



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1925 GRAND AVE

Billings, MT 59102

AVAILABLE SPACE

760 SF

LEASE RATE

\$940/mo (utilities included)

AREA

1925 Grand Ave is a centrally located professional office building consisting of multiple, small executive office spaces ranging from 350 to 1,000 SF. Property includes a private courtyard, common area receptionist and numerous other amenities. These office are perfect for small businesses with 2-7 employees. Other tenants are saying the building has a welcoming and comfortable atmosphere, is always well kept and clean, assistance is professional and timely whenever needed, there is ample parking and brightly lit parking lights. All this and at an affordable price makes this a screaming deal. There's no need to look further for office space.



OFFICE

Nathan Matelich

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OFFERING SUMMARY

Available SF:	760 SF
Lease Rate:	\$940/mo (utilities included)
Lot Size:	0.97 Acres
Year Built:	1965
Building Size:	16,972 SF
Zoning:	Community Commercial

PROPERTY OVERVIEW

- *Executive office space for lease
- *Full Service Gross Leases (utilities included)
- *Tenant pays for phone/internet
- *Common area receptionist
- *Common area kitchenette
- *Common area waiting room
- *Conference room

Suite 101
 *760 SF
 *Reception
 *3 Offices
 *Conference Room
 *\$940/mo (utilities included)

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 101	\$940 per month	760 SF

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Common area kitchenette



Common area reception



Common area conference room

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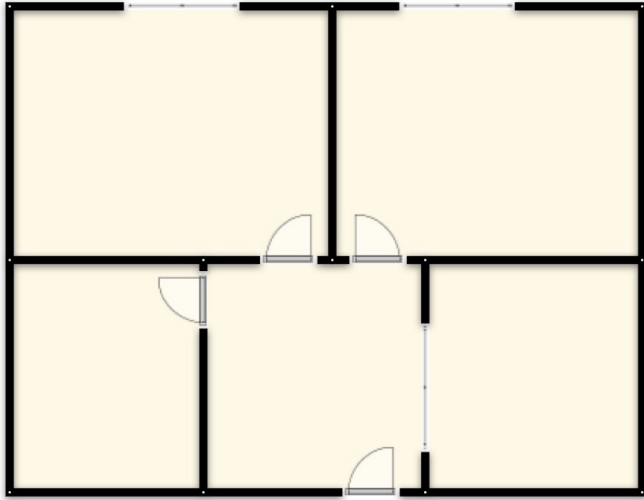
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SUITE 101
1925 GRAND AVE
 Billings, MT 59102

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Suite 101

Suite 101



Suite 101

Suite 101

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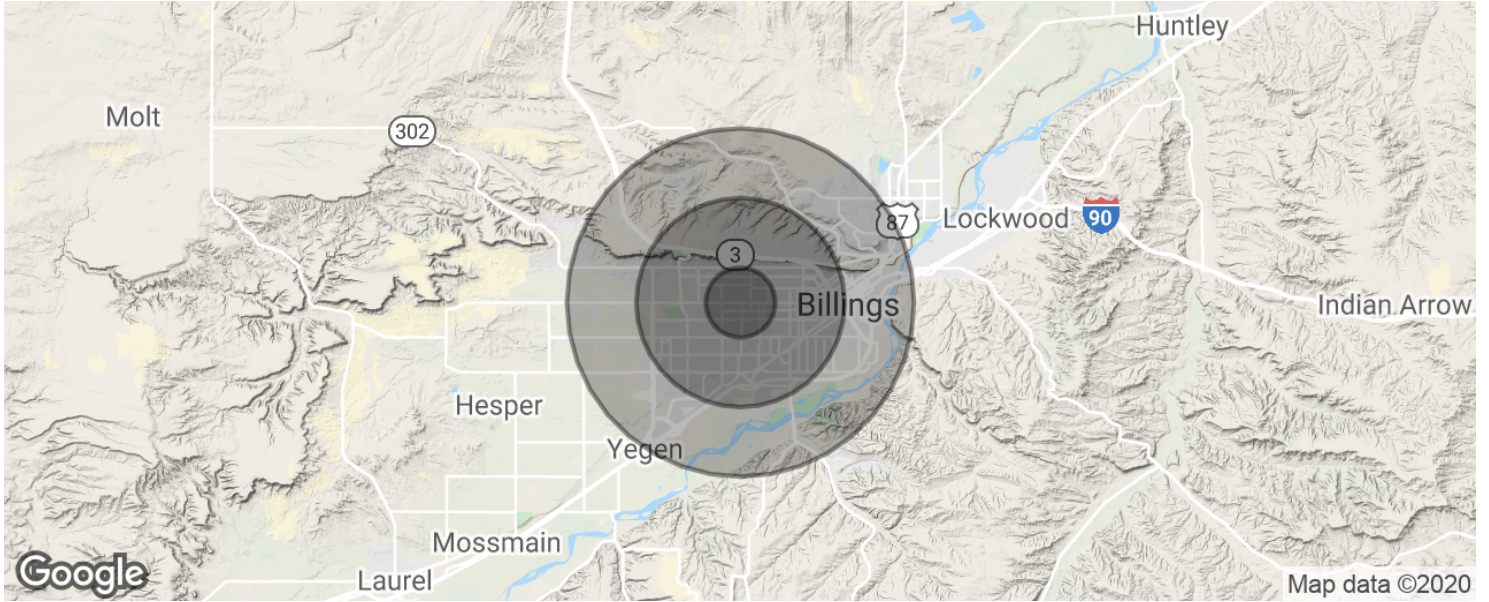
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,686	66,370	105,560
Median age	39.4	38.8	38.3
Median age (Male)	37.9	36.7	36.4
Median age (Female)	41.1	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,390	29,382	46,377
# of persons per HH	2.2	2.3	2.3
Average HH income	\$57,336	\$59,317	\$57,658
Average house value	\$176,129	\$194,112	\$189,236

* Demographic data derived from 2010 US Census

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