

LEASE

1140 1ST AVE N

1140 1st Ave N Billings, MT 59101

LEASE RATE \$400.00 - 1,000.00 per month



**COLDWELL BANKER
COMMERCIAL**
CBS

Mike Bruschwein

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Todd Sherman

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OFFERING SUMMARY

| | |
|----------------|--|
| Lease Rate: | \$400.00 - 1,000.00 per month (Gross) |
| Building Size: | 20,700 SF |
| Available SF: | 400 - 950 SF |
| Lot Size: | 39,650 SF |
| Year Built: | 1955 |
| Renovated: | 2015 |
| Zoning: | EB_IS-East Billings Industrial Sanctuary |

PROPERTY OVERVIEW

1140 1st Ave N is a recently remodeled professional office building under new ownership and management. 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 the busy 1st Ave N in the heart of Downtown's EBURD district.

PROPERTY HIGHLIGHTS

- Multiple options with single office sizes ranging from 125sqft – 400sqft, take one or take them all
- Single Offices for rent @ \$400/month (utilities included)
- Two Room 950sqft Office for rent @ \$1000/month (utilities included)
- Tenant Improvements available with long term leases
- Street front advertising on 1st Ave N
- 60 spot parking lot behind building

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LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|---------------------------------|
| Lease Type: | Gross | Lease Term: | Negotiable |
| Total Space: | 400 - 950 SF | Lease Rate: | \$400.00 - \$1,000.00 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|--------------------|-----------|-----------|------------|-------------------|--|
| Single Offices | Available | 400 SF | Gross | \$400 per month | Multiple options with single office sizes ranging from 125sqft – 400sqft, take one or take them all! Single Offices for rent @ \$400/month (utilities included) |
| Double Room Office | Available | 950 SF | Gross | \$1,000 per month | Two Room 950sqft Office for rent @ \$1000/month (utilities included) |

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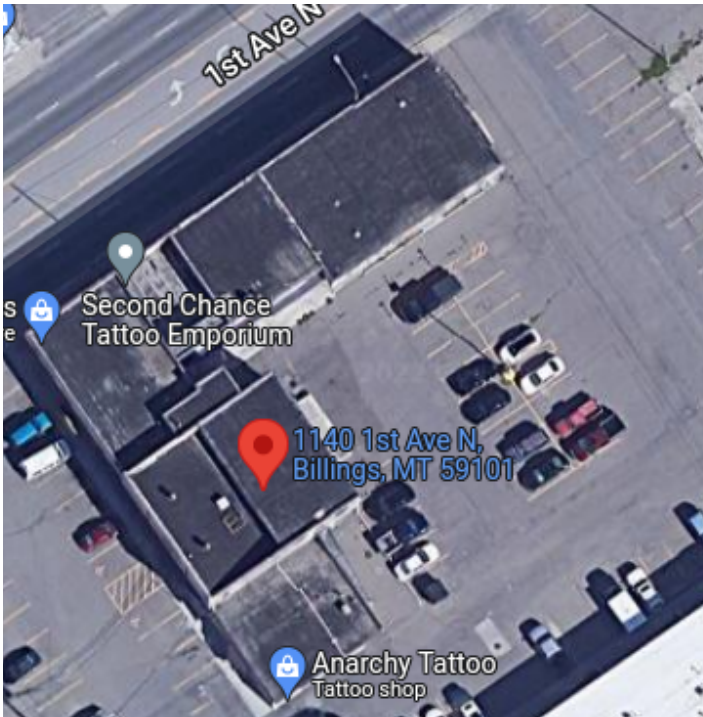
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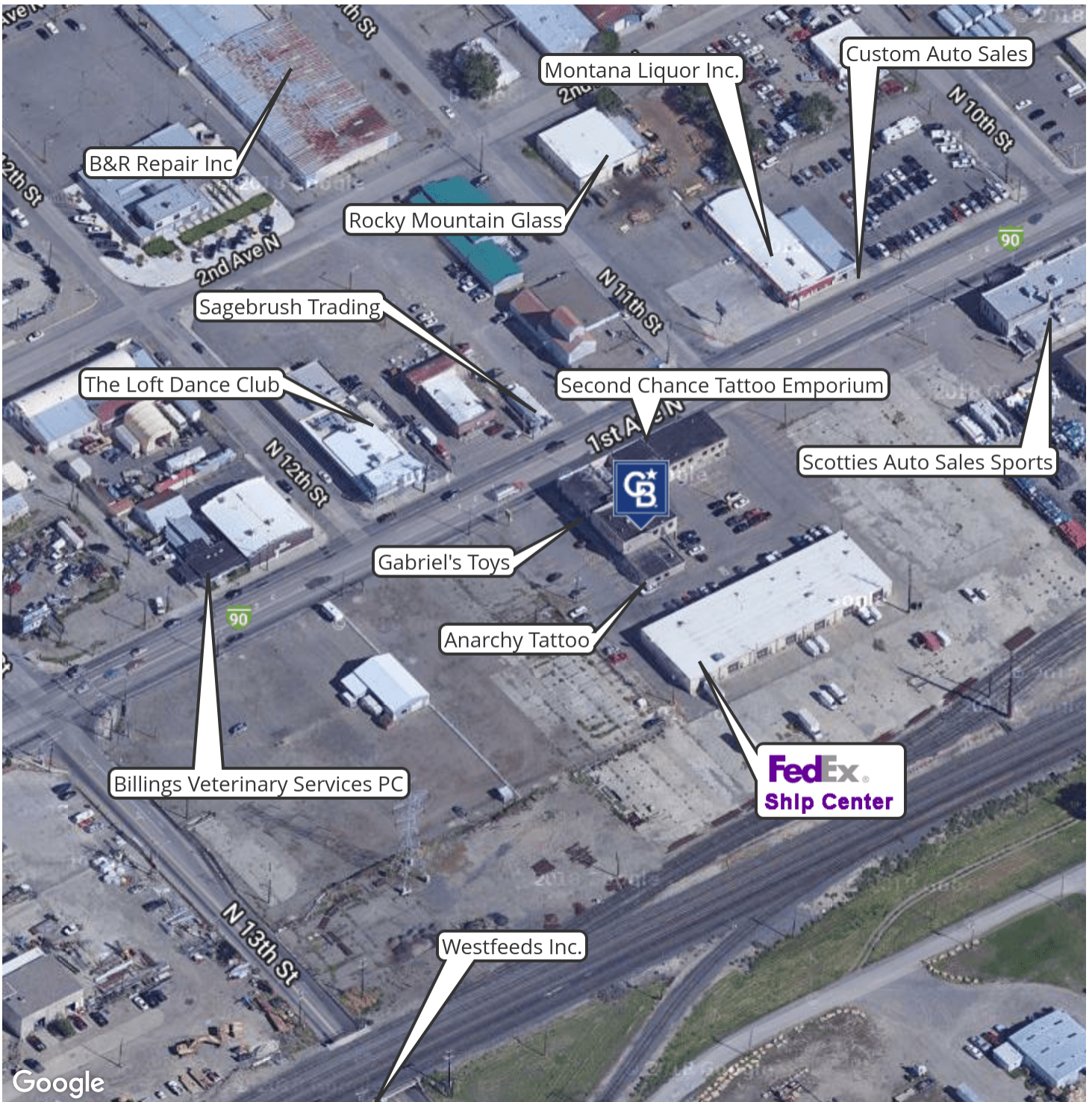


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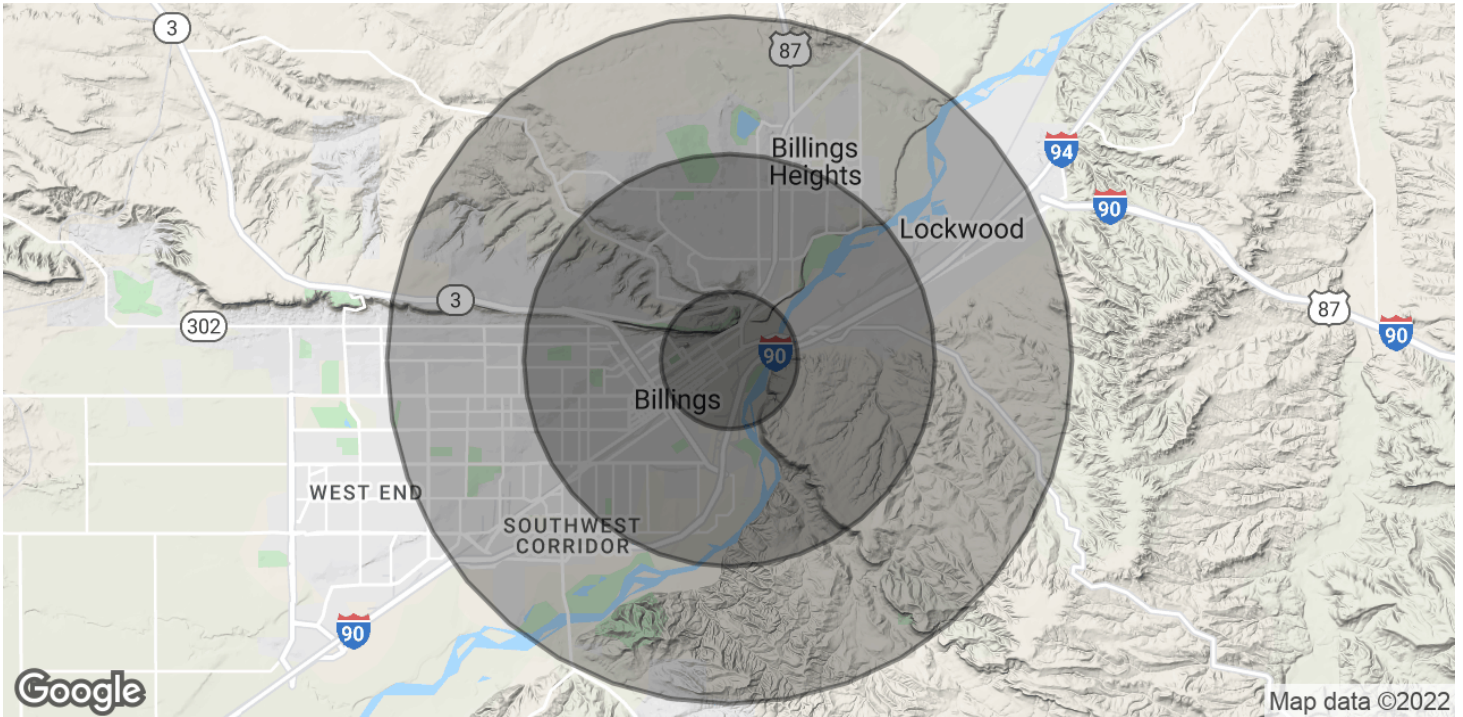


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 5,387 | 46,182 | 90,037 |
| Average Age | 35.5 | 35.2 | 35.0 |
| Average Age (Male) | 36.0 | 34.2 | 33.5 |
| Average Age (Female) | 33.7 | 35.9 | 37.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 2,320 | 19,380 | 37,781 |
| # of Persons per HH | 2.3 | 2.4 | 2.4 |
| Average HH Income | \$36,818 | \$50,289 | \$52,331 |
| Average House Value | \$97,166 | \$148,879 | \$153,813 |

* Demographic data derived from 2010 US Census

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MIKE BRUSCHWEIN

Comm Sales Associate

mike@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.697.6176

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran numbers in a research lab at Montana State University. He married his wife Madison in 2018, who was also born and raised in Billings and attended Billings Central with Mike, and they decided to move home to Billings. Mike accepted a job at Computers Unlimited and in his role there he excelled at customer service and enjoyed interacting and assisting the company's industrial and medical customers. Mike has always been intrigued by real estate and started investing in 2020. He has been successful in developing his multifamily real estate portfolio, growing from one door to 12 doors in just over one year. Mike has constantly been passionate about the growth of the Billings community and has been a member of the Big Brothers Big Sisters of America since 2016. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His one-year-old son keeps him busy when he's not working and he loves spending time outdoors with his family in all of the beautiful seasons that Montana has to offer. Mike specializes in helping clients buy and sell multifamily & investment grade properties and enjoys geeking out over the numbers behind the property to ensure his clients enjoy superior returns.

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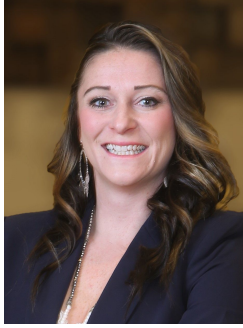


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SHAYLEE GREEN

Comm Sales Associate

shaylee@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.208.7723

PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer - camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community

EDUCATION

CCIM 101

CCIM 102

MEMBERSHIPS

Billings Association of Realtors

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TODD SHERMAN

Comm Sales Associate

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Direct: 406.656.2001 | **Cell:** 406.570.8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

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