



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2101 BROADWATER AVE

Billings, MT 59102

AVAILABLE SPACE

450 SF

LEASE RATE

\$595.00 per month (utilities included)

AREA

2101 Broadwater Ave is a recently remodeled Class A office building. Small professional offices available for lease that would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quiet, professional space to run their business out of. Great location on busy Broadwater Ave close to 24th Street West and the West End.



CBCMONTANA.COM

OFFICE

Mike Bruschwein
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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:	450 SF
Lease Rate:	\$595.00 per month (utilities included)
Lot Size:	22,000 SF
Year Built:	1958
Building Size:	2,100 SF
Renovated:	2018

PROPERTY OVERVIEW

- Single furnished office
- For lease at \$595/month (utilities included)
- High Speed Internet included
- Janitorial Included
- Off Street Parking
- ADA accessible & ADA restroom
- Shared Break Room
- Landlord willing to consider a lower lease rate for a long term lease

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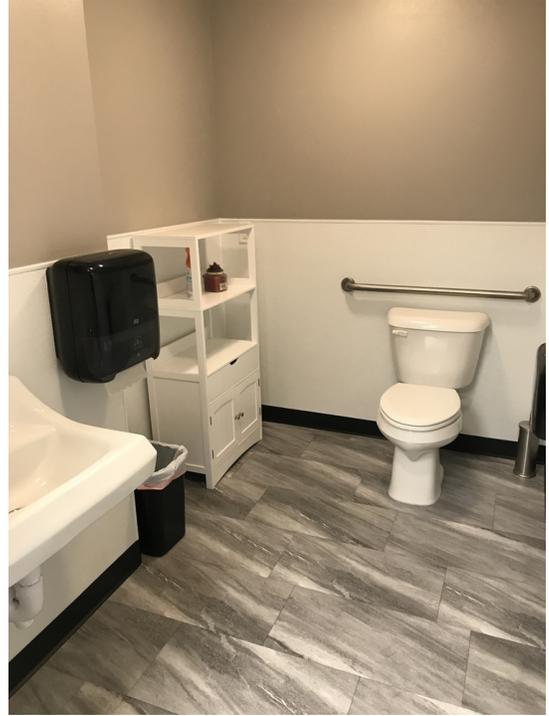


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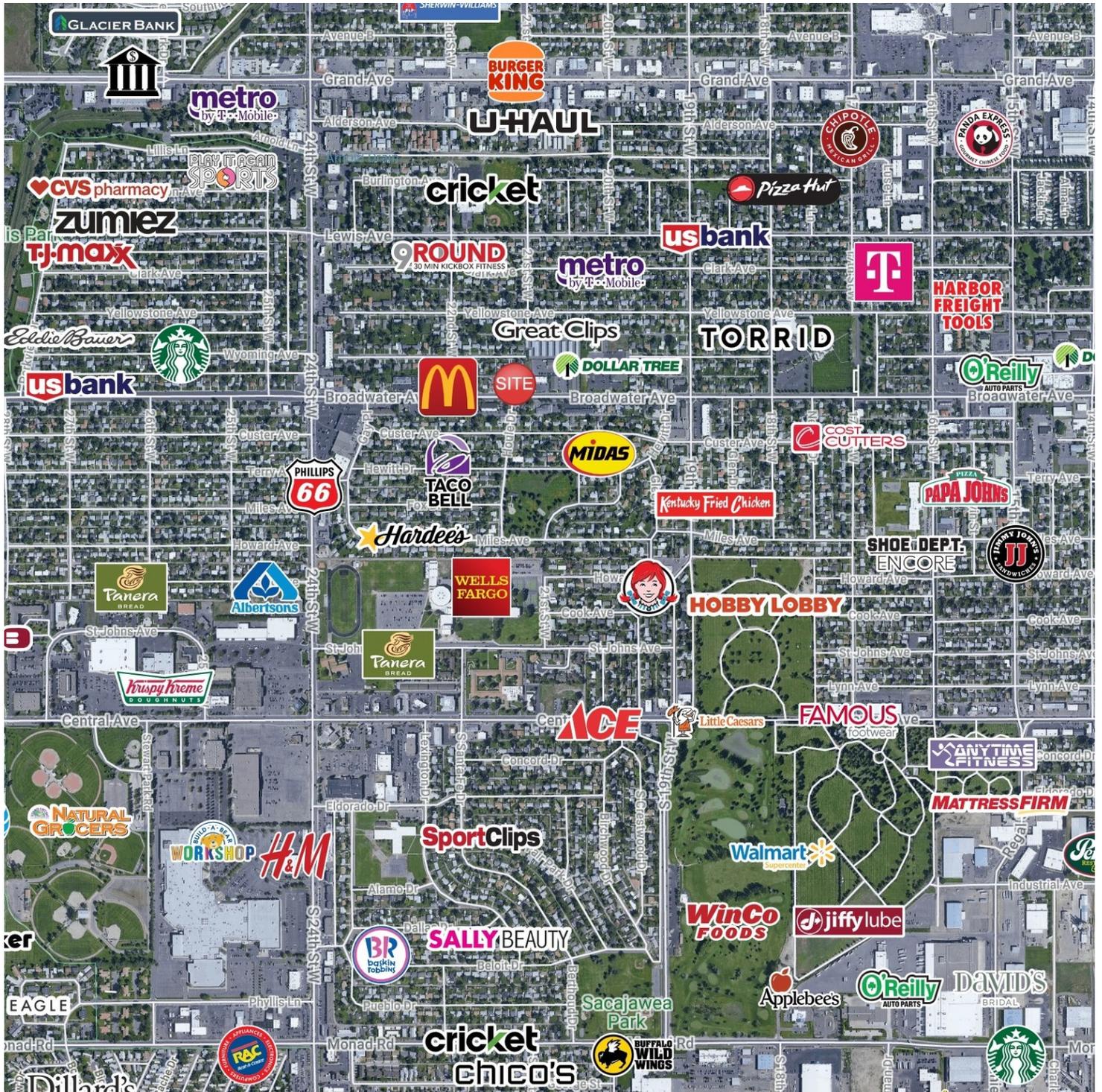
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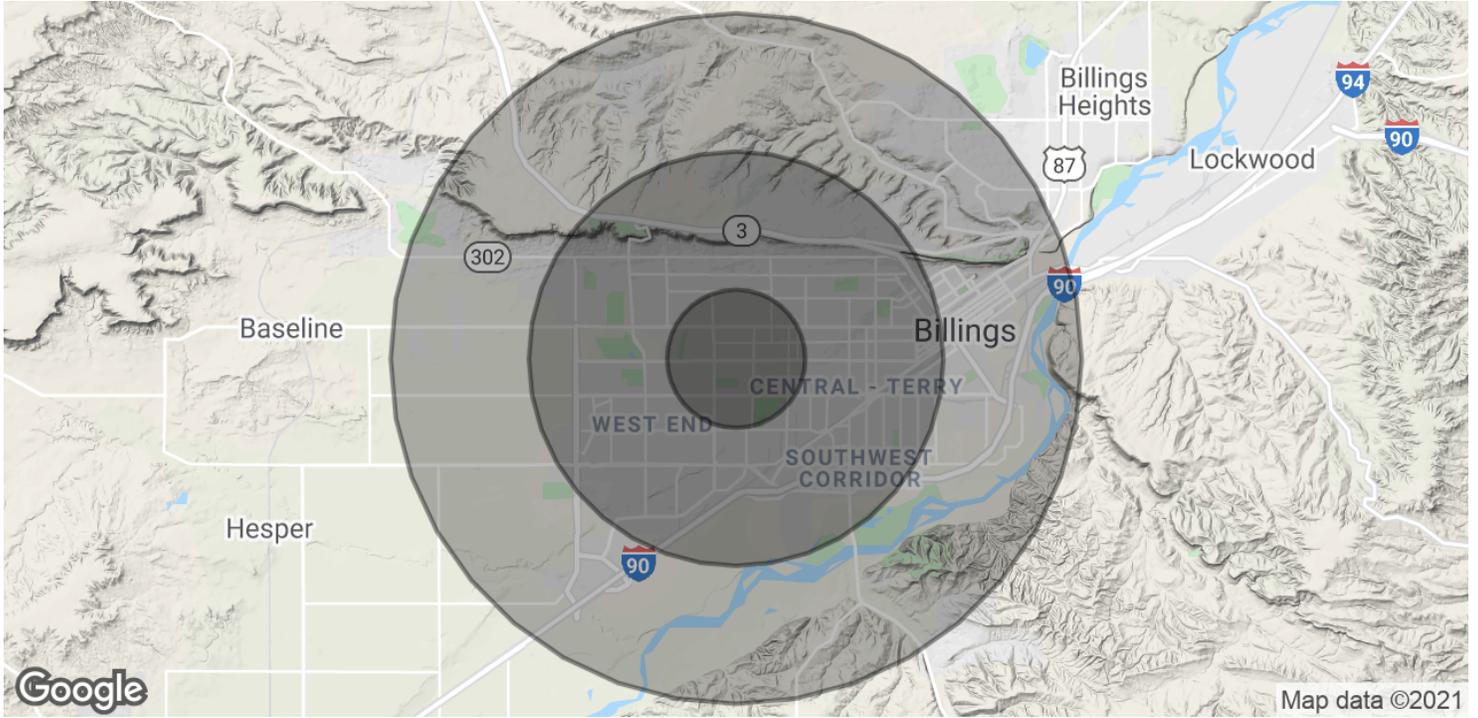
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,891	68,070	103,591
Average Age	39.6	39.0	38.3
Average Age (Male)	37.4	36.7	36.5
Average Age (Female)	41.4	42.0	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,423	30,369	45,599
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$56,501	\$58,890	\$57,909
Average House Value	\$163,160	\$189,801	\$190,746

* Demographic data derived from 2010 US Census

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