



**COLDWELL
BANKER
COMMERCIAL**
CBS

FOR LEASE

2525 6TH AVE N

Billings, MT 59101

AVAILABLE SPACE

150 - 1,280 SF

LEASE RATE

\$200 - \$635 per month (utilities included)

AREA

2525 6th Ave N is a professional office building and currently the home of Towe, Ball Mackey, Sommerfeld & Turner law firm. With small professional offices available for lease, this would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quite, professional space to run their business out of. Located on a busy 6th Ave N, the larger \$635/mo space would come with signage opportunities on the pylon sign.



OFFICE

Nathan Matelich

406.781.6889

nathan@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



2525 6TH AVE N

Billings, MT 59101

LEASE



OFFERING SUMMARY

Available SF: 150 - 830 SF

Lease Rate: \$200 - \$635 per month (utilities included)

Lot Size: 0.24 Acres

Building Size: 6,650 SF

PROPERTY OVERVIEW

- *Single offices for lease @ \$200/mo (utilities included) each
- *Large reception + 3 private offices for lease @ \$635/mo (utilities included)
- *2 shared conference rooms
- *Copy room - Printer available for a small fee
- *Desks available for tenant's use

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



2525 6TH AVE N

Billings, MT 59101

LEASE



CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS



2525 6TH AVE N
Billings, MT 59101

LEASE



CBCMONTANA.COM

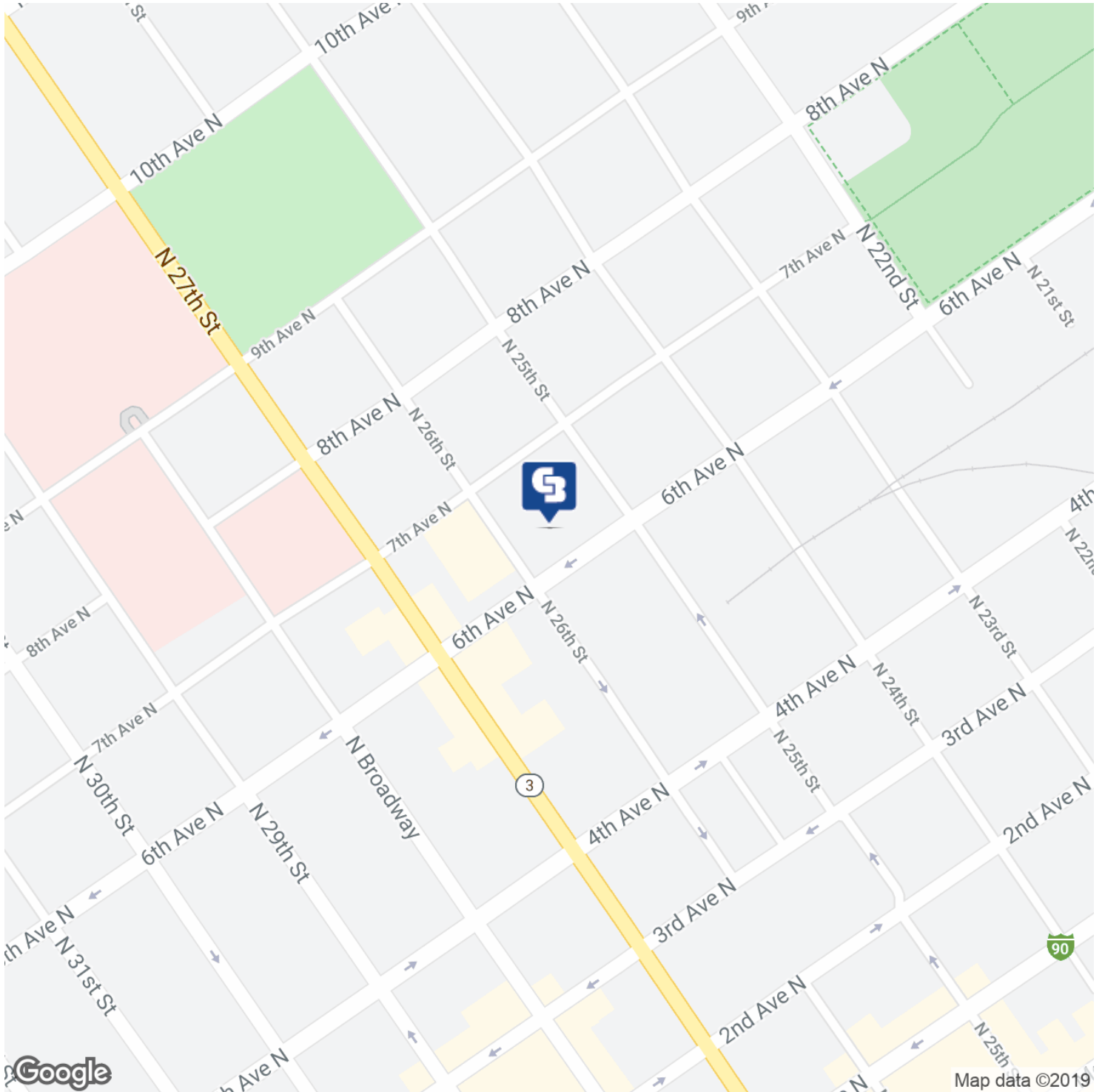
Nathan Matelich
406.781.6889
nathan@cbcmontana.com



2525 6TH AVE N

Billings, MT 59101

LEASE



CBCMONTANA.COM

Nathan Matelich
 406.781.6889
 nathan@cbcmontana.com



**COLDWELL
 BANKER
 COMMERCIAL**

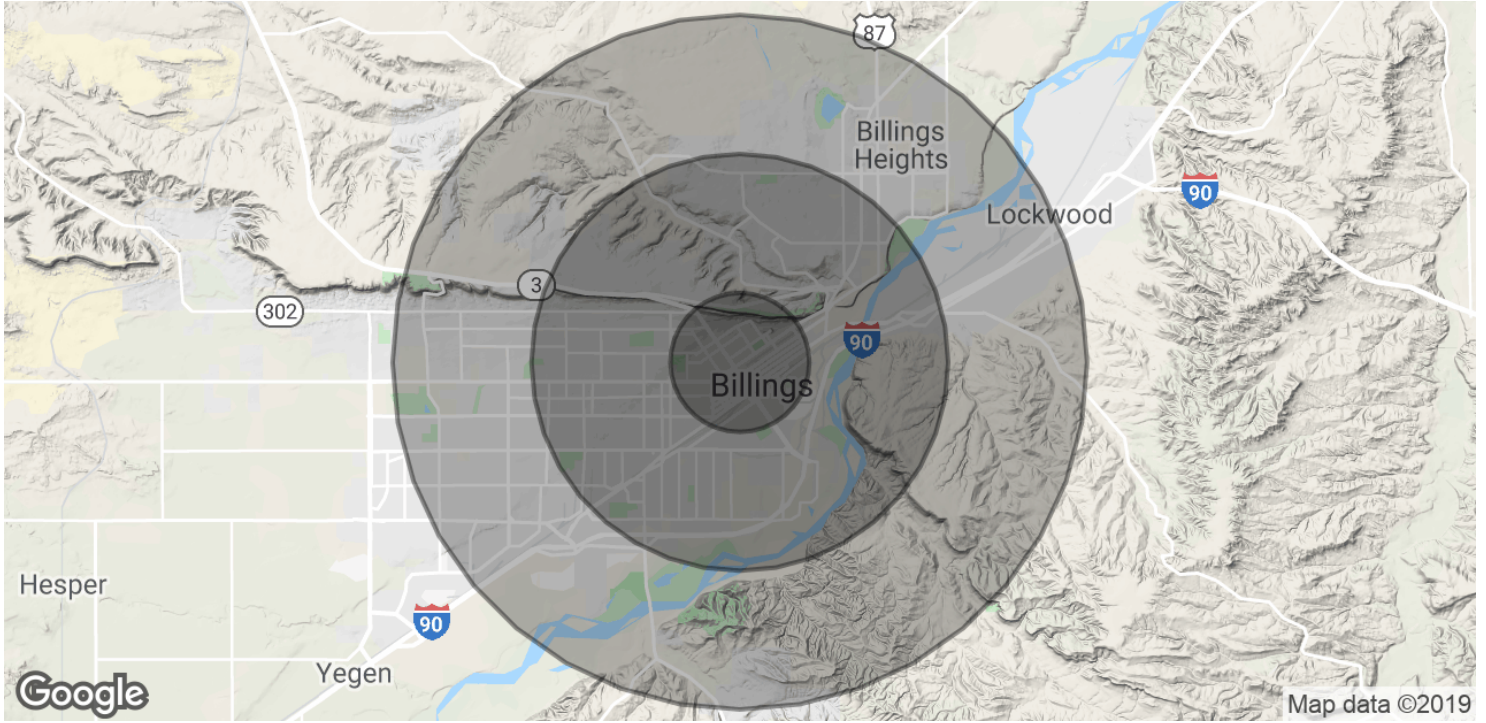
CBS



2525 6TH AVE N

Billings, MT 59101

LEASE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,773	60,935	102,086
Median age	35.6	34.5	36.1
Median age (Male)	35.1	33.2	34.6
Median age (Female)	35.9	36.7	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,080	25,988	43,221
# of persons per HH	2.2	2.3	2.4
Average HH income	\$39,918	\$50,807	\$54,224
Average house value	\$205,531	\$151,752	\$163,299

* Demographic data derived from 2010 US Census

CBCMONTANA.COM

Nathan Matelich
406.781.6889
nathan@cbcmontana.com



**COLDWELL
BANKER
COMMERCIAL**

CBS