



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

FULLY REMODELED MIDTOWN OFFICE

Billings, MT



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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



MIDTOWN - ADDRESS NOT DISCLOSED

Billings, MT



OFFERING SUMMARY

Available SF: 500 SF - 6,000 SF

Lease Rate: \$14.00 - 15.00 SF/yr (Full Service)

Lot Size: 0 Acres

Year Built: 1966

Building Size: 7,100 SF

Renovated: 2020

PROPERTY OVERVIEW

- Freshly remodeled office space available roughly April, 2020
- 500 sqft offices up to 6,000 sqft office available
- \$14/sqft full service lease without individual office cleaning
- \$15/sqft full service lease with individual office cleaning
- Landlord covers all utilities, landscaping, snow removal and common area cleaning
- Great for individual or smaller office users such as counselors, therapists, insurance agents, accounting/CPAs etc.
- Each office suite has own temperature controls
- Off street parking available. Number of reserved, off street spaces is dependent upon office size
- Great midtown location near retailers, food and other offices

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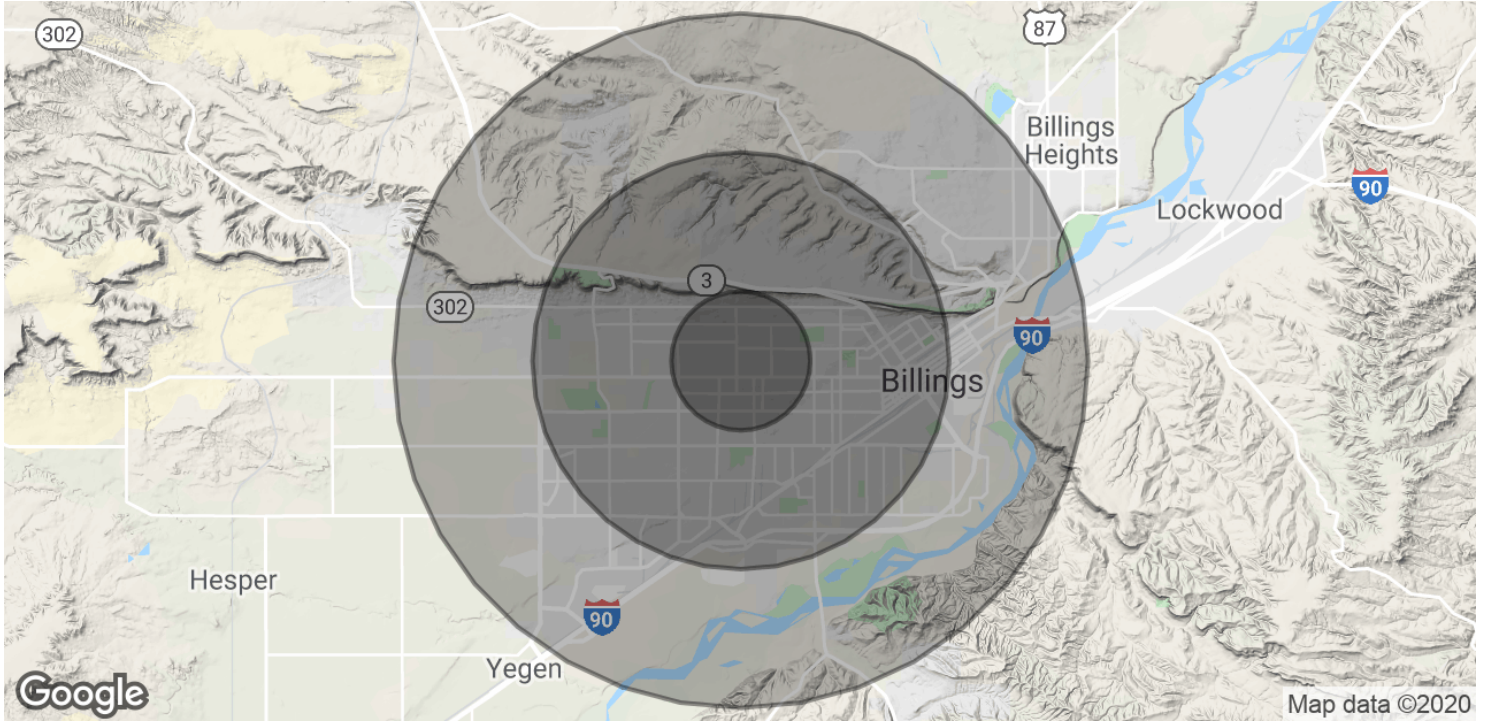
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,942	65,500	111,319
Median age	36.9	38.2	37.9
Median age (Male)	34.8	36.3	36.1
Median age (Female)	40.9	40.9	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,973	28,797	48,565
# of persons per HH	2.2	2.3	2.3
Average HH income	\$54,991	\$58,896	\$57,542
Average house value	\$174,511	\$194,473	\$185,572

* Demographic data derived from 2010 US Census

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