

LEASE

30 BROADWATER AVE

Billings, MT 59101



LEASE RATE \$1,250.00 - 1,500.00 per month

Todd Sherman
406 656 2001

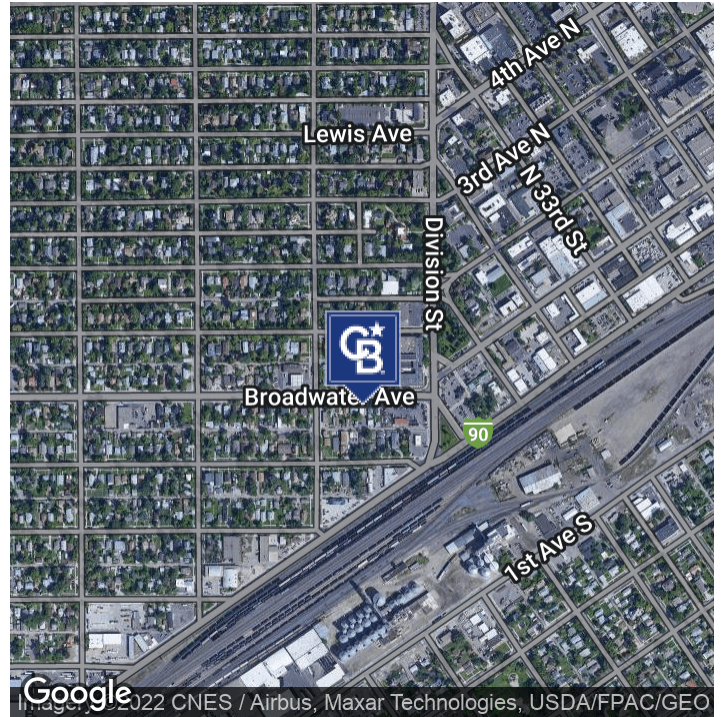


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OFFERING SUMMARY

Lease Rate:	\$1,250.00 - 1,500.00 per month (Gross)
Building Size:	2,600 SF
Lot Size:	7,000 SF
Year Built:	1982
Zoning:	Neighborhood Office

PROPERTY OVERVIEW

Great location Downtown on 1st & Broadwater
Plenty of on site parking
Office on main floor, and 2 apartments downstairs
Can rent together, or separately

1300 sq ft main floor office for \$1500/Month
1 650 Sq Ft apartment for \$1250/month
Can be leased together or separately

PROPERTY HIGHLIGHTS

- Large Conference Room with long table
- Reception Area
- Large private office
- 2 bathrooms and Kitchenette
- Paved off Street parking

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	650 - 1,300 SF	Lease Rate:	\$1,250.00 - \$1,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
30 Broadwater Ave Office	Available	1,300 SF	Gross	\$1,500 per month
30 Broadwater Ave Apartment A	Available	650 SF	Gross	\$1,250 per month

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PICTURES

30 BROADWATER AVE

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MAP

30 BROADWATER AVE

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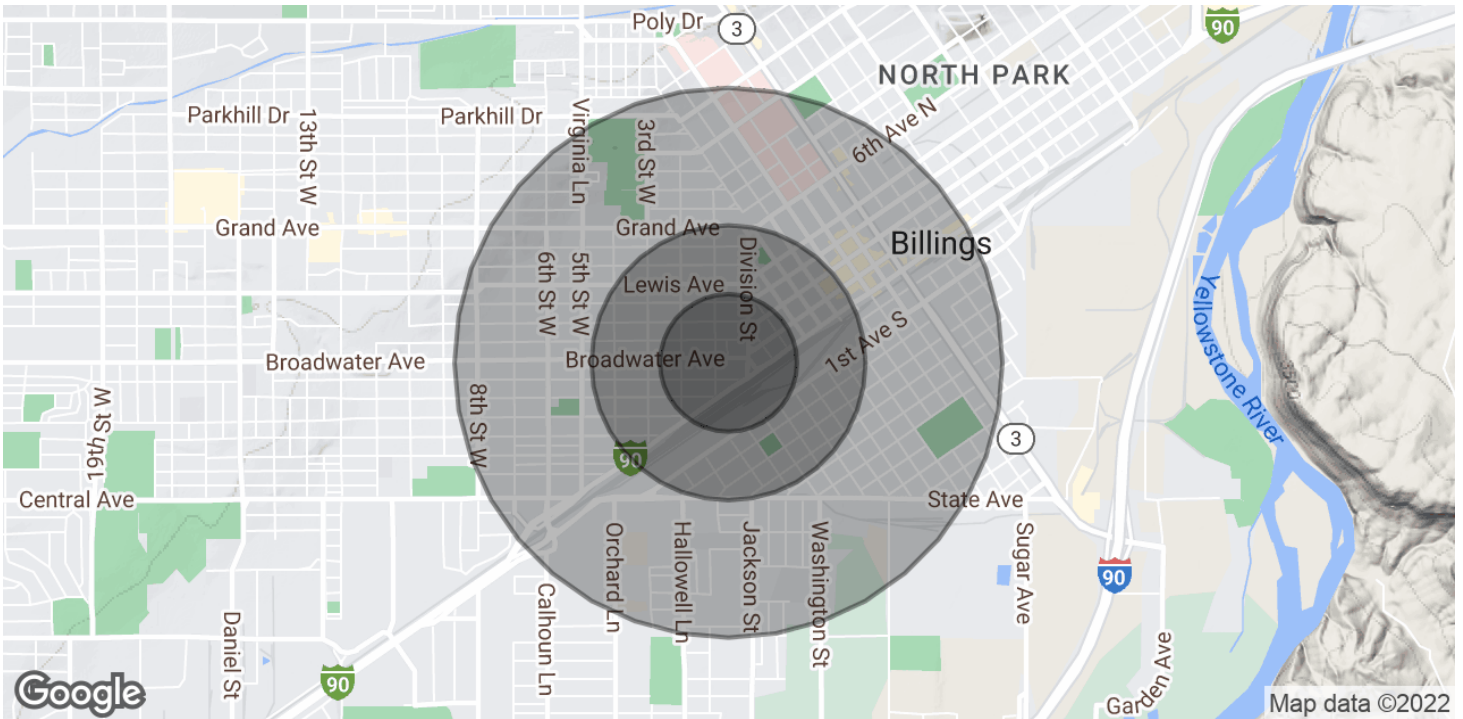


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DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	887	3,644	12,576
Average Age	33.7	34.2	34.4
Average Age (Male)	29.5	29.7	32.2
Average Age (Female)	37.8	38.1	37.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	423	1,744	6,190
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$52,498	\$56,630	\$53,975
Average House Value	\$159,541	\$160,506	\$162,221

* Demographic data derived from 2020 ACS - US Census

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TODD SHERMAN

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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; business sales, 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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