



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## **530 SIOUX LN**

Billings, MT 59105

### AVAILABLE SPACE

1,630 SF

### LEASE RATE

\$2,000 per month (+ utilities)

### AREA

530 Sioux Ln is a nicely renovated office space in the Billings Heights. This building is located on a quiet street with plenty of parking. It was previously the home of a general contracting company. All offices are extremely generous in size with a comfortable reception area.



### OFFICE

**Nathan Matelich**

406.781.6889

nathan@cbcmontana.com

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



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### OFFERING SUMMARY

Available SF:	1,630 SF
Lease Rate:	\$2,000 per month (+ utilities)
Lot Size:	0.5 Acres
Year Built:	1978
Building Size:	1,630 SF
Zoning:	Highway Commercial

### PROPERTY OVERVIEW

- \*1,630 SF Office Space for Lease
- \*\$2,000/mo + utilities
- \*3 Offices
- \*Reception Area
- \*Copy Area
- \*Conference Room
- \*Landlord Shall Take Care of All Maintenance on Building

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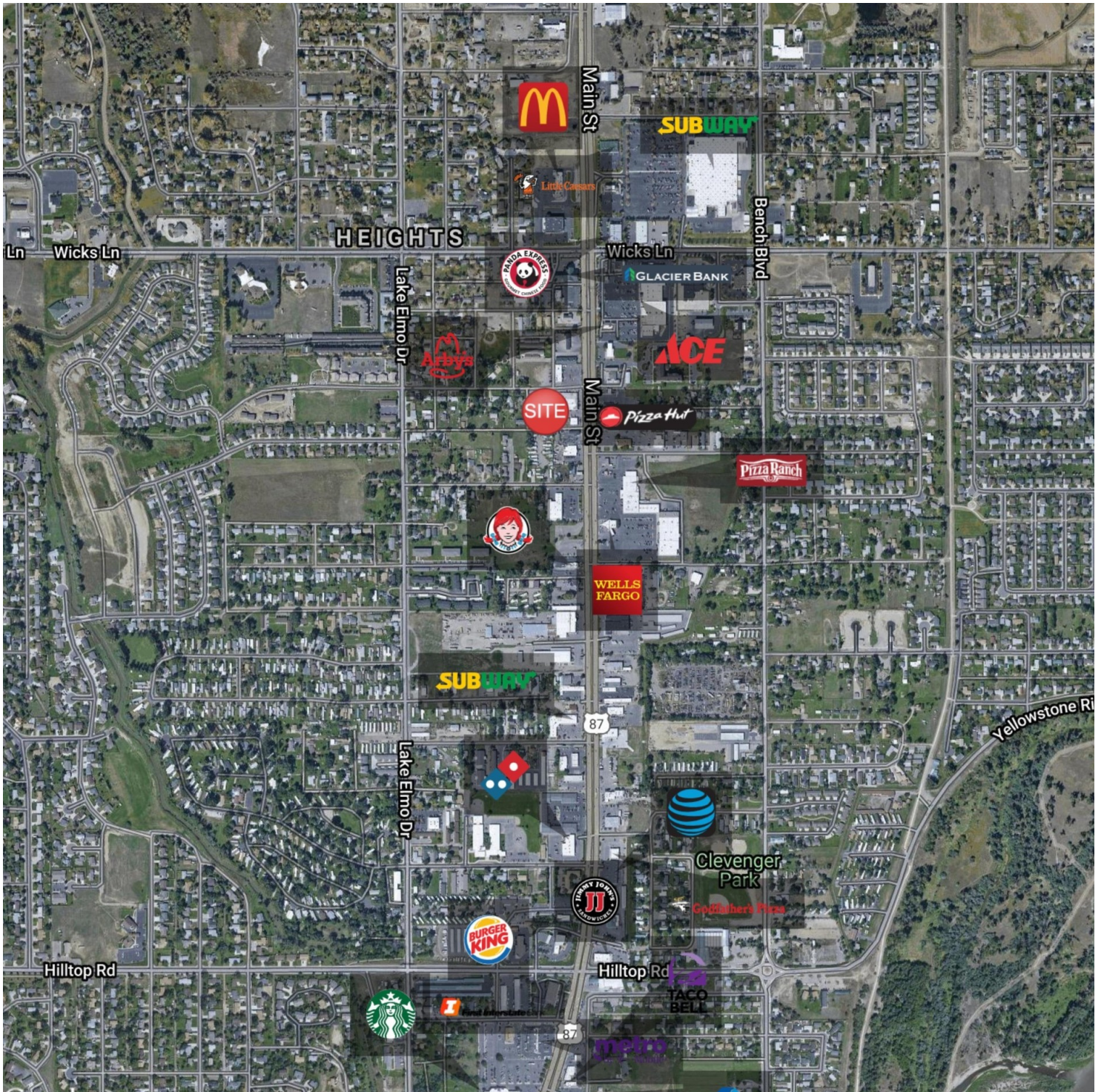
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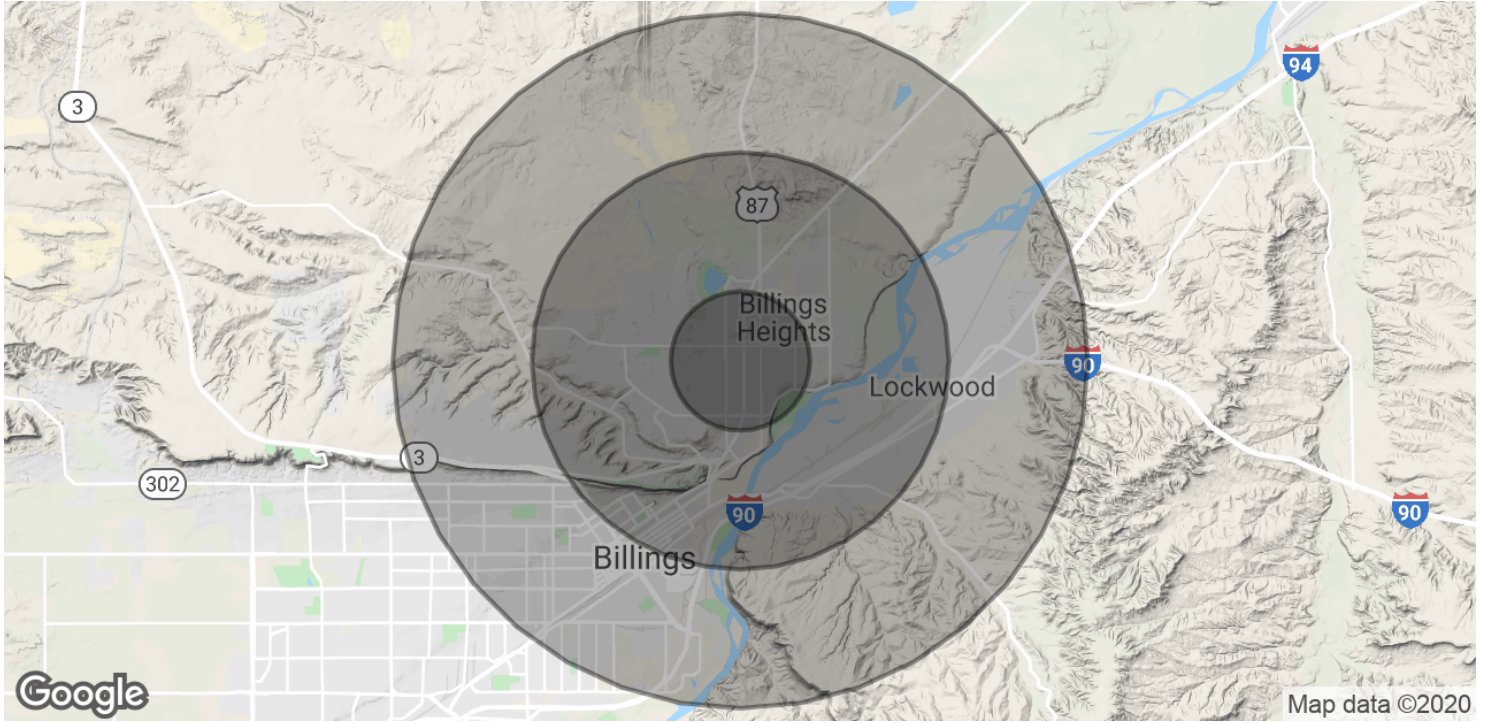
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,822	35,073	66,038
Median age	38.0	36.1	35.5
Median age (Male)	35.5	34.1	34.1
Median age (Female)	39.1	38.0	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,942	14,285	27,149
# of persons per HH	2.3	2.5	2.4
Average HH income	\$49,501	\$57,594	\$53,521
Average house value	\$164,549	\$154,520	\$155,263

\* Demographic data derived from 2010 US Census

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