



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

50 27TH STREET W SUITE C

\$18.00 PSF Modified Gross

50 27th Street W
Billings, MT 59102

AVAILABLE SPACE
2,016 SF

FEATURES

- Unit in good condition!
- Prime West End Location in the Lamplighter Annex
- ADA Restrooms, Open Floor Plan, Two Offices
- Perfect for Professional Office User
- Ample Off Street Parking

AREA

- Prime West End Location in the Lamplighter Annex



OFFICE

George Warmer
406 855 8946
george@cbcmontana.com

Steven Kenney
406 591 2890
steve@cbcmontana.com

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



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OFFERING SUMMARY

Available SF: 2,016 SF

Lease Rate: \$18 SF/yr Modified Gross

Lot Size: 1.86 Acres

Building Size: 2,016 SF

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PROPERTY OVERVIEW

Professional Office space with ADA restrooms, Kichenette and open floor plan.

PROPERTY HIGHLIGHTS

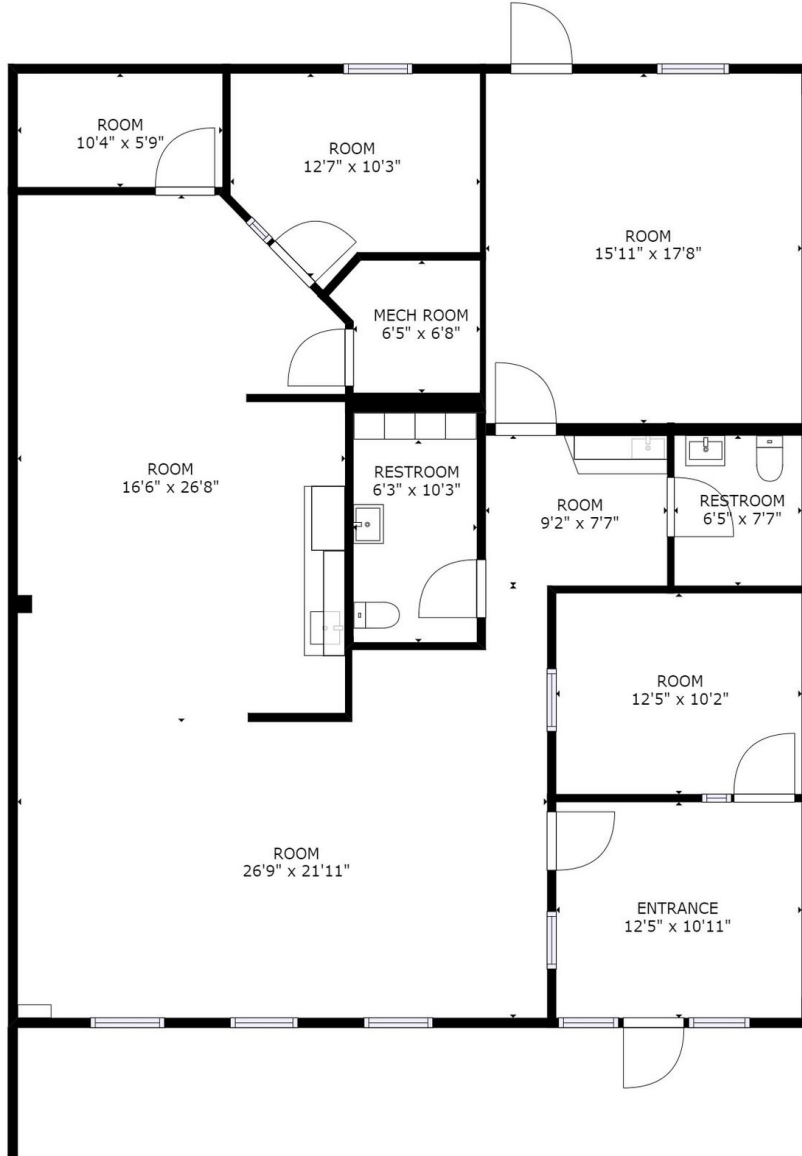
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FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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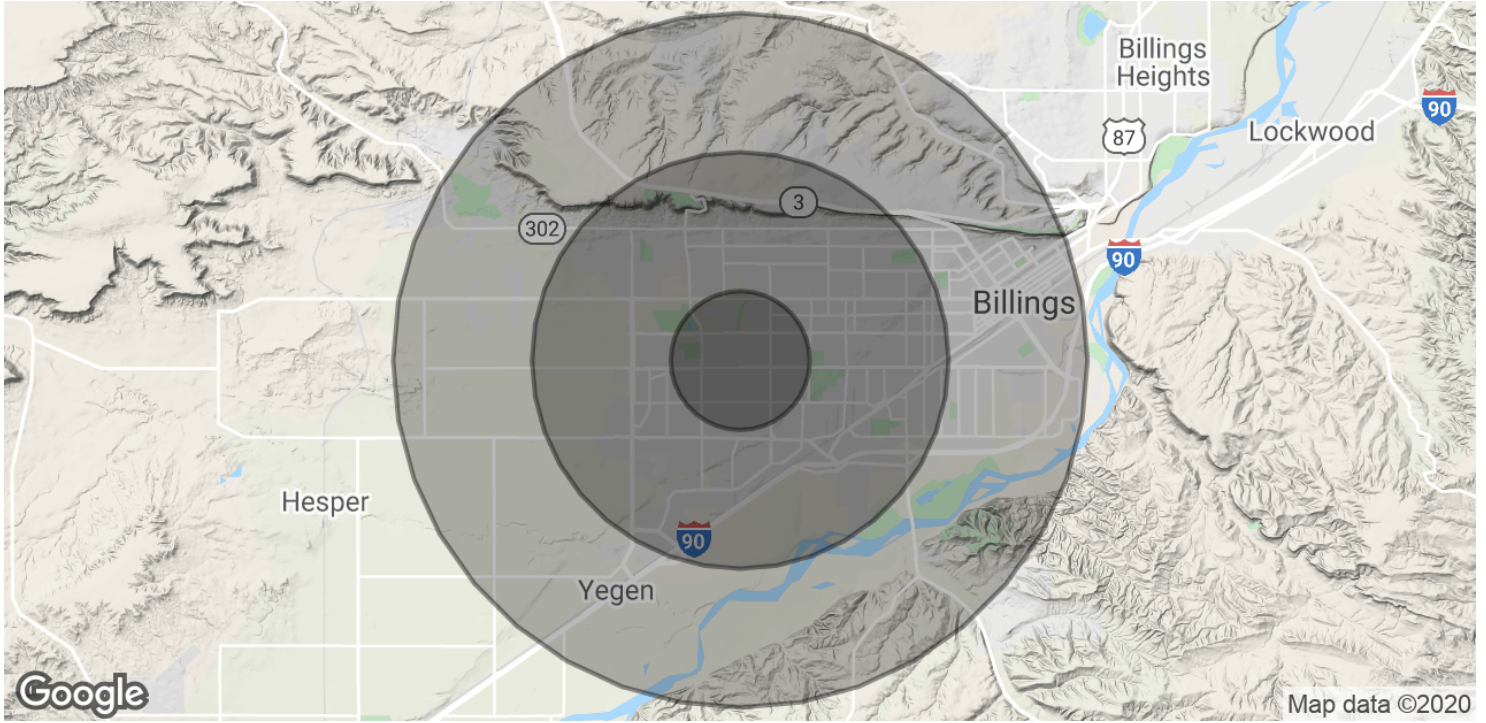
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,785	59,512	93,201
Average age	39.4	40.6	38.7
Average age (Male)	36.3	38.3	36.7
Average age (Female)	41.4	42.5	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,921	26,719	41,191
# of persons per HH	2.3	2.2	2.3
Average HH income	\$59,896	\$60,638	\$60,642
Average house value	\$174,194	\$195,385	\$200,168

* Demographic data derived from 2010 US Census

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