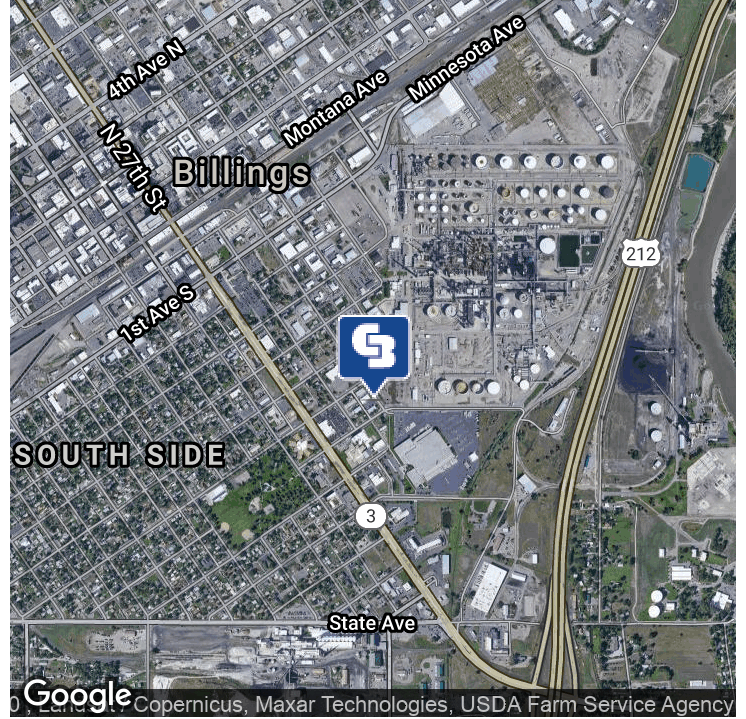
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF:	5,000 SF
Lease Rate:	\$7.00 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 with reception, 2 conference rooms, 3 ADA restrooms, 10 offices, open bullpen/work area and off street parking.

Located on the south side of Billings, however it is across the street from P66 refinery and the main post office so there are additional patrols to keep the area safe and secure. No vandalism in 20+ years of ownership.

\$7/sqft NNN and Landlord willing to work with qualified tenants.

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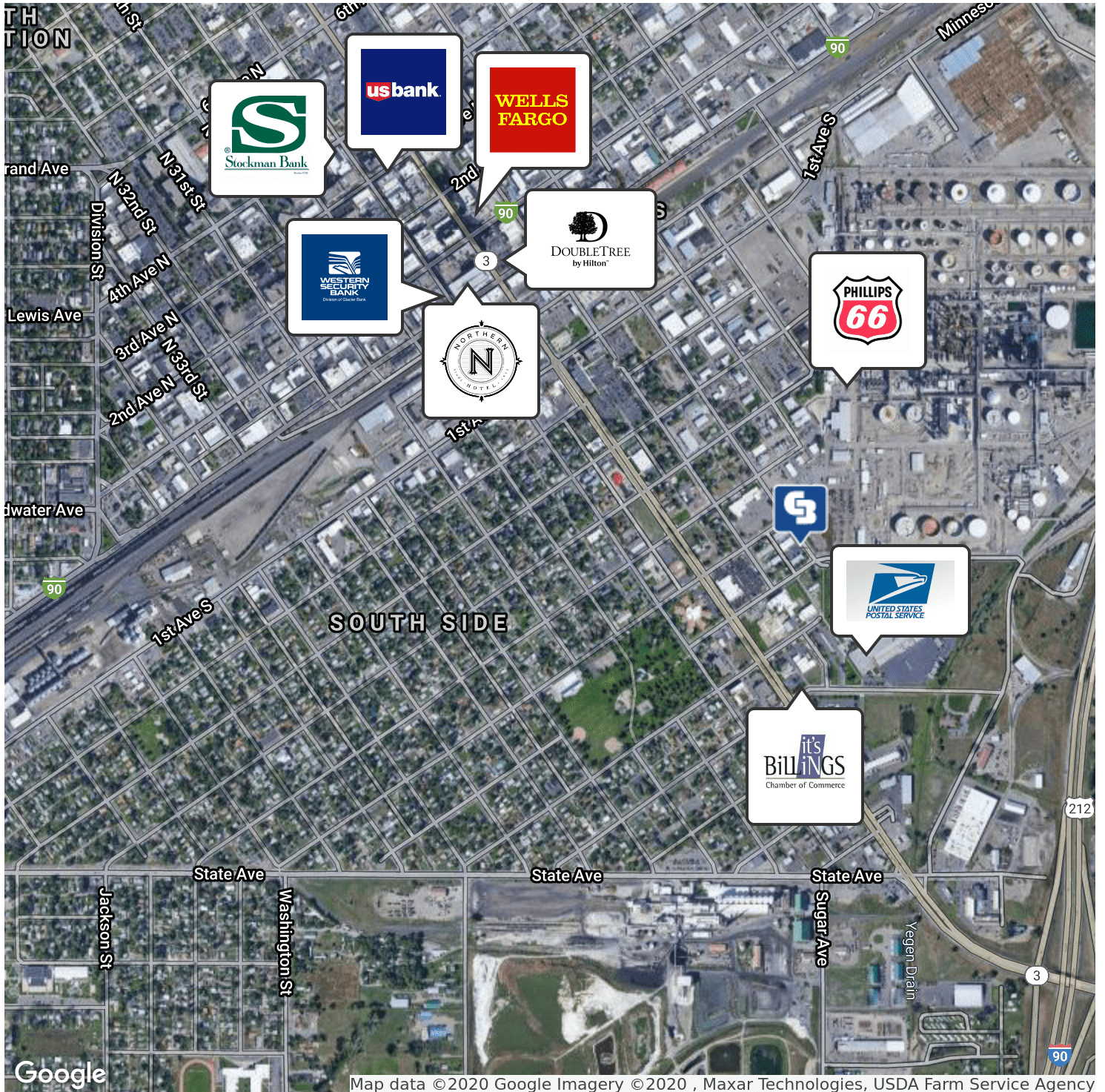
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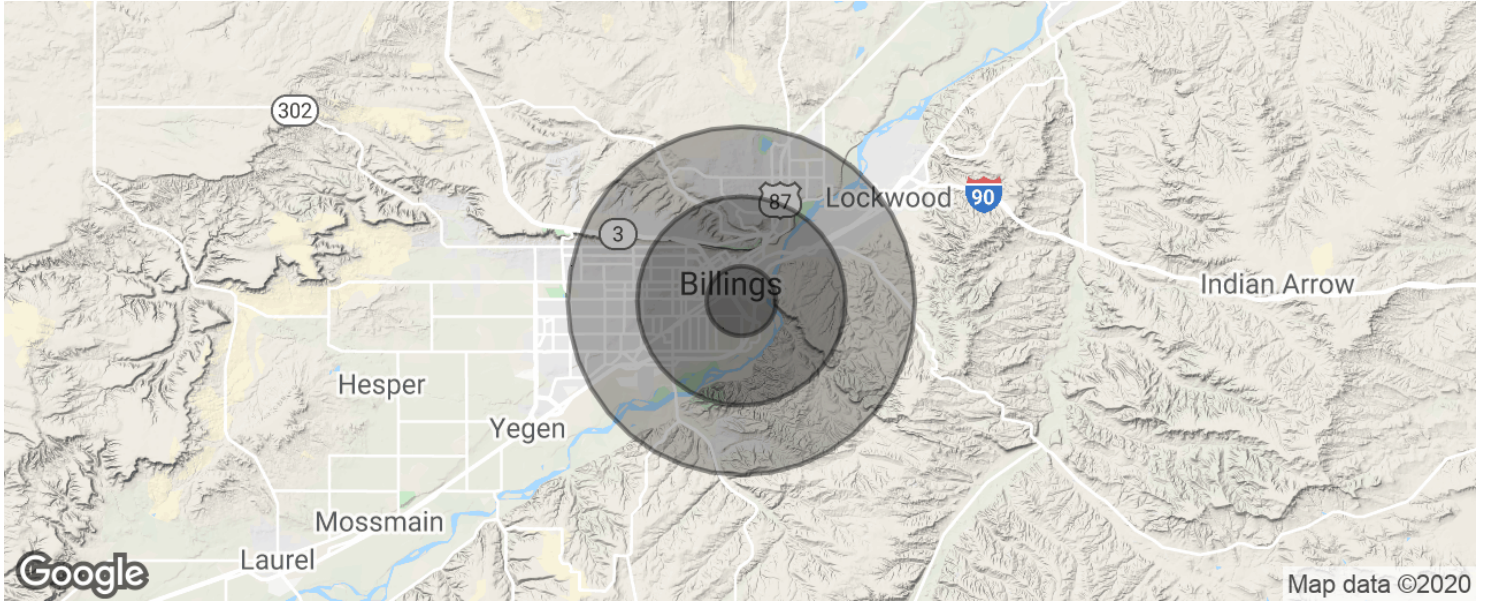
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,019	44,620	92,308
Median age	34.6	34.6	35.4
Median age (Male)	35.0	34.0	33.9
Median age (Female)	33.0	35.7	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,713	18,934	39,036
# of 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

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