

# LEASE

## 530 SIOUX LN

530 Sioux Ln Billings, MT 59105

**LEASE RATE**      \$1,600.00 per month



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS

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## OFFERING SUMMARY

Building Size:	1,630 SF
Available SF:	1,630 SF
Lot Size:	21,760 SF
Year Built:	1978
Zoning:	CX-Heavy Commercial

## PROPERTY OVERVIEW

- \*1,630 SF Office Space for Lease
- \*\$1,600/mo + utilities
- \*3 Offices
- \*Reception Area
- \*Copy Area
- \*Conference Room
- \*Landlord Shall Take Care of All Maintenance on Building

## LOCATION OVERVIEW

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.

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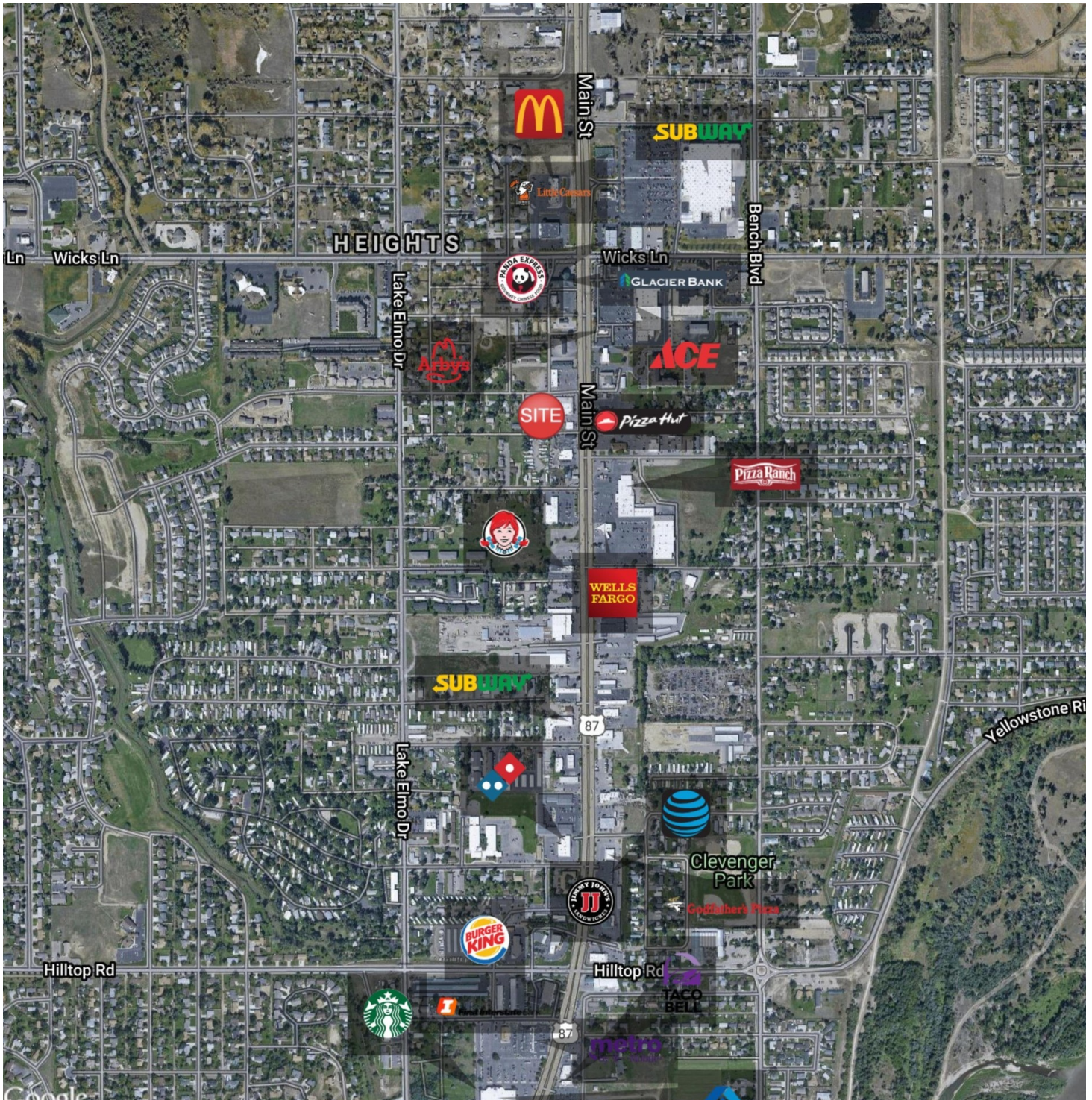


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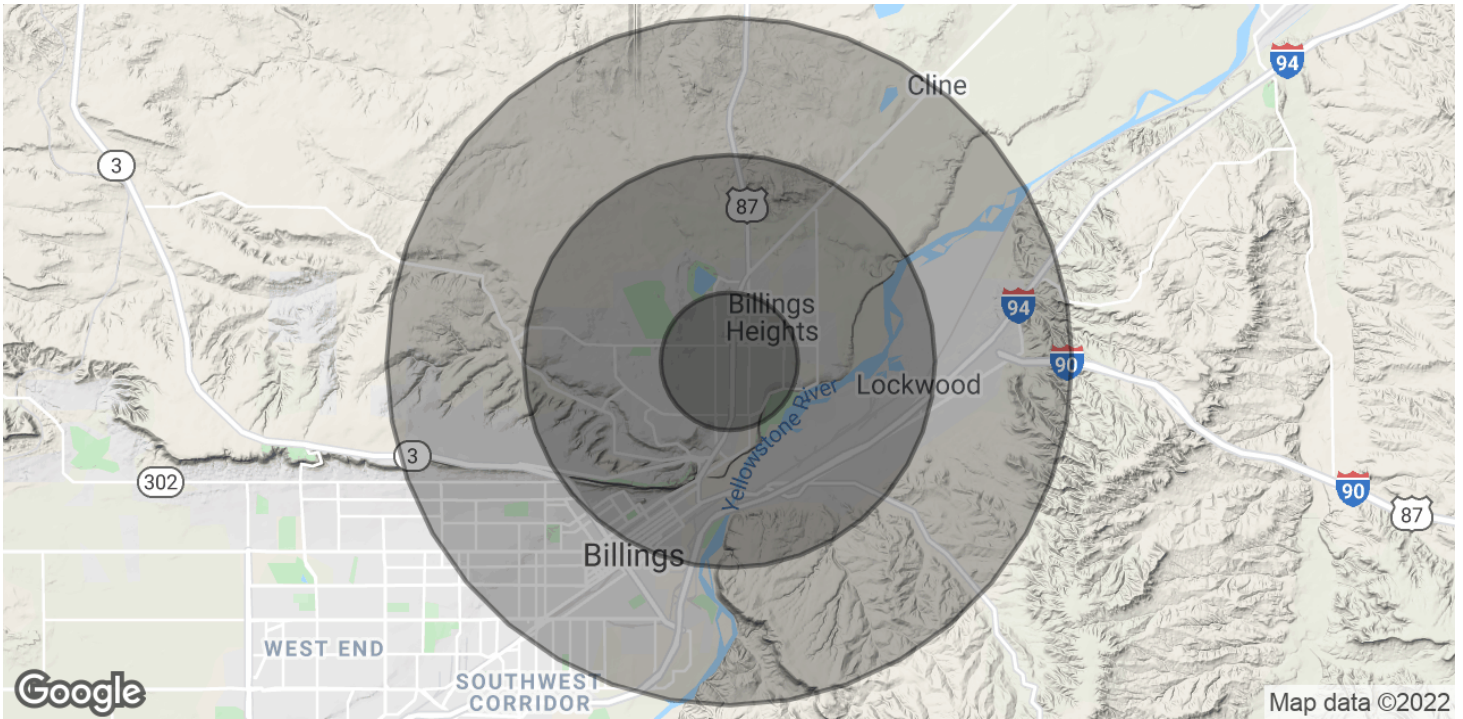


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,822	35,073	66,038
Average Age	38.0	36.1	35.5
Average Age (Male)	35.5	34.1	34.1
Average Age (Female)	39.1	38.0	37.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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