



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1925 GRAND AVE

1925 Grand Ave
Billings, MT 59102

AVAILABLE SPACE
250 - 550 SF

LEASE RATE
\$295/mo - \$685 (utilities included)

AREA

1925 Grand Ave is a centrally located professional office building consisting of multiple, small executive office spaces ranging from 250 to 550 SF. Property includes a private courtyard and numerous other amenities. These offices are perfect for small businesses with 2-7 employees. Other tenants are saying the building has a welcoming and comfortable atmosphere, is always well kept and clean, assistance is professional and timely whenever needed, there is ample parking and brightly lit parking lights. All this and at an affordable price makes this a screaming deal and no need to look further for office space.



OFFICE

Nathan Matelich

Broker/Owner

O: 406 656 2001 | C: 406 781 6889

nathan@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
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OFFERING SUMMARY

Available SF: 250 - 550 SF

Lease Rate: \$295/mo - \$685/mo
(utilities included)

Lot Size: 0.97 Acres

Year Built: 1965

Building Size: 16,932 SF

Zoning: Community
Commercial

PROPERTY OVERVIEW

- *Multiple executive office spaces for lease
- *Full Service Gross Leases (utilities included)
- *Tenant pays for phone/internet
- *Common area kitchenette
- *Common area waiting room
- *Conference room

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 111	\$295 per month	250 SF
Suite 118	\$350 per month	285 SF
Suite 131	\$440 per month	350 SF
Suite 106	\$685 per month	550 SF

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PROPERTY DESCRIPTION

- *Multiple executive office spaces for lease
- *Full Service Gross Leases (utilities included)
- *Tenant pays for phone/internet
- *Common area kitchenette
- *Common area waiting room
- *Conference room

Suite 111

*250 SF

*295/mo (utilities included)

Suite 118

*285 SF

*2 Office Suite on Courtyard

*\$350/mo (utilities included)

Suite 131

*350 SF

*2 Office Suite near Front Entrance

*\$440/mo (includes utilities)

Suite 106

*550 SF

*Available October 1st, 2020

*\$685/mo (utilities included)



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Common area kitchenette



Common area reception



Common area conference room

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Sample Photo

Sample Photo



Sample Photo

Sample Photo

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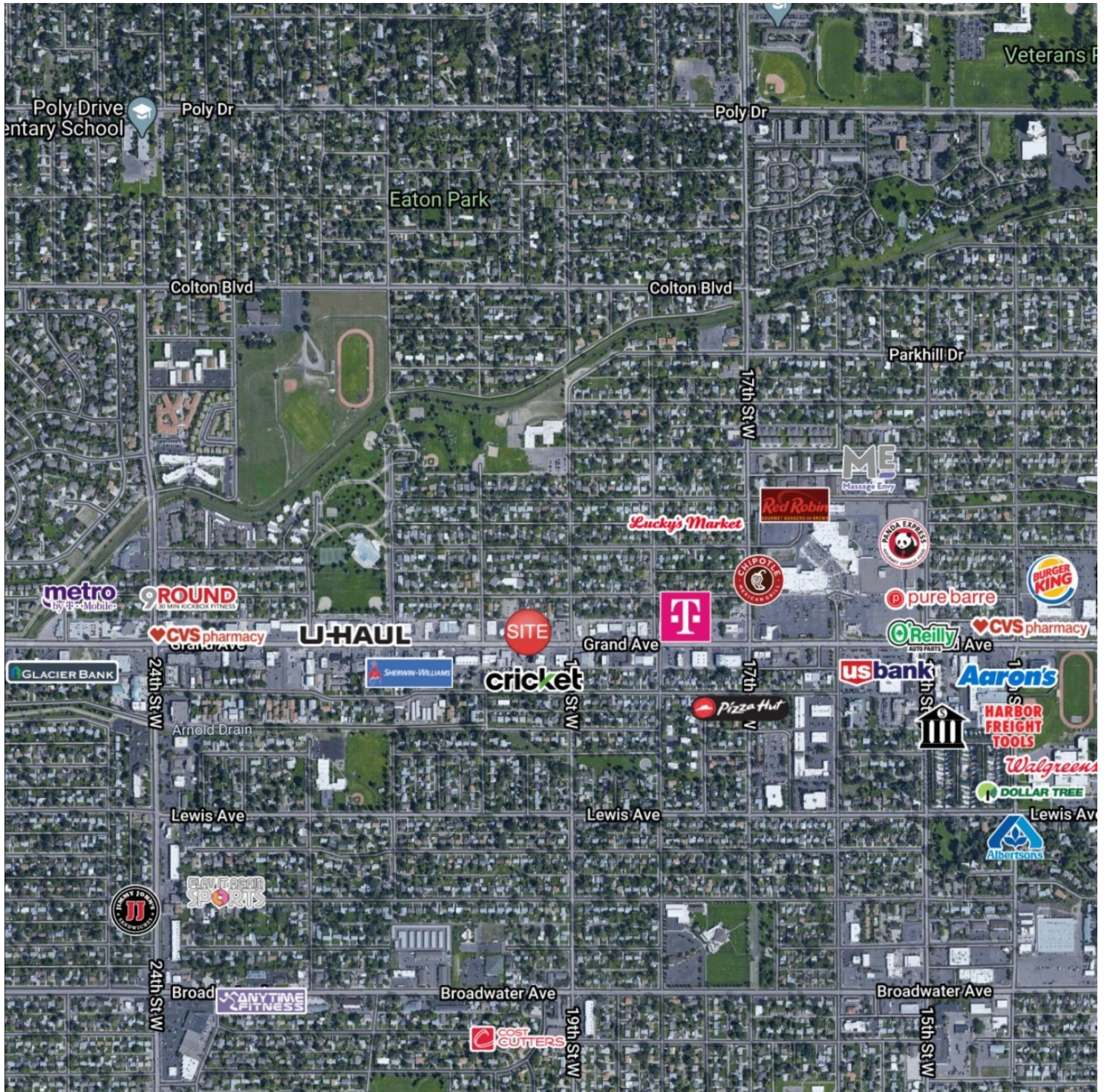
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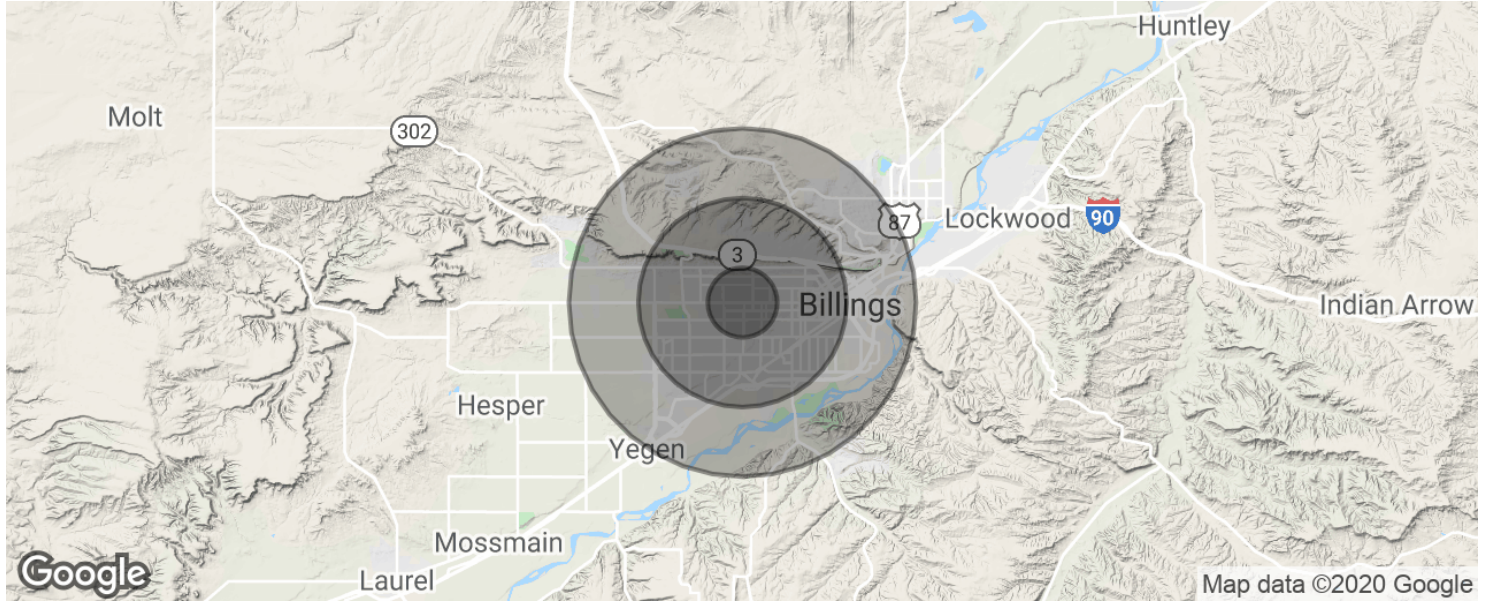
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,686	66,370	105,560
Median age	39.4	38.8	38.3
Median age (Male)	37.9	36.7	36.4
Median age (Female)	41.1	41.8	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,390	29,382	46,377
# of persons per HH	2.2	2.3	2.3
Average HH income	\$57,336	\$59,317	\$57,658
Average house value	\$176,129	\$194,112	\$189,236

* Demographic data derived from 2010 US Census

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