



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

51 N 15TH ST

Billings, MT 59101

AVAILABLE SPACE

1,230 - 2,490 SF

LEASE RATE

\$1,128 - \$2,283 per month (+ utilities)

AREA

51 N 15th St is a recently renovated Class A office complex with high end wood finishes, easy parking and quick access to downtown. It consists of 2 separate office spaces that can be leased separately or enjoy a connecting doorway between suites. Other tenants currently include law, medical, construction, agriculture & financial management, photography & real estate businesses. Enjoy the courtyard with water feature & Koi pond on your lunch break! Office complex is a tight knit community with property manager onsite.

CBCMONTANA.COM



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: 1,230 - 2,490 SF

Lease Rate: \$1,128 - \$2,283 per month (+ utilities)

Lot Size: 4.87 Acres

Building Size: 2,490 SF

Renovated: 2012

PROPERTY OVERVIEW

1,230 - 2,490 SF Class A Office Spaces (Can be leased together or separately)
Newly Remodeled in 2012
Easy Parking
Private Restroom (Each suite)
Individual Office Thermostats
Access off Courtyard w/ Water Feature & Koi Pond
Centrally Located & Quick Access to Downtown

SUITE 1:
*\$1,128/mo + utilities
*1,230 SF Office
*2-3 Offices
*Conference Room
*Lobby/Cubicle Area
*Kitchenette

SUITE 2:
*\$1,155/mo + utilities
*1,260 SF Office
*2-3 Offices
*Conference Room
*Lobby/Cubicle Area
*Kitchenette

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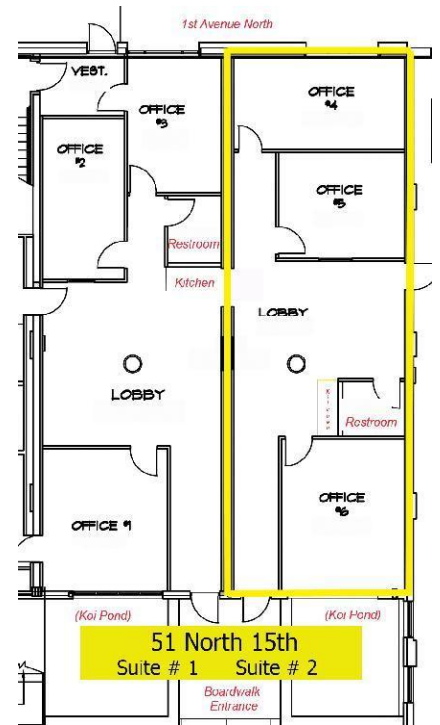
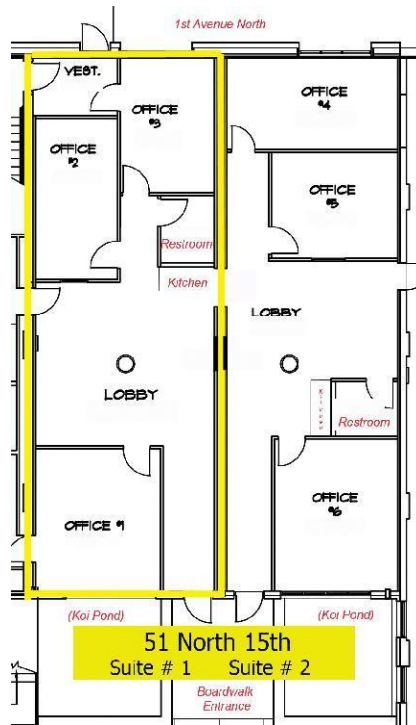
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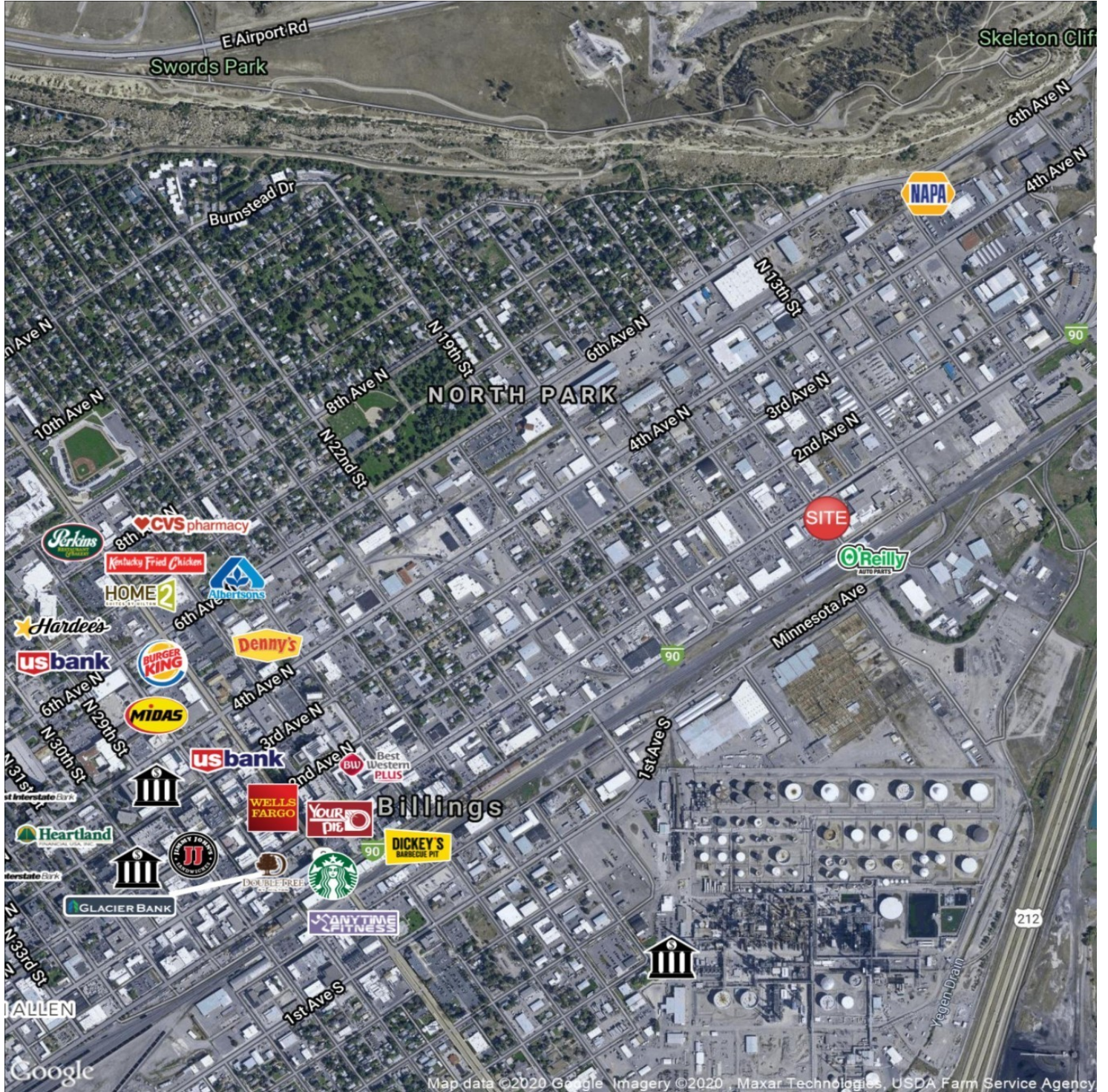




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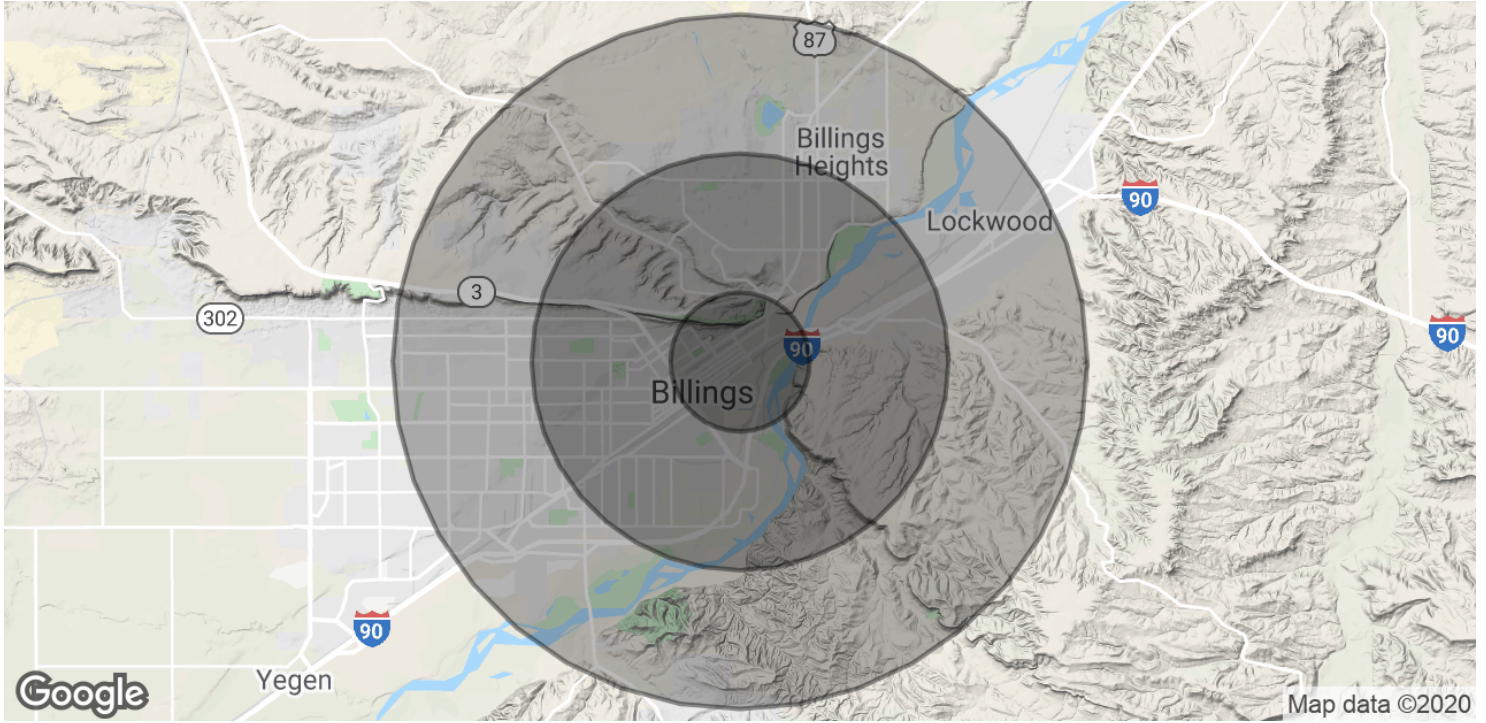
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,965	49,516	92,133
Median age	35.4	35.0	35.1
Median age (Male)	35.8	34.0	33.6
Median age (Female)	33.7	36.1	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,575	20,871	38,709
# of persons per HH	2.3	2.4	2.4
Average HH income	\$35,968	\$49,970	\$52,766
Average house value	\$112,340	\$147,379	\$155,882

* Demographic data derived from 2010 US Census

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