



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR LEASE**

## **3225 1ST AVE N**

Billings, MT 59101

### **AVAILABLE SPACE**

2,546 SF

### **LEASE RATE**

\$12.00 SF/yr (NNN)

- Brick Exterior with Copper Trim
- Off Street Parking
- 8 Offices
- Waiting Area
- 2 ADA Restrooms
- Kitchenette

### **AREA**

Attractive Office Building located in the Founders Section of Downtown

2,546 SF

7,000 SF Lot

Zoned CBD

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### **OFFICE**

George Warmer, CCIM  
406 855 8946  
george@cbcmontana.com

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



## 3225 1ST AVE N

Billings, MT 59101

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

LEASE

[CBCMONTANA.COM](http://CBCMONTANA.COM)

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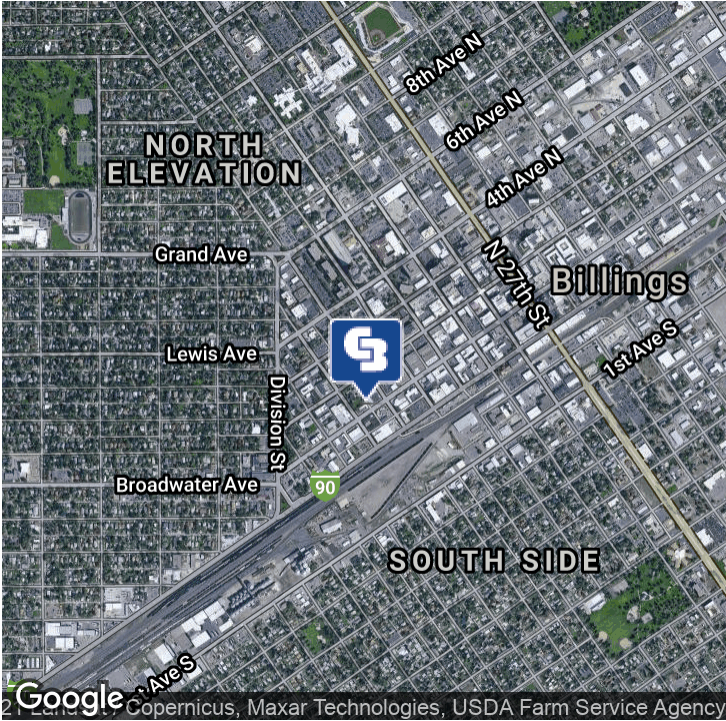




# 3225 1ST AVE N

Billings, MT 59101

LEASE



## OFFERING SUMMARY

Available SF: 2,546 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: 7,000 SF

Year Built: 1958

Renovated: 2016

Zoning: Central Business District

## PROPERTY OVERVIEW

Office Building For Sale!  
\$12 PSF NNN  
Completely Remodeled in 2016  
2,546 SF  
7,000 SF Lot  
Zoned CBD

## PROPERTY HIGHLIGHTS

- AttBrick Exterior with Copper Trim
- Off Street Parking
- 8 Offices
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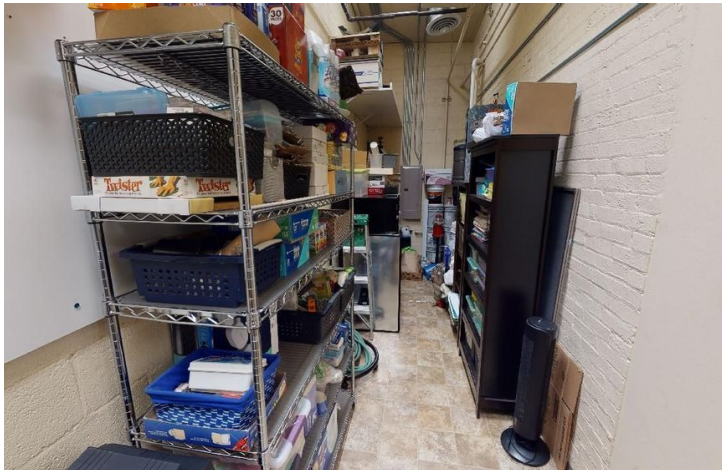
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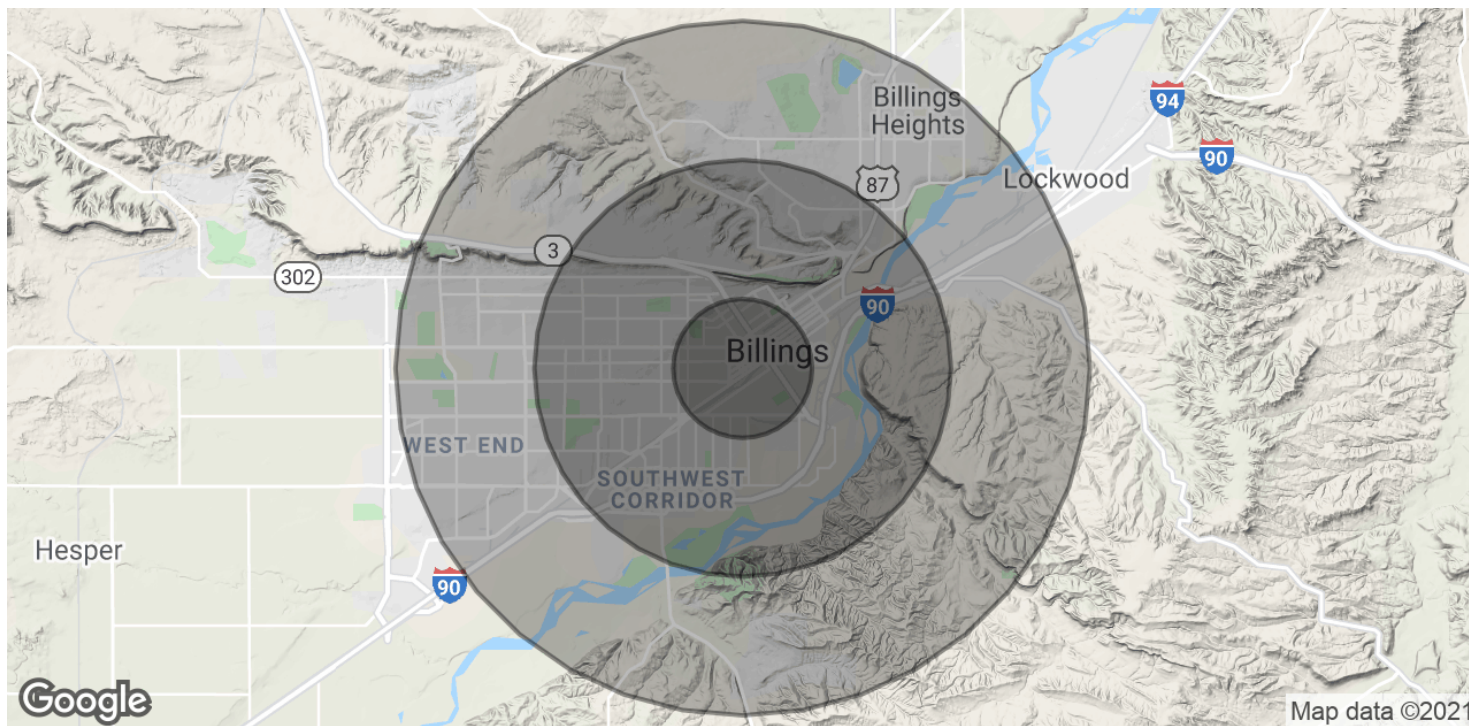




## 3225 1ST AVE N

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,797	58,464	102,095
Average Age	34.4	34.3	36.3
Average Age (Male)	34.3	33.2	34.8
Average Age (Female)	34.4	36.4	38.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,841	25,017	43,431
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$43,225	\$49,471	\$54,438
Average House Value	\$178,004	\$151,866	\$165,546

\* Demographic data derived from 2010 US Census

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**GEORGE WARMER, CCIM**

Managing Partner

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**Direct:** 406.656.2001 | **Cell:** 406.855.8946

MT #14174

## PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

## TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

## EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

## MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

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