



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## 1215 24TH ST W, SUITE 105

1215 24th St W, Suite 105  
Billings, MT 59102

AVAILABLE SPACE  
809 SF

LEASE RATE  
\$876 per month (utilities included)

### AREA

1215 N 24th St W is a professional office building located on the west end of Billings. Being located on 24th St W, this office building has excellent exposure for tenants wanting a large pylon sign on a busy street for advertising. Other tenants in the building include Coldwell Banker Real Estate, Farmers Insurance, Prudential Financial, Clarity Tax & Accounting and other professional service firms.



CBCMONTANA.COM

### OFFICE

Nathan Matelich  
406 656 2001  
nathan@cbcmontana.com

Steven Kenney  
406 869 0567  
steve@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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## OFFERING SUMMARY

Available SF: 809 SF

Lease Rate: \$876/mo  
(utilities included)

Lot Size: 0.64 Acres

Year Built: 1978

Building Size: 12,600 SF

Renovated: 2008

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## PROPERTY OVERVIEW

- \*2 Offices
- \*Large Reception Area
- \*2 Large Storage Rooms or Additional Offices
- \*Large Pylon Sign on 24th St W for Advertising
- \*Janitorial services included as part of the lease
- \*Common area kitchen/break room
- \*New LED lighting throughout office space
- \*Common area restrooms on each floor
- \*Price includes utilities (gas, electric, water & sewer)
- \*Tenant provides their own phone & internet
- \*Plenty of parking



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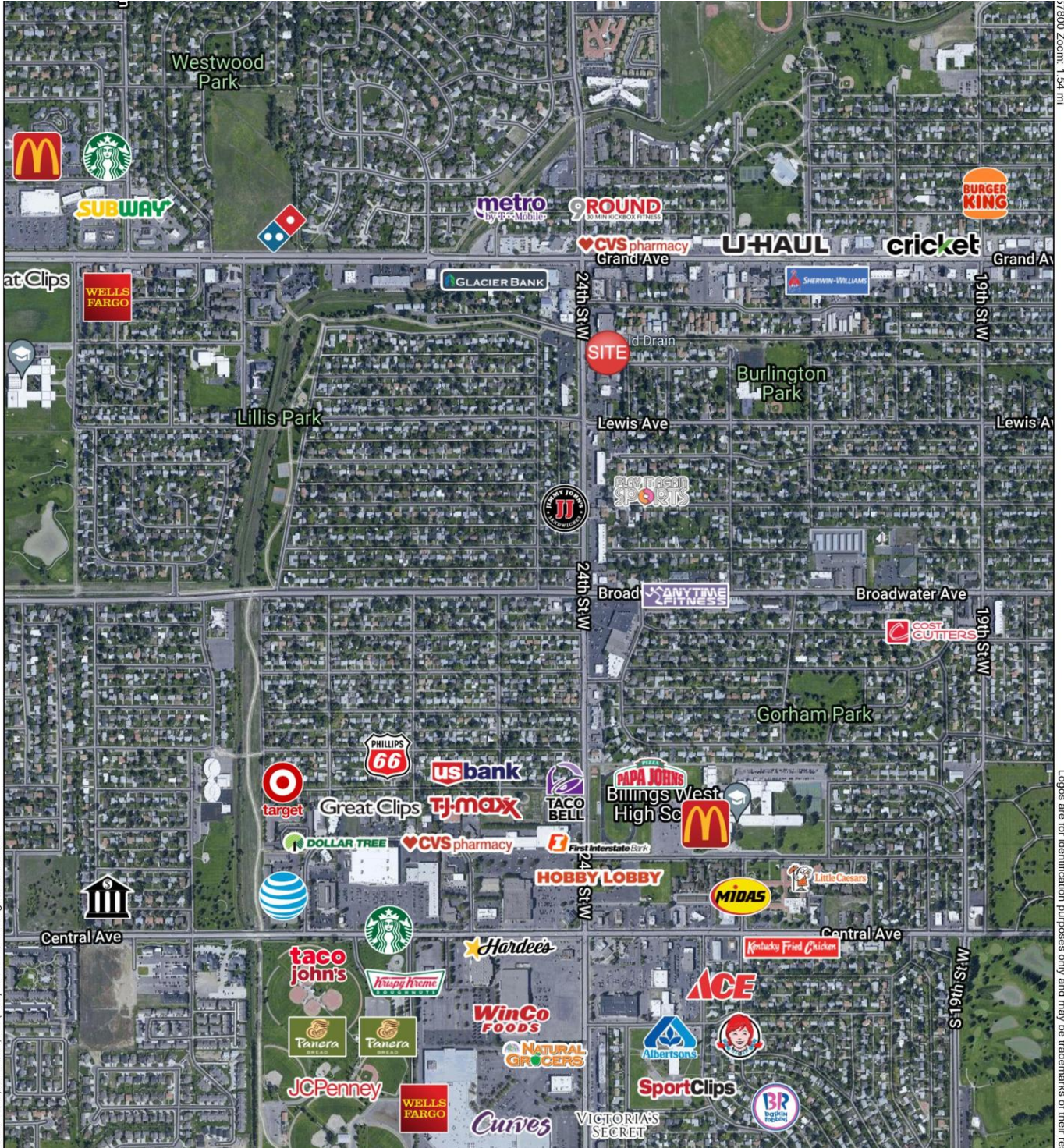




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57800 Zoom: 1.54 mi

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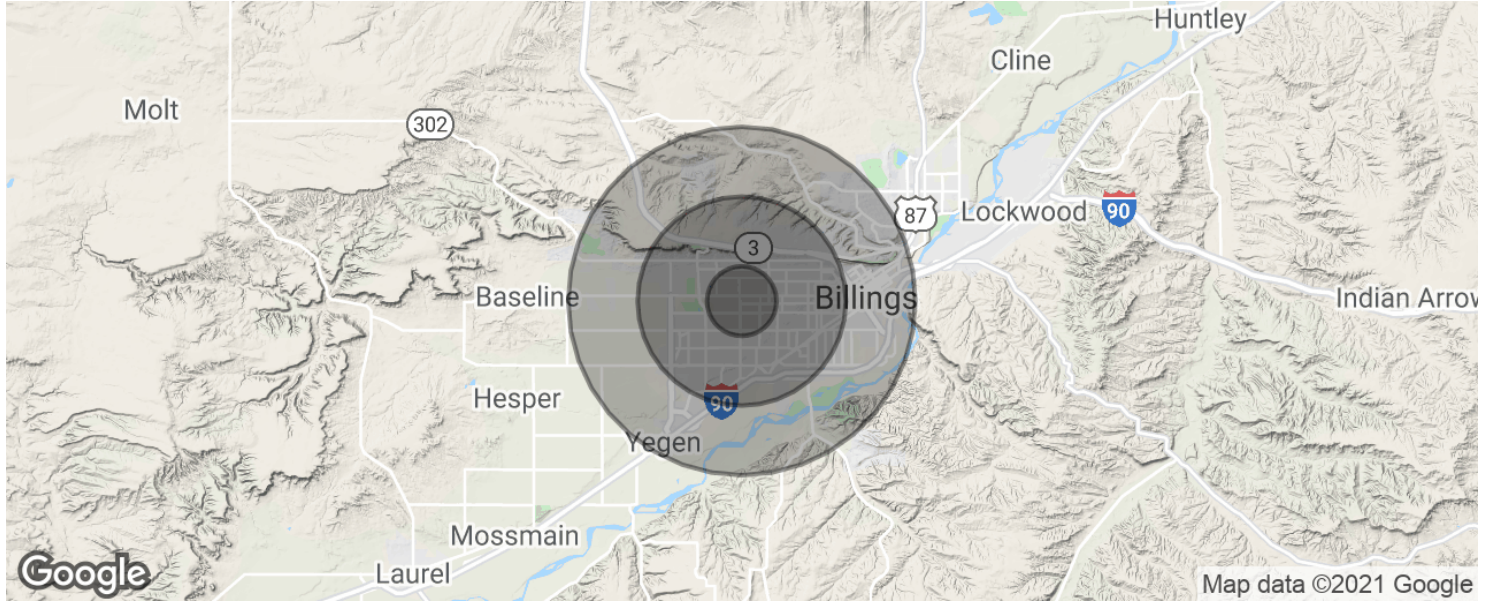
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,186	66,964	98,237
Median age	41.8	39.8	38.4
Median age (Male)	40.2	37.3	36.5
Median age (Female)	43.2	42.4	40.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,496	29,798	43,268
# of persons per HH	2.3	2.2	2.3
Average HH income	\$63,838	\$60,004	\$59,155
Average house value	\$196,198	\$193,350	\$194,820

\* Demographic data derived from 2010 US Census

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