



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## 1925 GRAND AVE

1925 Grand Ave  
Billings, MT 59102

AVAILABLE SPACE  
180 - 550 SF

LEASE RATE  
\$200/mo - \$500/mo (utilities included)

### AREA

1925 Grand Ave is a centrally located professional office building consisting of multiple, small executive office spaces ranging from 180 to 930 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  
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1215 24th Street, Suite 240, Billings, MT 59102  
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# 1925 GRAND AVE

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LEASE



## OFFERING SUMMARY

Available SF: 180 - 400 SF

Lease Rate: \$200/mo - \$500/mo  
(utilities included)

Lot Size: 0.97 Acres

Year Built: 1965

Building Size: 16,932 SF

Zoning: Community  
Commercial

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## 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 132	\$500 per month	400 SF
Suite 134A	\$200 per month	180 SF
Suite 121	\$380 per month	300 SF



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## 1925 GRAND AVE

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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 121

\*300 SF

\*\$380/mo (utilities included)

\*Located on the courtyard

\*Larger office with adjacent smaller office

Suite 132

\*400 SF

\*\$500/mo (utilities included)

\*Office located on the main hallway

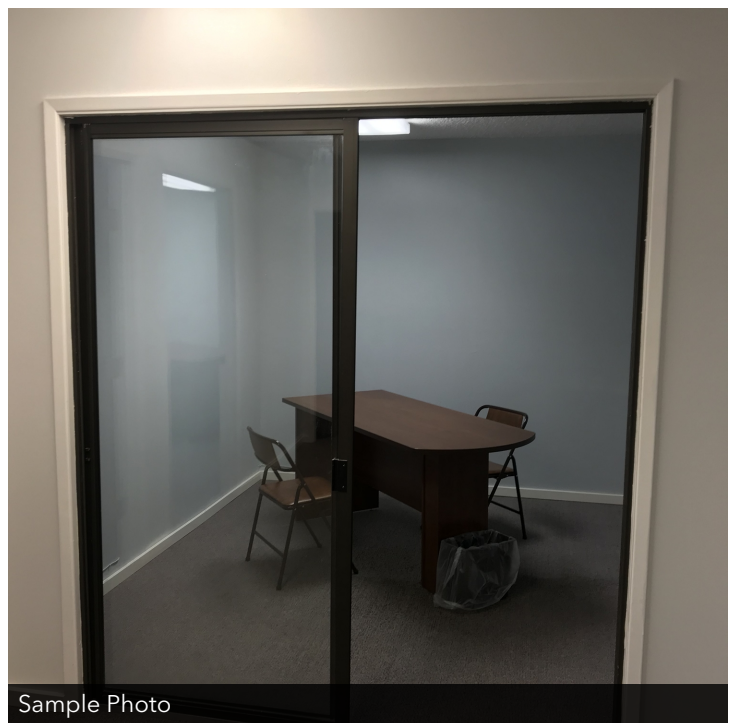
\*Sliding glass door facing Grand Ave

Suite 134A

\*180 SF

\*\$200/mo

\*Office space that opens to main hallway



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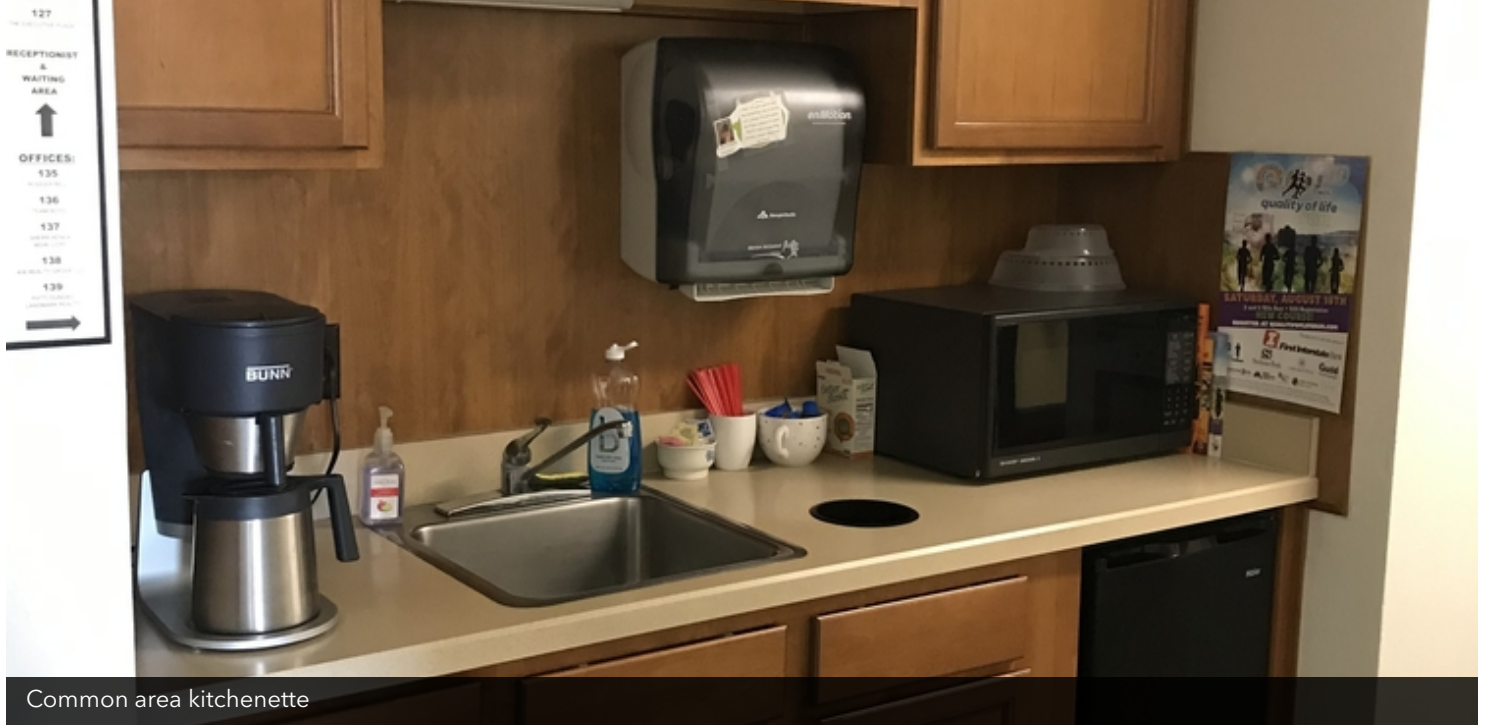




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Common area kitchenette



Common area reception



Common area conference room

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Sample Photo

Sample Photo



Sample Photo

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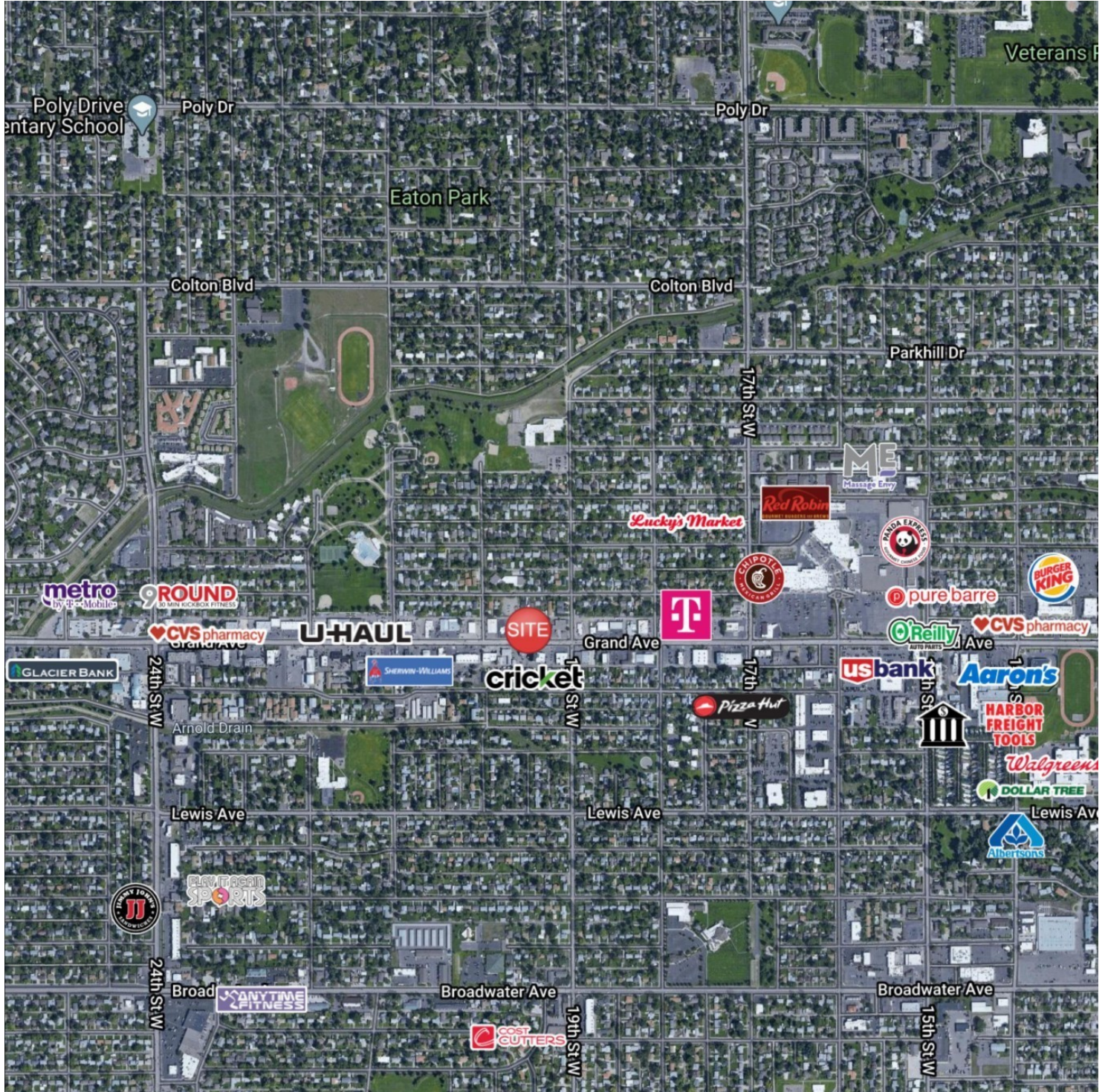




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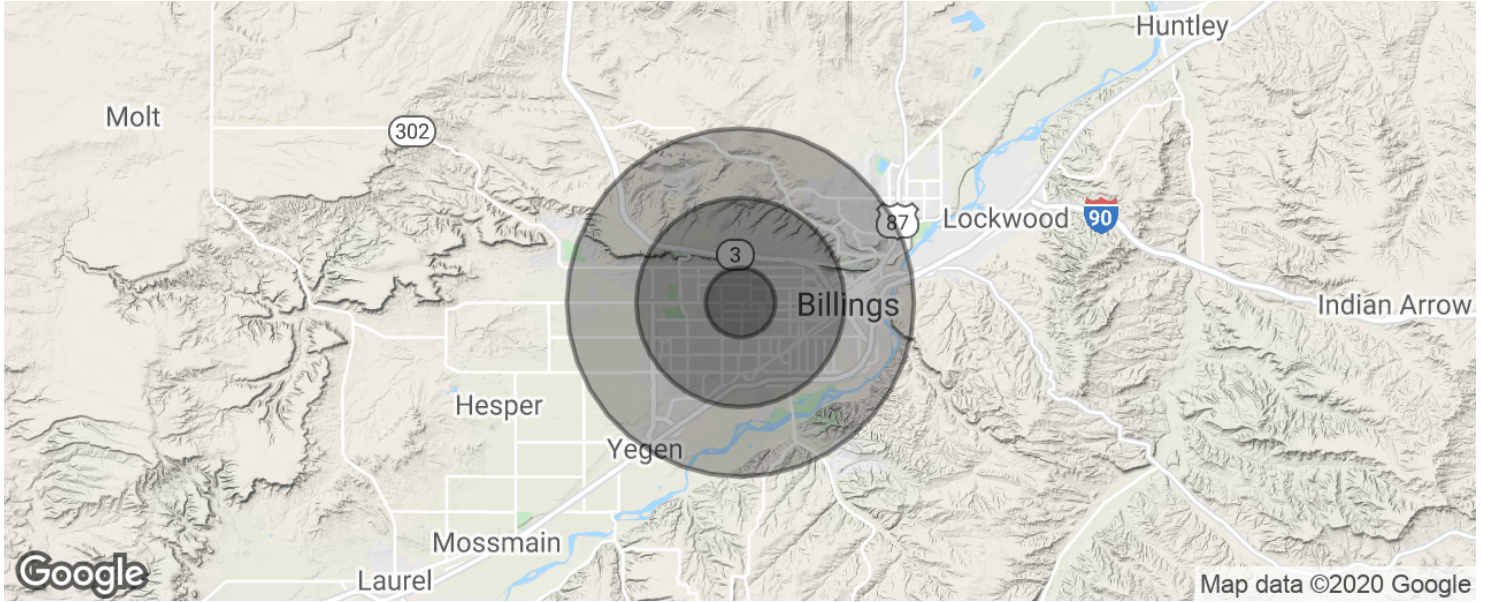
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	11,686	66,370	105,560
Median age	39.4	38.8	38.3
Median age (Male)	37.9	36.7	36.4
Median age (Female)	41.1	41.8	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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