



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2625 ST JOHNS AVE 59102

\$2,500.00 SF/yr (MG)

2625 St Johns Ave
Billings, MT 59102

AVAILABLE SPACE
2,605 SF

FEATURES

- Spacious Offices
- Conference Rooms
- File Room
- ADA Restroom
- Basement Storage Room

AREA

Situated in an Professional Office setting behind Target. Attractive building with off street parking. Ideal space for office or medical use.



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OFFICE

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



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OFFERING SUMMARY

Available SF: 2,605 SF

Lease Rate: \$2,500.00 SF/yr (MG)

Lot Size: 0.48 Acres

Year Built: 1998

Building Size: 2,605 SF

Zoning: Residential Professional

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PROPERTY OVERVIEW

Attractive offices, conference rooms reception area and ADA restrooms.

PROPERTY HIGHLIGHTS

- Spacious Offices
- Conference Rooms
- File Room
- ADA Restroom
- Basement Storage Room
- Tenant Responsible for Gas & Electric Utilities

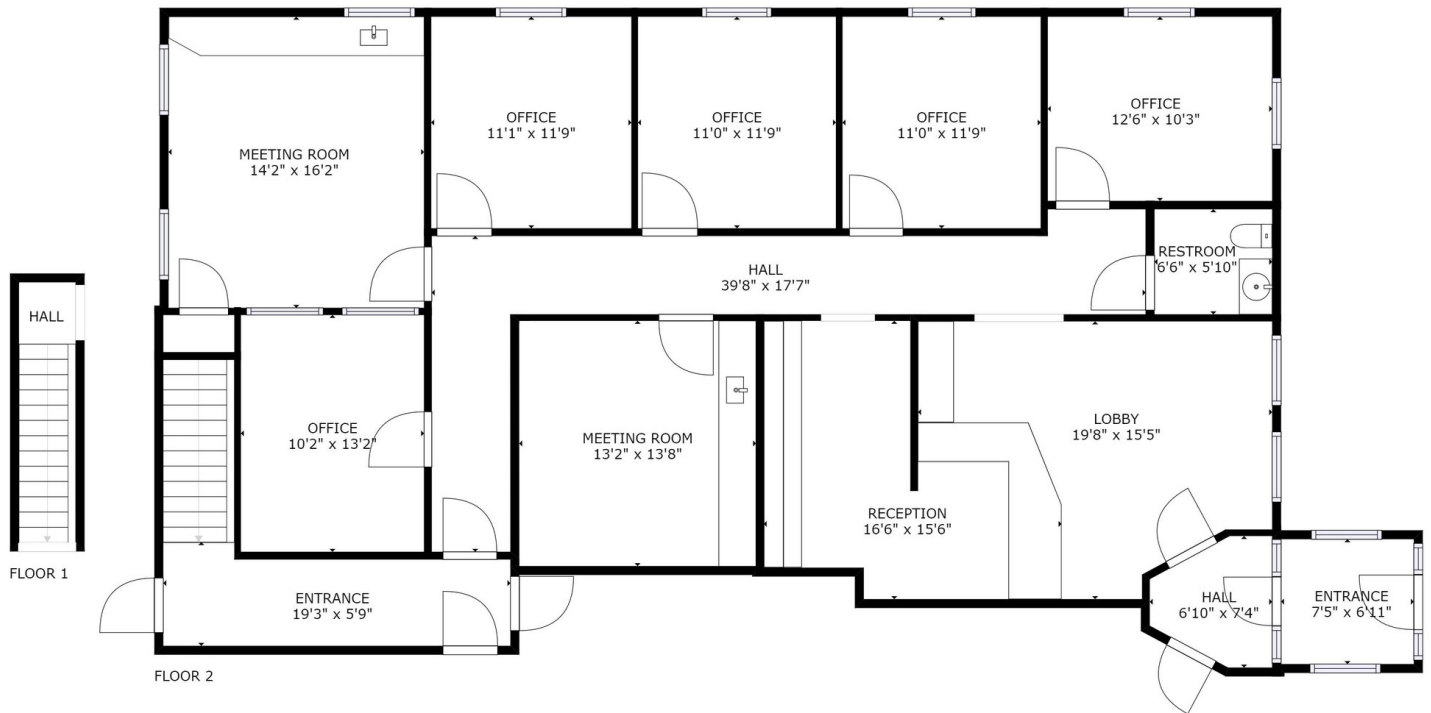
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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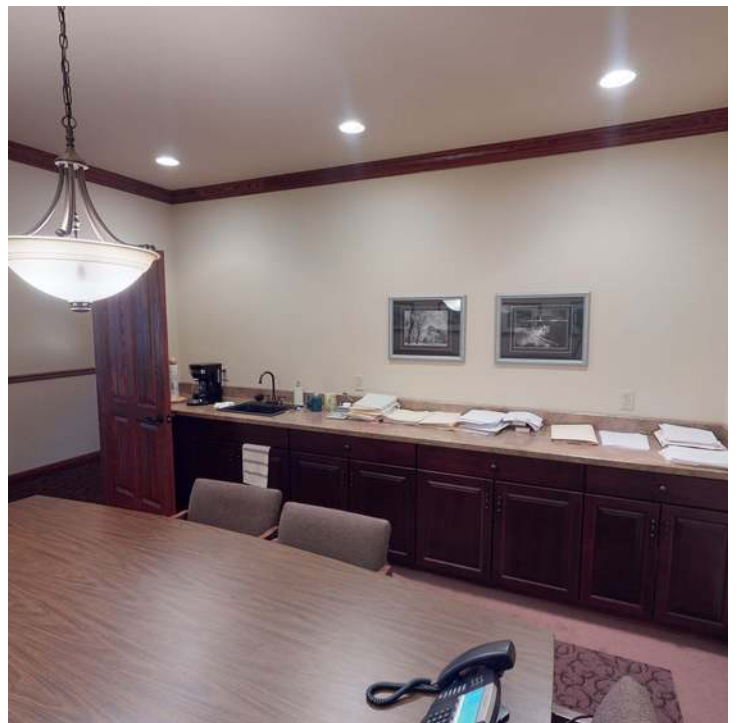
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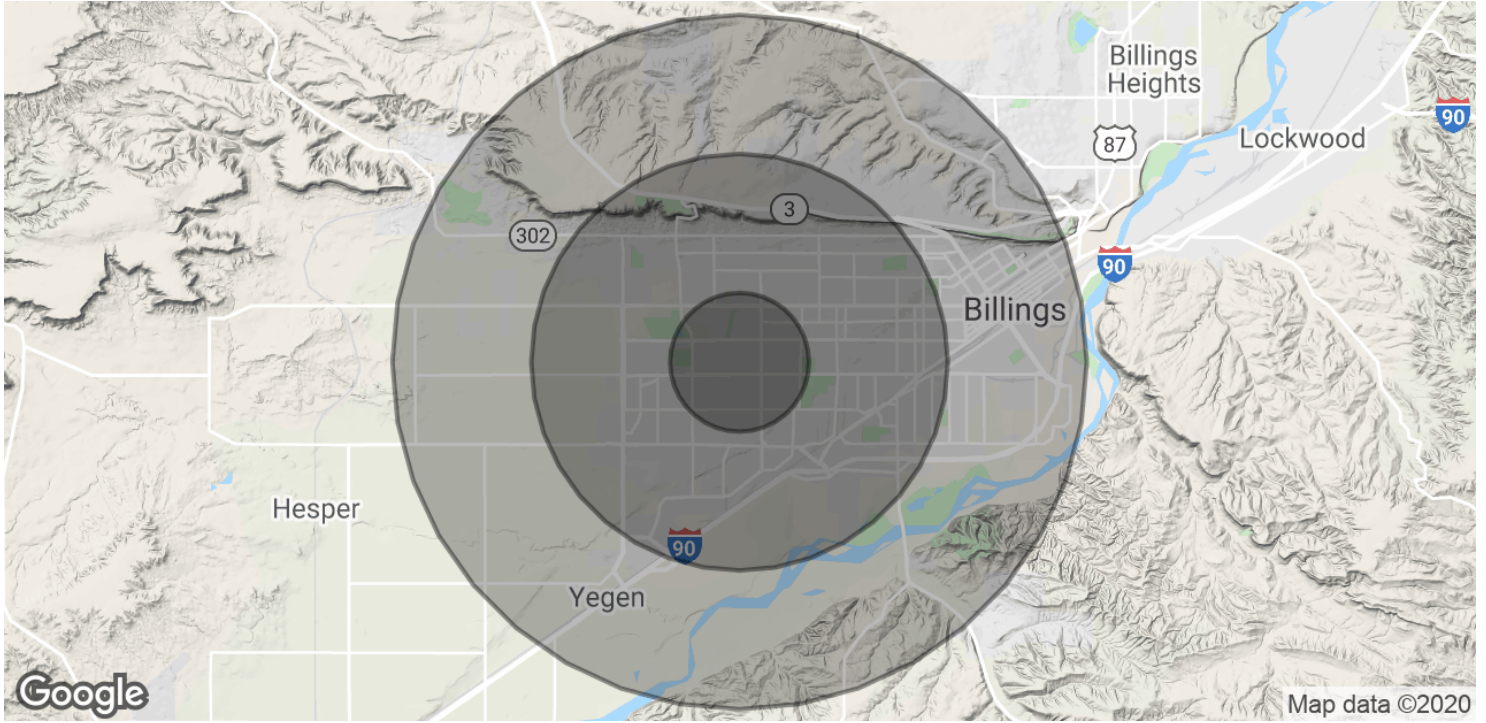
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,033	61,983	94,231
Average age	39.8	40.3	38.5
Average age (Male)	36.8	38.0	36.5
Average age (Female)	41.9	42.4	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,011	27,861	41,550
# of persons per HH	2.3	2.2	2.3
Average HH income	\$60,298	\$60,071	\$60,131
Average house value	\$174,464	\$193,693	\$197,823

* Demographic data derived from 2010 US Census

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