COLDWELL BANKER COMMERCIAL
CBS

FOR LEASE

CBCMONTANA.COM

FULLY REMODELED MIDTOWN OFFICE

Billings, MT

OFFICE

Kyle Schlichenmayer
Comm Sales Associate
406 698 1899
kyle@cbcmontana.com

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COLDWELL BANKER COMMERCIAL
CBS
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001

LEASE

MIDTOWN - ADDRESS NOT DISCLOSED

Billings, MT

OFFERING SUMMARY

Available SF:	910 SF
Lease Rate:	$15.00 SF/yr (Full Service)
Lot Size:	0 Acres
Year Built:	1966
Building Size:	7,100 SF
Renovated:	2020

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PROPERTY OVERVIEW

- Freshly remodeled office space available
- $15/sqft full service lease
- 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

Spaces Available - UPDATED 07/21/2020
- 910 SF; $1,137

Buildout Allowance Available

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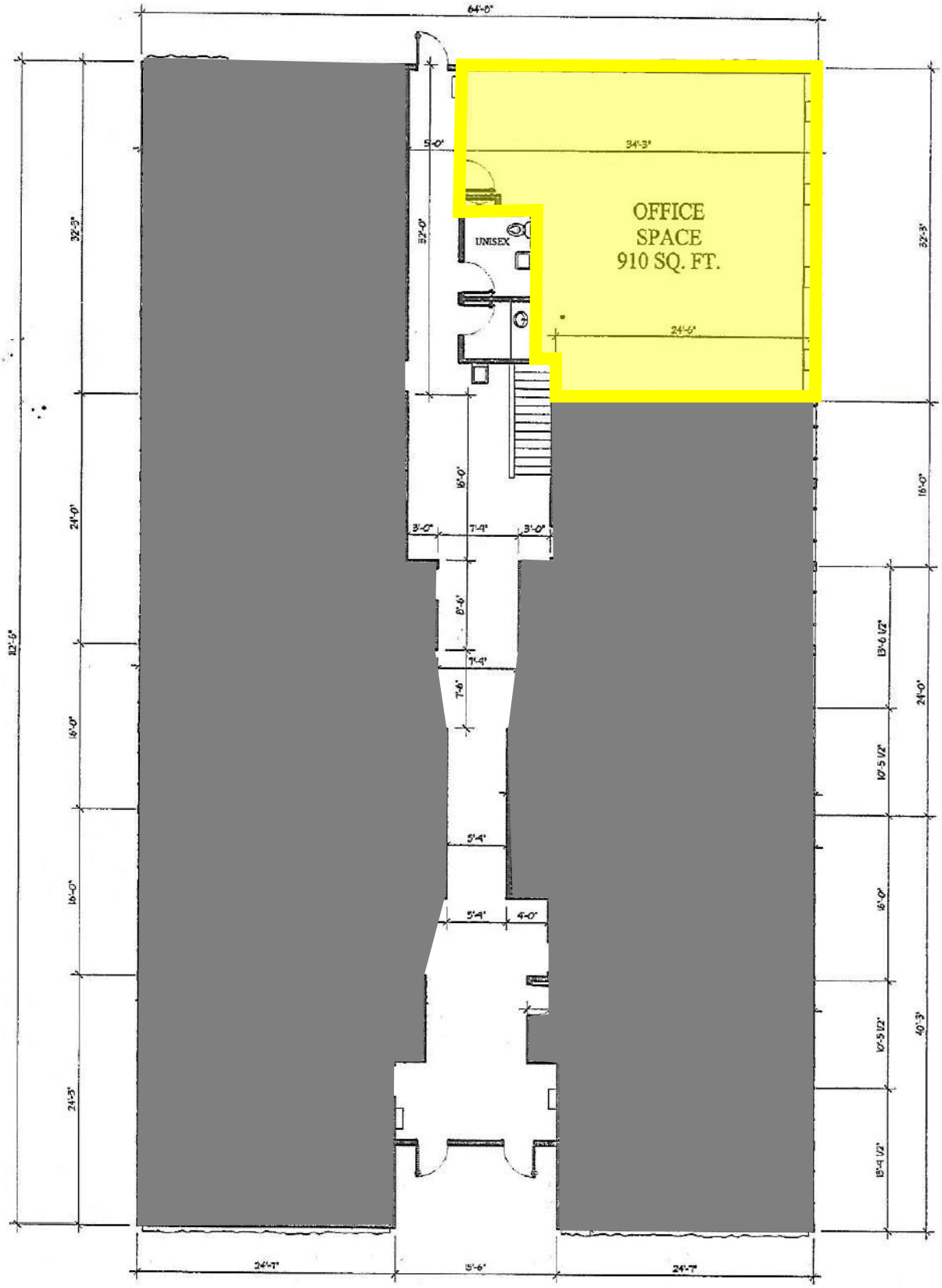
64'-0"
OFFICE
SPACE
910 SQ. FT.
34'-3"
24'-0"
UNISEX
5'-0"
32'-0"
32'-5"
24'-0"
16'-0"
3'-0"
7'-4"
6'-6"
7'-6"
5'-4"
4'-0"
13'-6 1/2"
10'-5 1/2"
40'-3"
24'-7"
15'-6"

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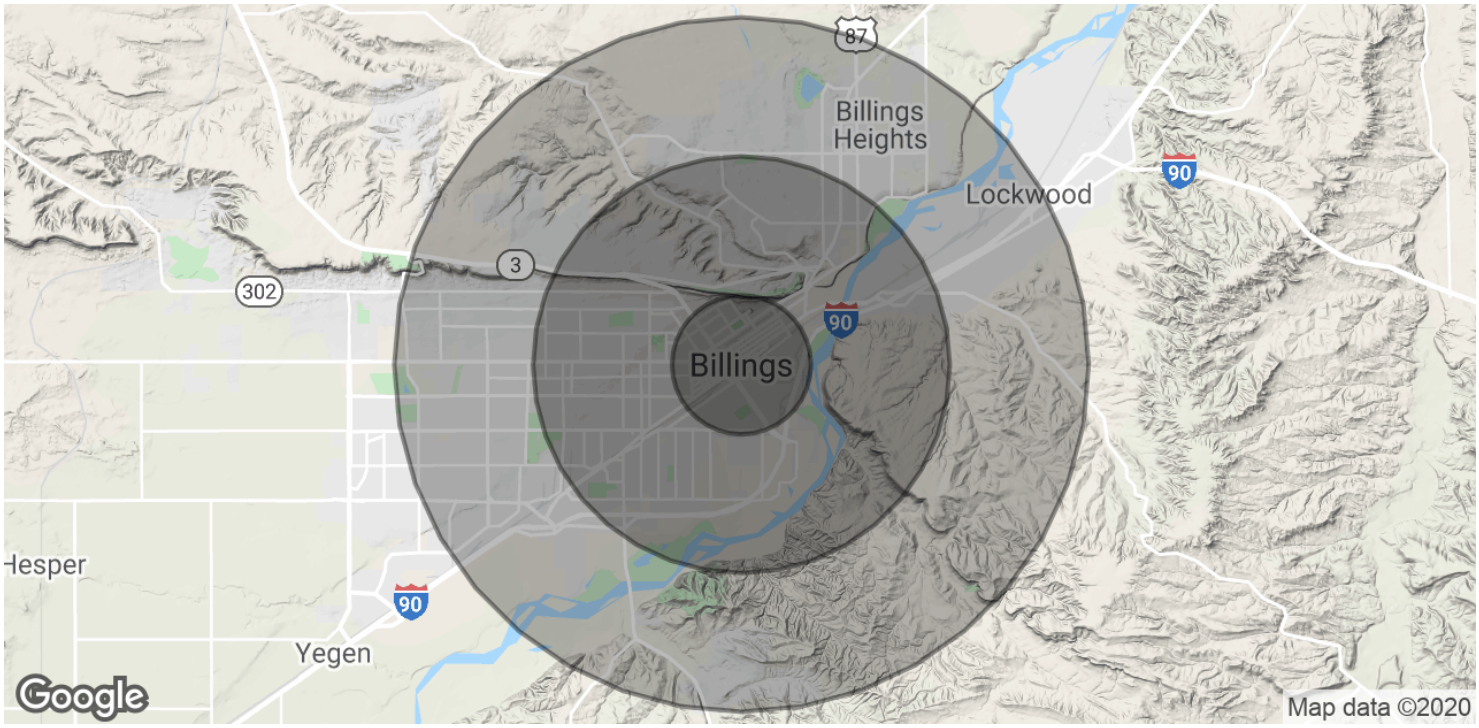

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,942	65,500	111,319
Average age	36.9	38.2	37.9
Average age (Male)	34.8	36.3	36.1
Average age (Female)	40.9	40.9	40.0

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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