



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1410 38TH ST W, STE A

Billings, MT 59102

AVAILABLE SPACE

150 - 2,500 SF

LEASE RATE

Price Negotiable

AREA

Are you a solo medical practitioner or small medical practice looking for professional office/retail space next to your peers? 1410 38th St W is the idea place for chiropractors, physical therapists, nutritionists or anyone else that touches the medical field wanting a synergistic work environment on the west end of Billings. Find out what it's like to benefit from a constant stream of referrals and endless walk in traffic. We even have a state-of-the-art Cryo Chamber that is revolutionizing how people heal.



OFFICE/RETAIL

Nathan Matelich

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

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OFFERING SUMMARY

Available SF: 150 - 2,500 SF

Lease Rate: Price Negotiable

Lot Size: 1.42 Acres

Year Built: 2007

Building Size: 7,723 SF

Zoning: Community Commercial

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PROPERTY OVERVIEW

- *Office/Retail space in health & wellness center for lease
- *Size & price negotiable
- *Class A retail building at Grand & 38th St W
- *1-5 offices available
- *Conference room
- *Break room
- *Copy room
- *Reception/waiting area
- *Excellent referral opportunities between other medical practitioners



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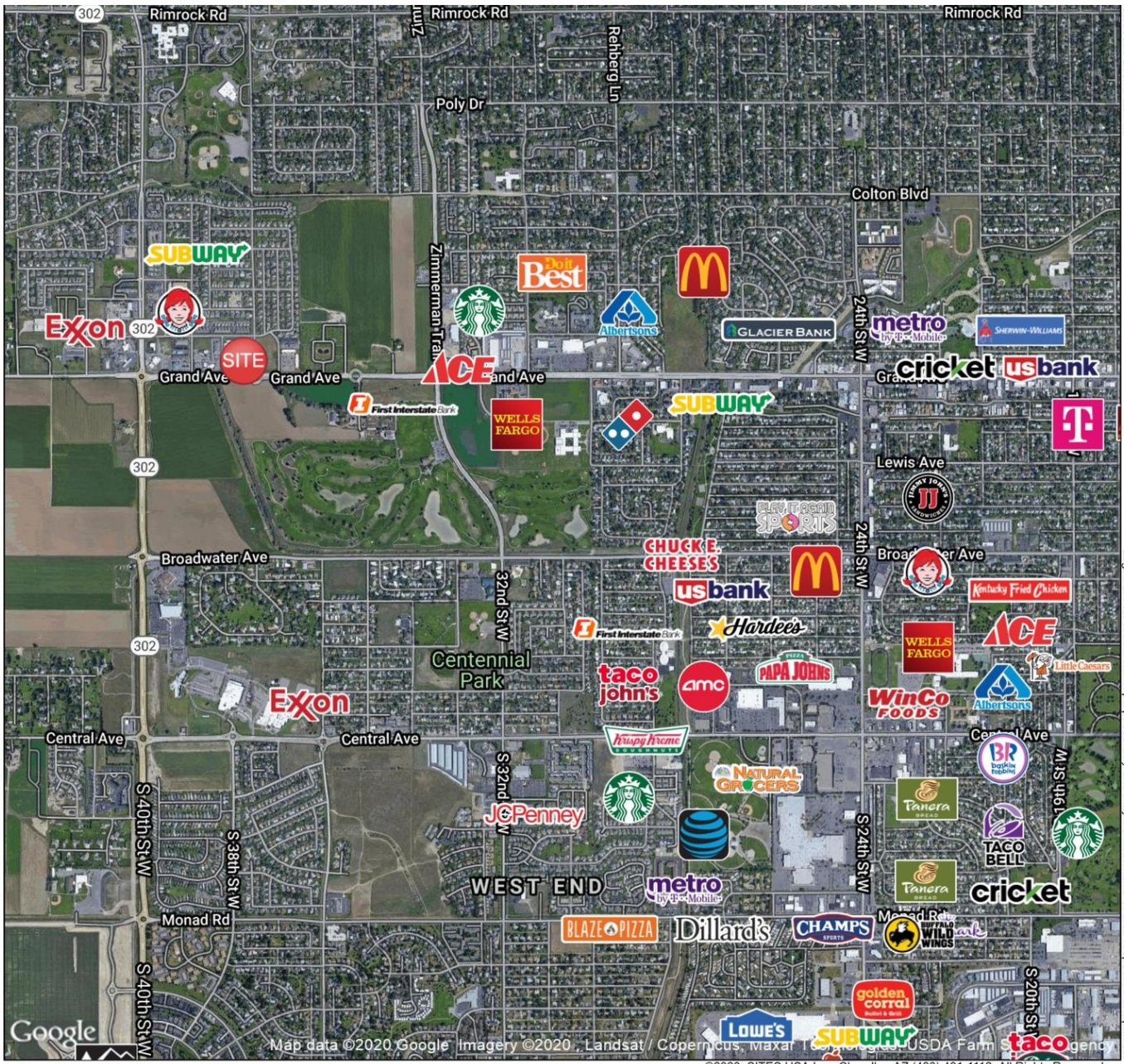
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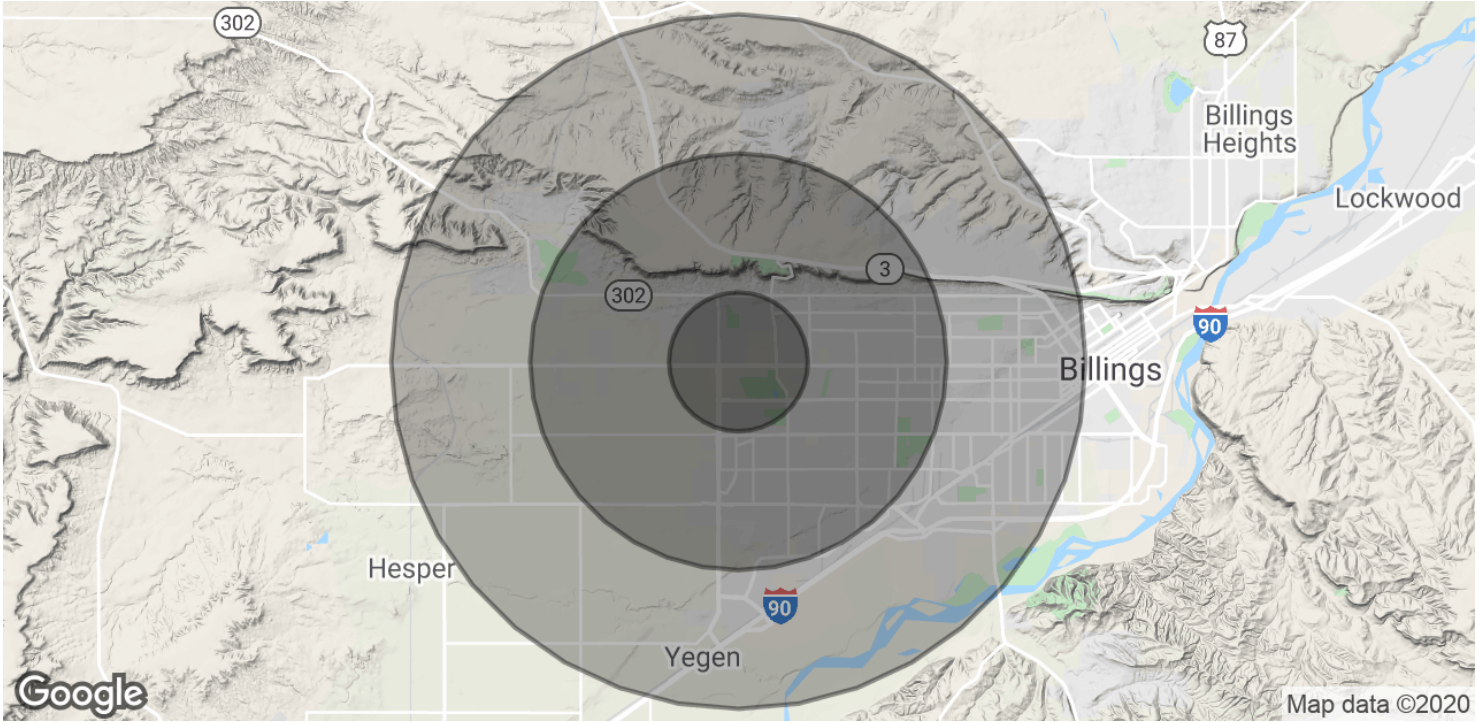
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,540	38,391	72,349
Average age	46.5	42.8	40.4
Average age (Male)	42.1	40.3	38.4
Average age (Female)	49.5	44.2	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,266	17,054	31,702
# of persons per HH	2.3	2.3	2.3
Average HH income	\$69,275	\$69,295	\$68,010
Average house value	\$243,065	\$223,946	\$221,600

* Demographic data derived from 2010 US Census

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