



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

180 S 32ND ST W, STE 2

Billings, MT 59102

AVAILABLE SPACE

2,464 SF

LEASE RATE

\$4,245.00 per month (+ utilities)

AREA

180 S 32nd St W, Suite 2 is part of the Professional Center @ 32nd Street West. This 2,464 SF unit is the last available Class A office space for lease in this development. Located at 32nd St W and Central Ave, this west end location is extremely convenient and right in the path of growth. Co-tenants include Advanced Dental Professionals, Retirement Solutions, Jones Chiropractic, Thompson Law Firm, Cladis Investment Advisory, Stephen Lyons - Endodontist and The Brooklyn Spa.



OFFICE

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:	2,464 SF
Lease Rate:	\$4,245.00 per month (+ utilities)
Lot Size:	2.7 Acres
Year Built:	2017
Building Size:	2,464 SF

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PROPERTY OVERVIEW

- *2,464 SF Class A Office for Lease
- *\$4,245/mo + Utilities
- *Build to Suit with 5 Year Lease (Currently in Shell Condition)
- *Landlord Shall Provide \$140,000 Buildout Allowance (\$57 PSF)
- *High End Finishes - Adjacent Units Have Granite Counters, Solid Core Doors & Custom Tiled Bathrooms
- *Sample Floor Plan 1: Financial Advisor's Office with Reception, 4 Offices, Conference Room, 2 Support Rooms, Cubicle Space & 2 Bathrooms
- *Sample Floor Plan 2: Doctor's Office with Reception, 2 Offices, 6 Treatment Rooms, 3 Support Rooms & 2 Bathrooms
- *Enjoy Additional Storage Space & Buildout Flexibility with 5ft Basement/Crawl Space
- *\$16 PSF Base Rent + \$4.67 PSF NNN = \$4,245/mo Rent



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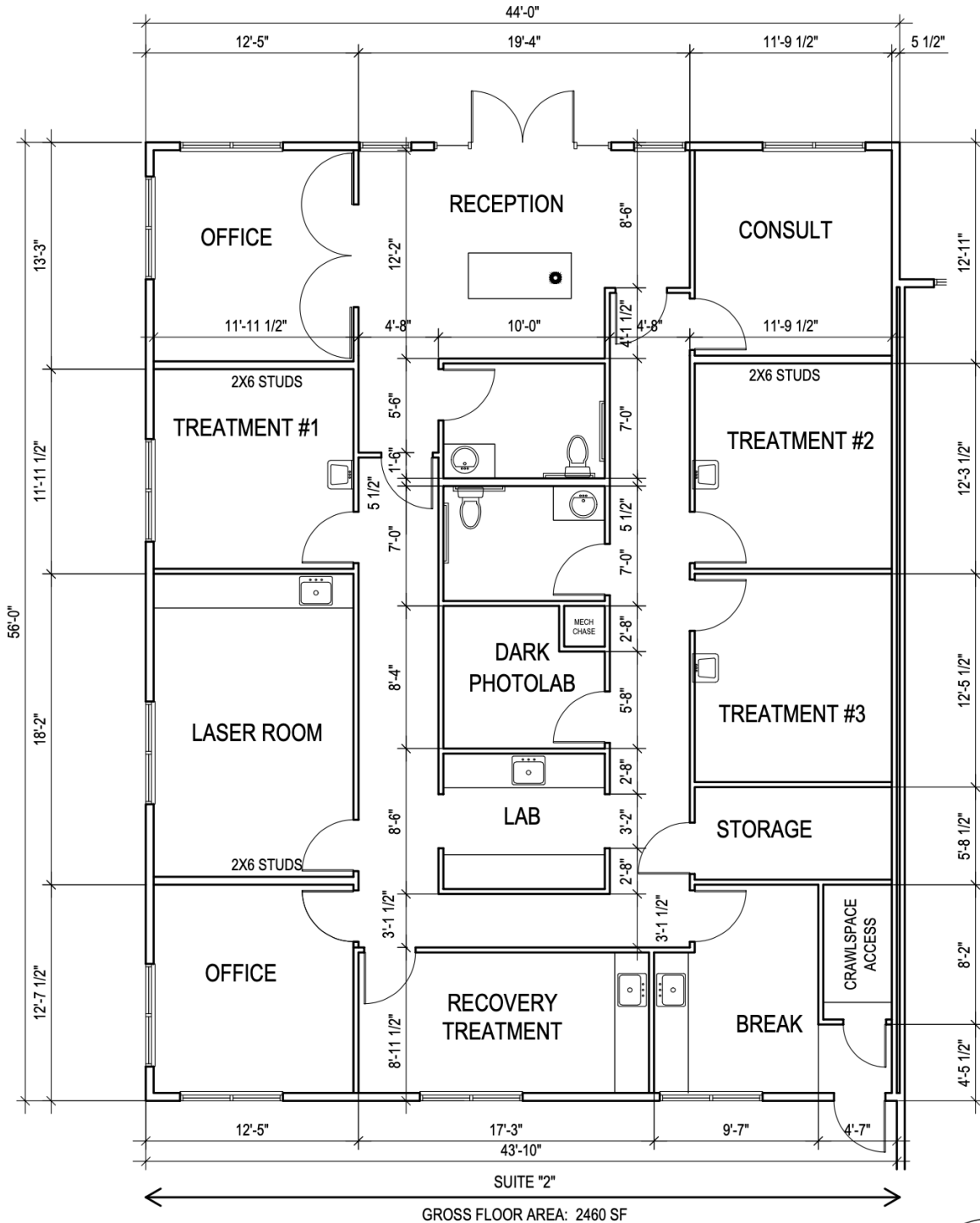
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SAMPLE FLOOR PLAN #2

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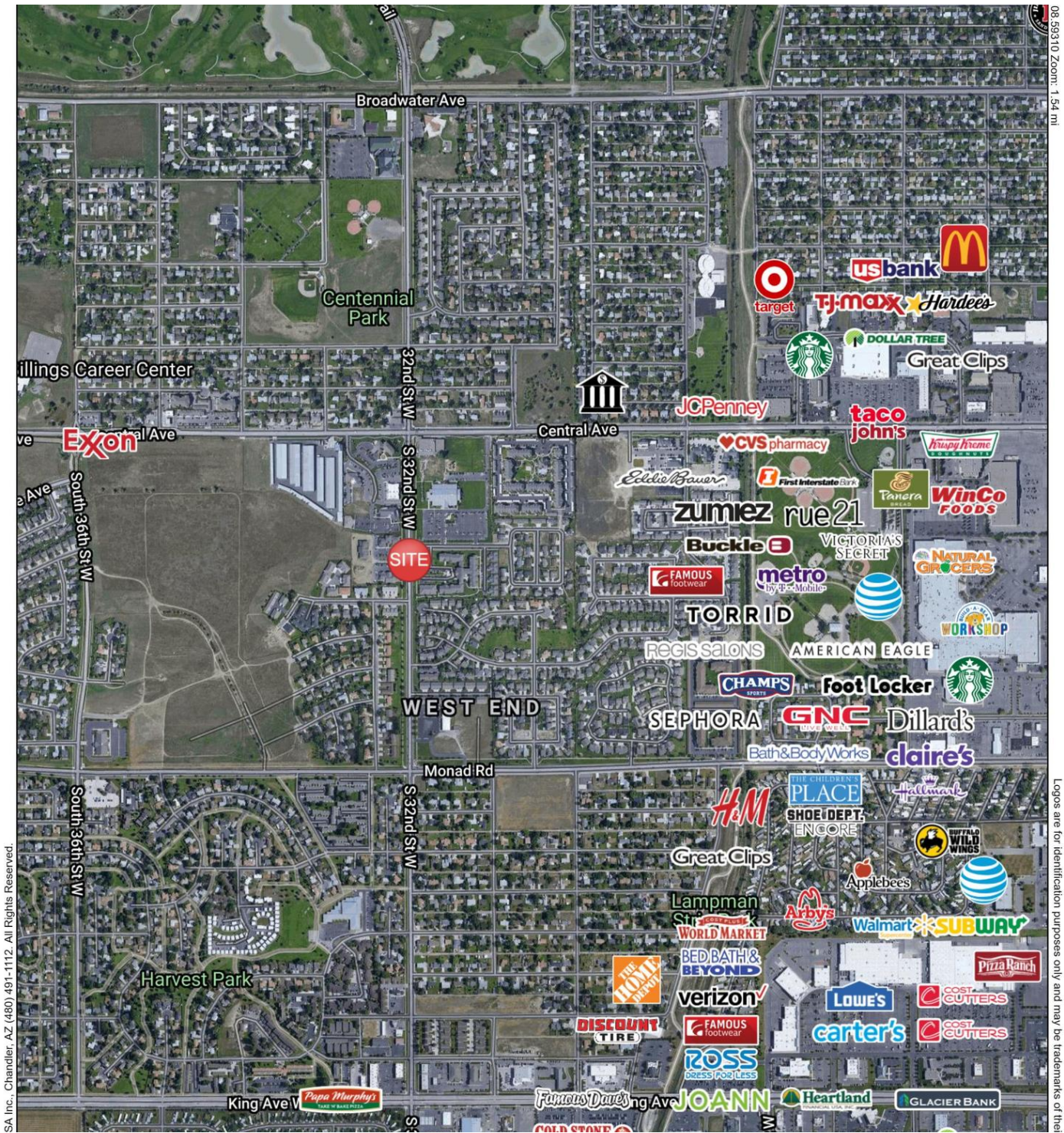
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