

LEASE

6603 WESTERN WAY
6603 Western Way Billings, MT 59106



LEASE RATE \$9.00 PSF NNN (\$1.85 PSF)

George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

6603 WESTERN WAY
6603 Western Way Billings, MT 59106



OFFERING SUMMARY

Lease Rate:	\$9.00 PSF NNN (\$1.85 PSF)
Building Size:	5,630 SF
Lot Size:	21,780 Acres
Number of Units:	2
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Newly Constructed Shops Coming June 2022
Building 5630 SF
Lot 21,780 SF

Two Units Available:

Unit 1: 2,400 SF

\$2,170 per Month

Unit 2: 2,400 SF + 830 SF Mezzanine

\$2,609 per Month

PROPERTY HIGHLIGHTS

- \$9.00 PSF NNN (\$1.85 PSF)
- ADA Restrooms & Shower
- Office Space
- Tenant Pays Water, Gas & Electric

George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

IMAGES

6603 WESTERN WAY
6603 Western Way Billings, MT 59106



George Warner, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS

FLOOR PLANS

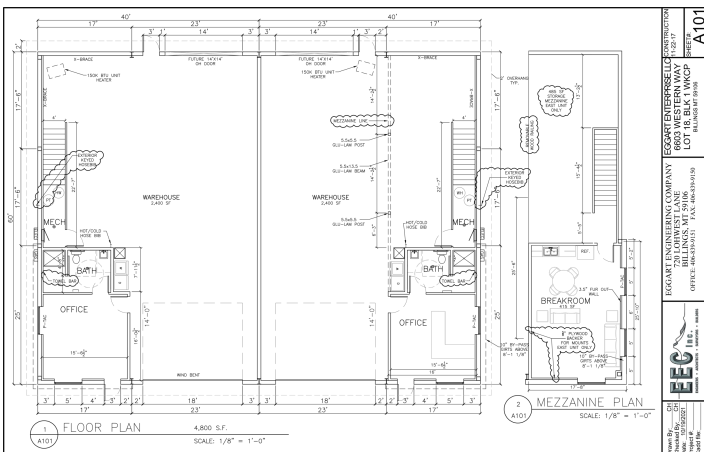
6603 WESTERN WAY
6603 Western Way Billings, MT 59106



EGGART ENTERPRISE LLC CONSTRUCTION
6603 WESTERN WAY
LOT 18, BLK 1 W/PCP
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A201

EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A201

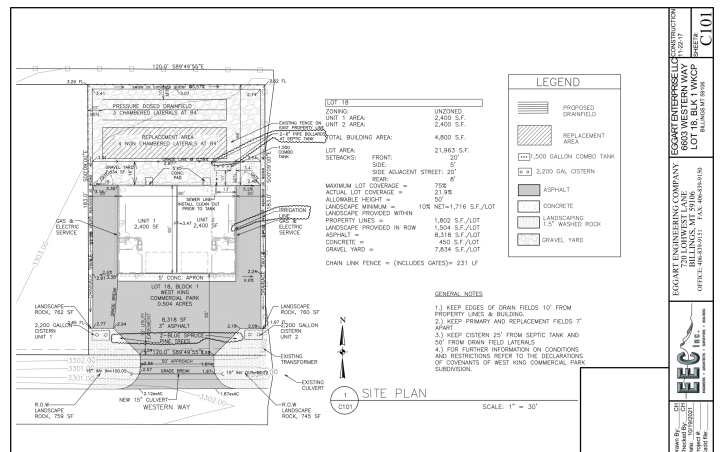
EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A201



EGGART ENTERPRISE LLC CONSTRUCTION
6603 WESTERN WAY
LOT 18, BLK 1 W/PCP
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A101

EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A101

EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # A101



EGGART ENTERPRISE LLC CONSTRUCTION
6603 WESTERN WAY
LOT 18, BLK 1 W/PCP
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # C101

EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # C101

EGGART ENGINEERING COMPANY
220 LOVEMIST LANE
BILLINGS, MT 59106
OFFICE: 406-855-9151 FAX: 406-855-9150
DATE: 10/19/2021
SHEET # C101

George Warner, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

MAP

6603 WESTERN WAY
6603 Western Way Billings, MT 59106

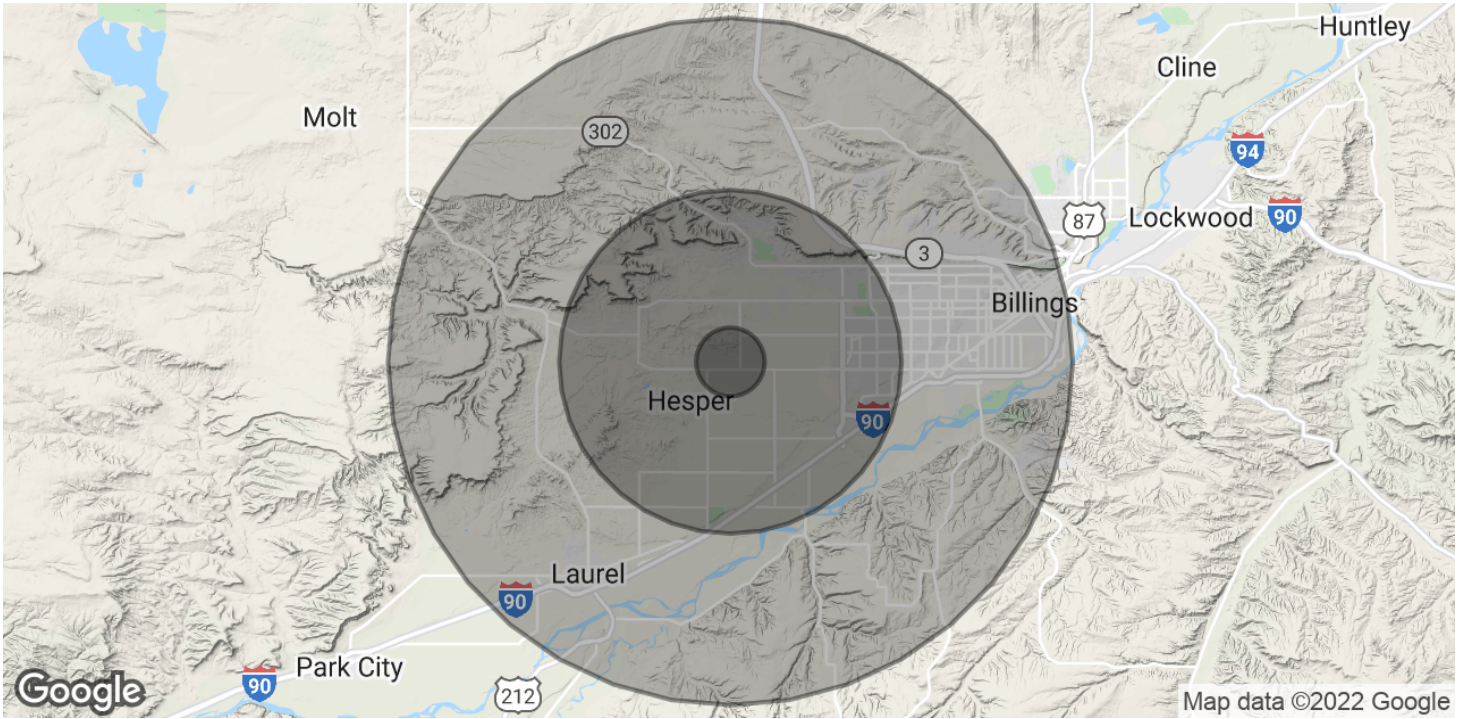


George Warner, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



DEMOGRAPHICS

6603 WESTERN WAY
6603 Western Way Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	11,687	80,070
Average Age	38.8	40.7	40.4
Average Age (Male)	39.9	40.8	38.7
Average Age (Female)	37.3	39.9	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	60	4,484	34,386
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$77,934	\$114,531	\$70,082
Average House Value	\$264,842	\$316,862	\$230,214

* Demographic data derived from 2010 US Census

George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS



GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | **Cell:** 406.855.8946

MT #RRE-RBS-LIC-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

CBS

1215 24th Street Suite 240
Billings, MT 59102
406.656.2001

George Warmer, CCIM
O: 406 855 8946 | C: 406 855 8946
george@cbcmontana.com



COLDWELL BANKER
COMMERCIAL
CBS