



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

2525 6TH AVE N

Billings, MT 59101

AVAILABLE SPACE

150 - 300 SF

LEASE RATE

\$200.00 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 quiet, professional space to run their business out of.



OFFICE

Mike Bruschwein
406 656 2001
mike@cbcmontana.com

Nathan Matelich
406 656 2001
nathan@cbcmontana.com

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



2525 6TH AVE N

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OFFERING SUMMARY

Available SF: 150 SF

Lease Rate: \$200.00 per month
(utilities included)

Lot Size: 0.24 Acres

Building Size: 6,650 SF

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PROPERTY OVERVIEW

*Single office for lease @ \$200/mo (utilities included)

*2 shared conference rooms

*Copy room - Printer available for a small fee

*Desks available for tenant's use



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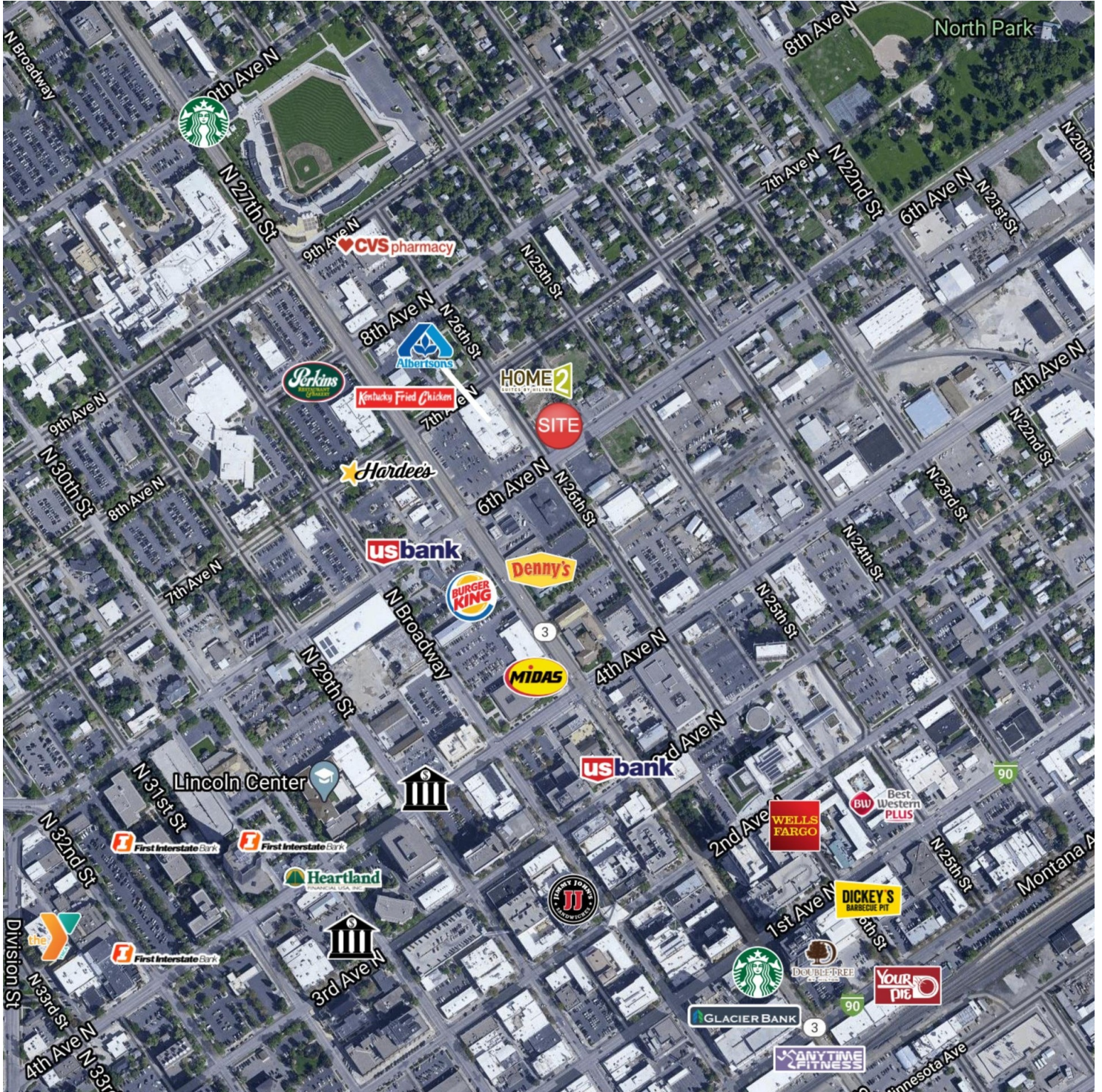
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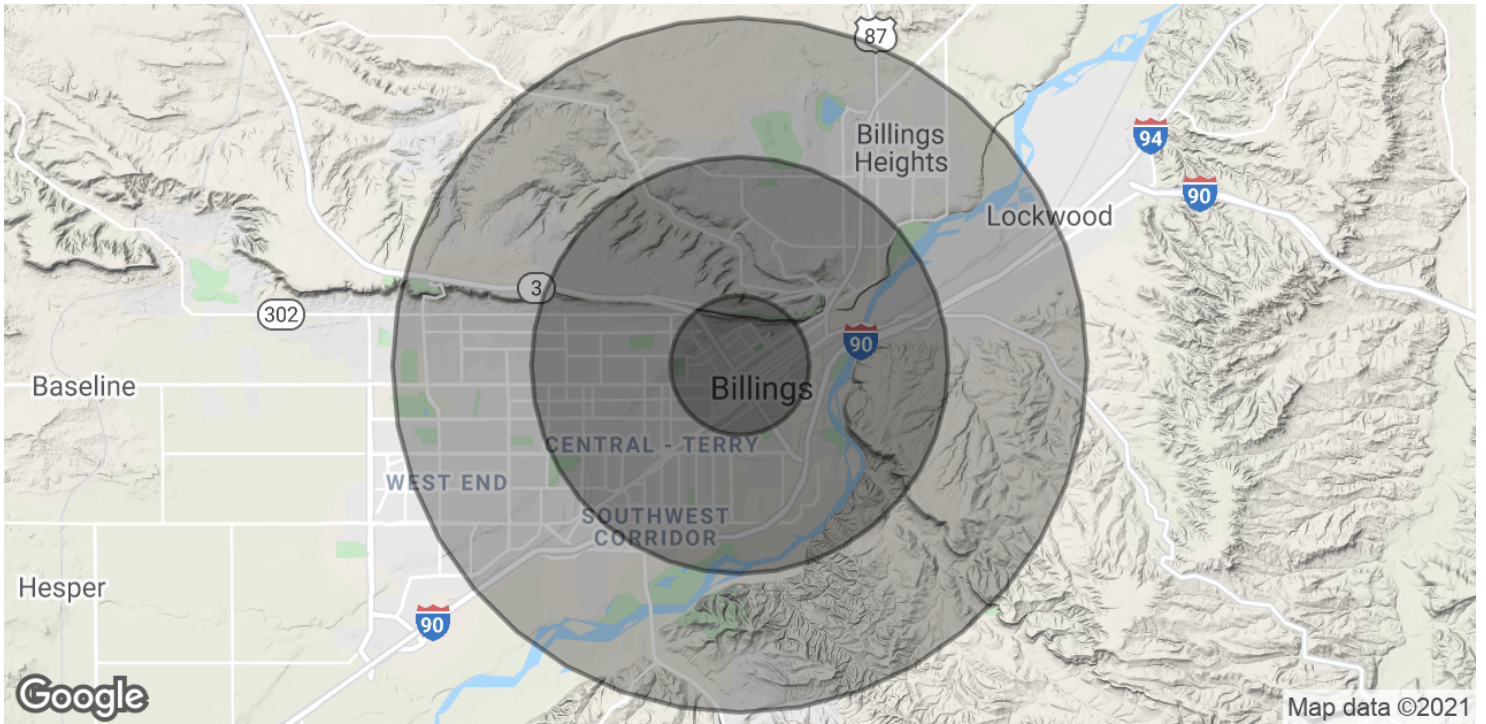
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,773	60,935	102,086
Average age	35.6	34.5	36.1
Average age (Male)	35.1	33.2	34.6
Average age (Female)	35.9	36.7	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,080	25,988	43,221
# 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

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