



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1321 DISCOVERY DRIVE

Billings, MT 59102

AVAILABLE SPACE

2,875 SF

LEASE RATE

\$11.00 SF/yr (NNN)

AREA

Part of the continuously expanding area between Shiloh and Gabel.

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OFFICE

Brian Williams
406 930 1750
brian@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: 2,875 SF

Lease Rate: \$11.00 SF/yr (NNN)

Building Size: 2,875 SF

PROPERTY OVERVIEW

- *Class A Office Space on Billings' West End
- *Great Location That Offers a Pond Off the Back Patio
- *2,875 SF
- *Seven Office Spaces
- *Conference Room
- *Kitchenette
- *Plenty of Windows for Great Natural Lighting
- *Ample Storage & Plenty of Additional Work Areas
- *Minimum Lease Term of Two (2) Years
- * \$11/SF NNN/CAM Charges \$3.81/SF/YR + \$1.76/SF/YR Utility Charges (Total of \$16.57/SF/YR All In)
- 3D Virtual Tour: <https://tinyurl.com/9694794u> -See agent for details on the specific space to view

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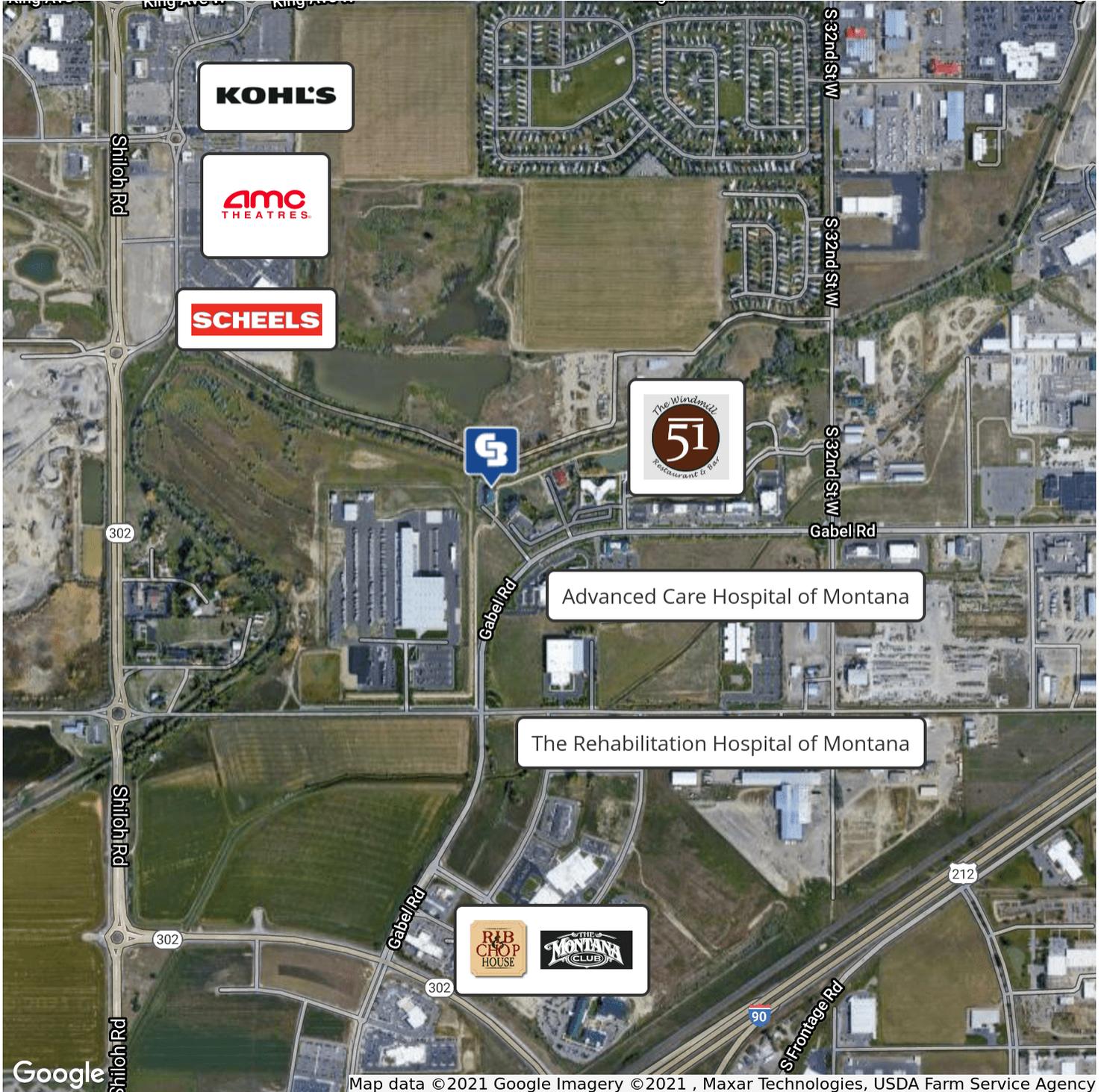




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Google

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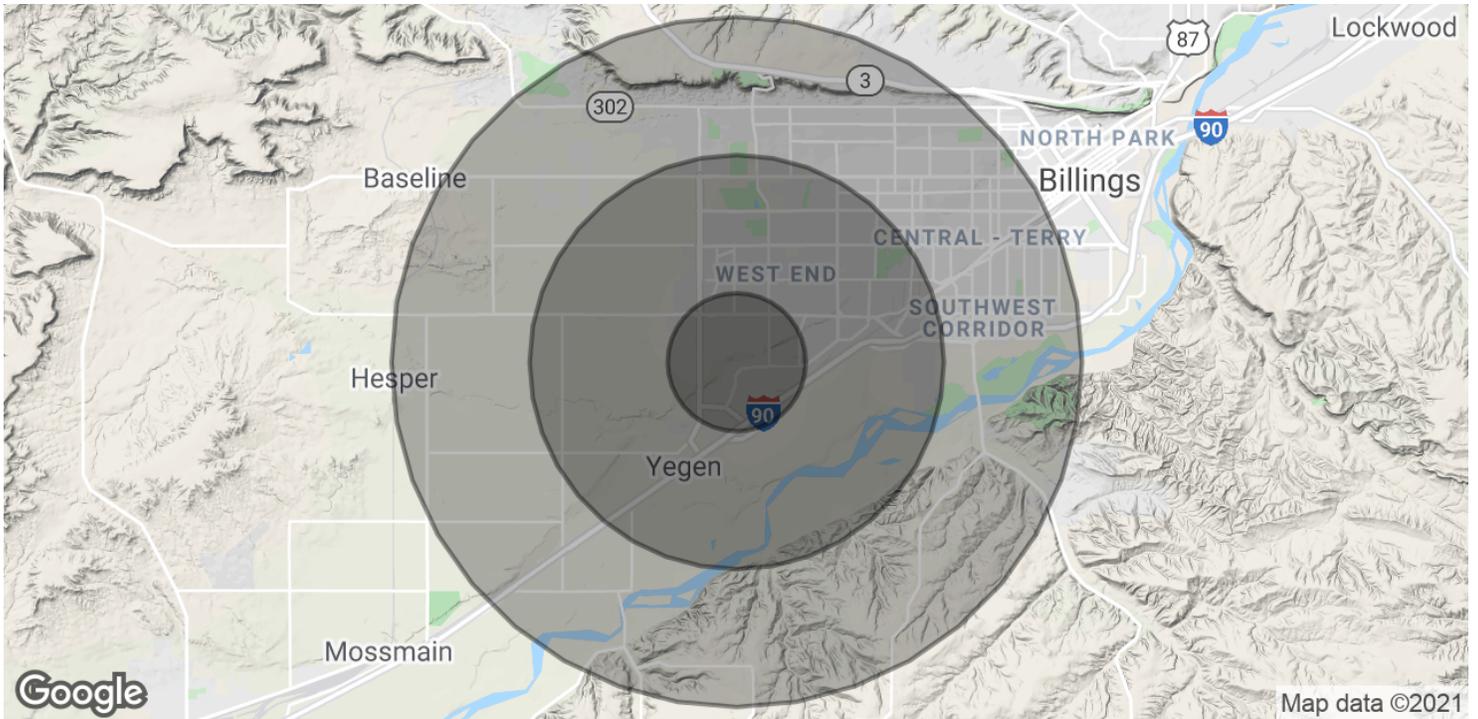
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,403	24,901	65,488
Average age	35.5	38.6	40.5
Average age (Male)	33.8	35.9	38.5
Average age (Female)	36.1	40.0	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,155	11,388	29,105
# of persons per HH	2.0	2.2	2.3
Average HH income	\$51,683	\$56,279	\$63,909
Average house value	\$153,221	\$172,126	\$208,654

* Demographic data derived from 2010 US Census

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