



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

530 SIOUX LN

Billings, MT 59105

AVAILABLE SPACE

1,630 SF

LEASE RATE

\$1,630/mo + 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
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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

Lease Rate: \$1,630 per month (+ utilities)

Lot Size: 0.5 Acres

Year Built: 1978

Building Size: 1,630 SF

Zoning: CX-Heavy Commercial

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PROPERTY OVERVIEW

*1,630 SF Office Space for Lease

*\$1,630/mo + utilities

*3 Offices

*Reception Area

*Copy Area

*Conference Room

*Landlord Shall Take Care of All Maintenance on Building



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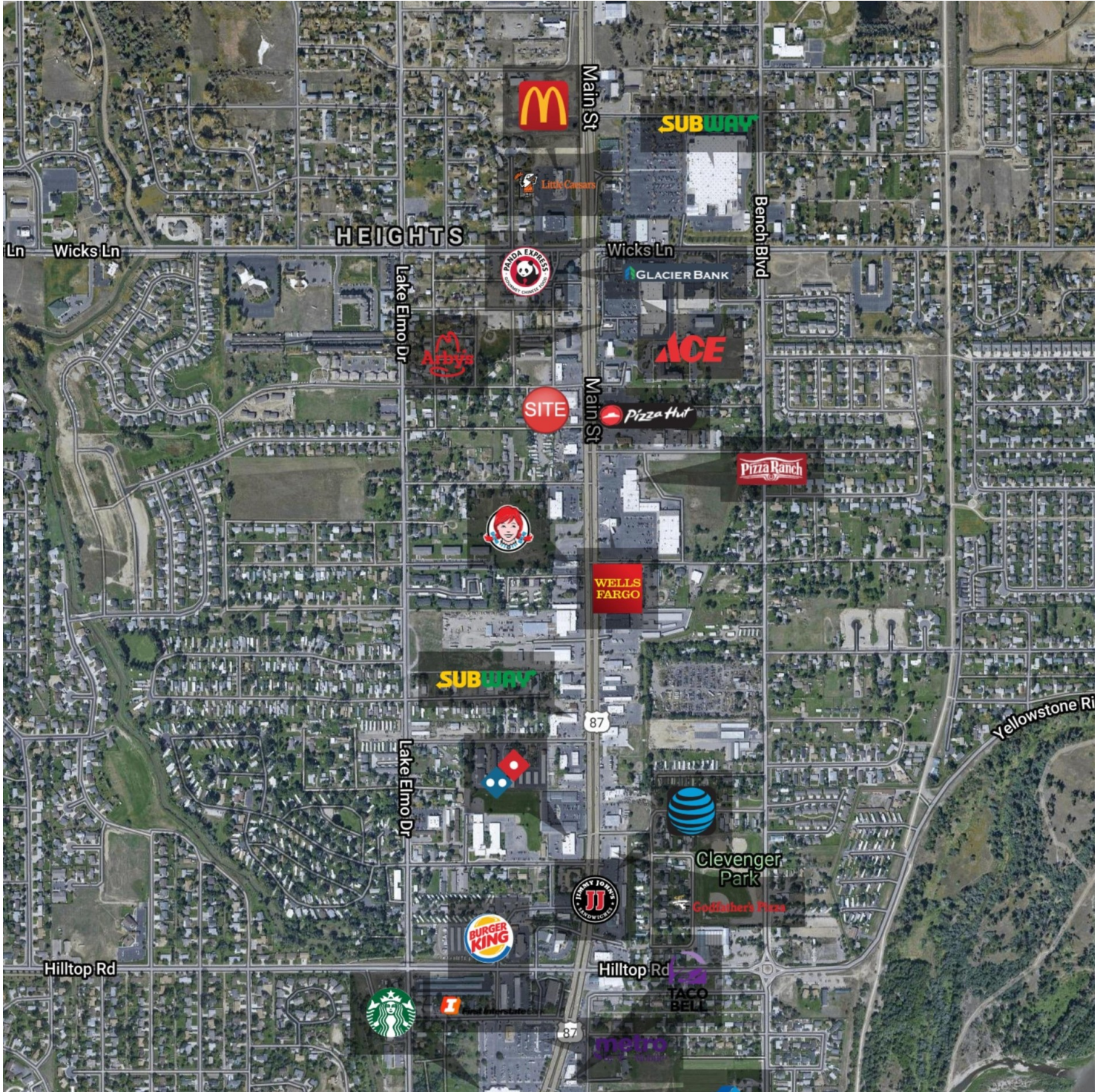
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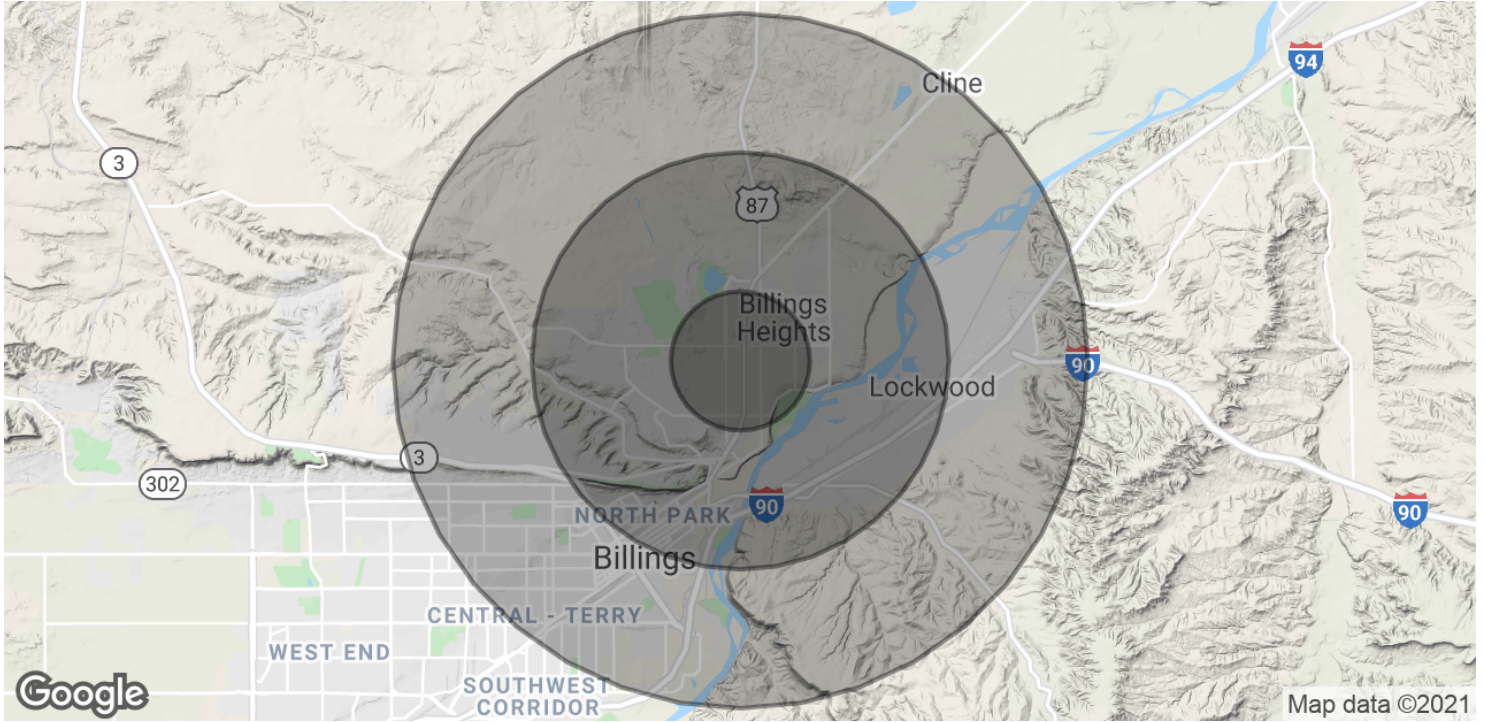
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,822	35,073	66,038
Average age	38.0	36.1	35.5
Average age (Male)	35.5	34.1	34.1
Average age (Female)	39.1	38.0	37.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,942	14,285	27,149
# 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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