

# SALE

## OVERLAND & PEACHTREE OFFICE BUILDINGS

2075 Overland Ave Billings, MT 59102



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**COMMERCIAL**  
CBS

**George Warmer, CCIM**

406 855 8946

**Nathan Matelich, CCIM**

406 781 6889

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# SALE

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Sale Price Overland Building	<b>\$5,695,000</b>
Peachtree Building	<b>\$4,995,000</b>

### PROPERTY OVERVIEW

2 Professional Office Buildings For Sale

Overland Building: Price Reduced to \$5,695,000

\*Approximate SF - Garden Level 9800 SF, Main Level 10,000 SF, Second Floor 10,000 SF

Peachtree Building: Price Reduced to \$4,995,000

\*Approximate SF - Main Level 10,011 SF, Second Floor 10,011 SF

NOTE: Seller financing available for qualified buyers

### OFFERING SUMMARY

Building Size:	49,891 SF
Overland Building SF:	29,800 SF
Peachtree Building SF:	20,022 SF
Lot Size:	3.999 Acres
Zoning:	CMU2 - Corridor Mixed Use 2

### LOCATION OVERVIEW

2075 Overland is a Class A office building that is conveniently located on the west end of Billings close to Costco. Previously the home to EBMS, this attractive office building is perfect for a mid size professional services firm or national tenant. Should buildings be sold separately property will be subdivided or a condo of the property created.

### OTHER RESOURCES

[Virtual Tour of Peachtree Building](#)

[Virtual Tour of Overland Building](#)

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## BUILDING EXTERIORS

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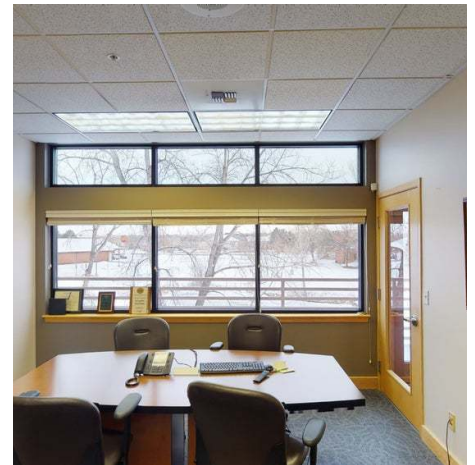
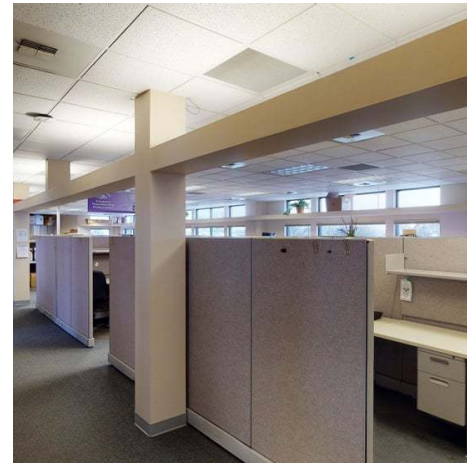
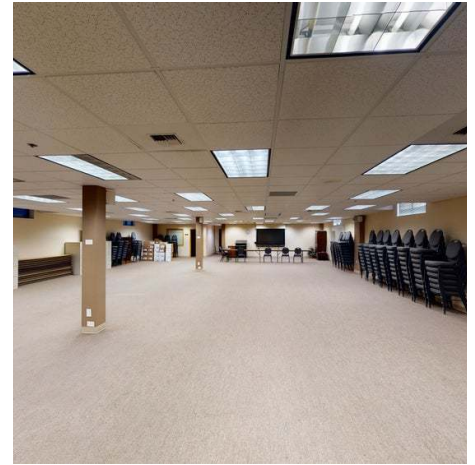
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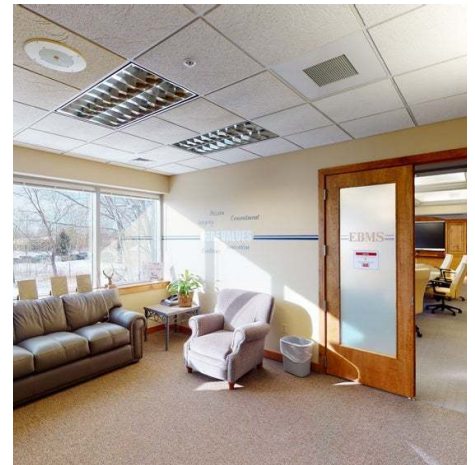


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## PEACHTREE BUILDING

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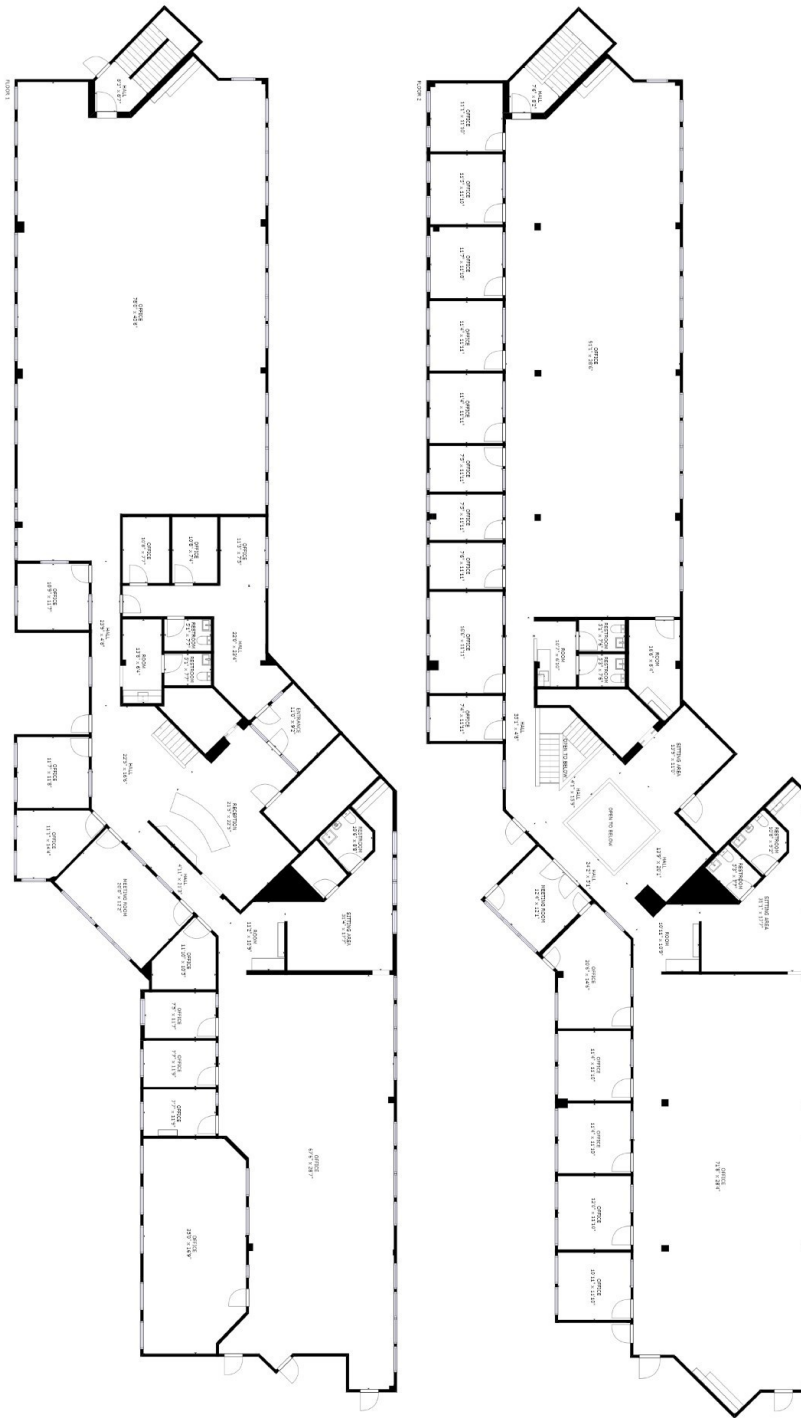


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## FLOORPLAN OVERLAND BUILDING

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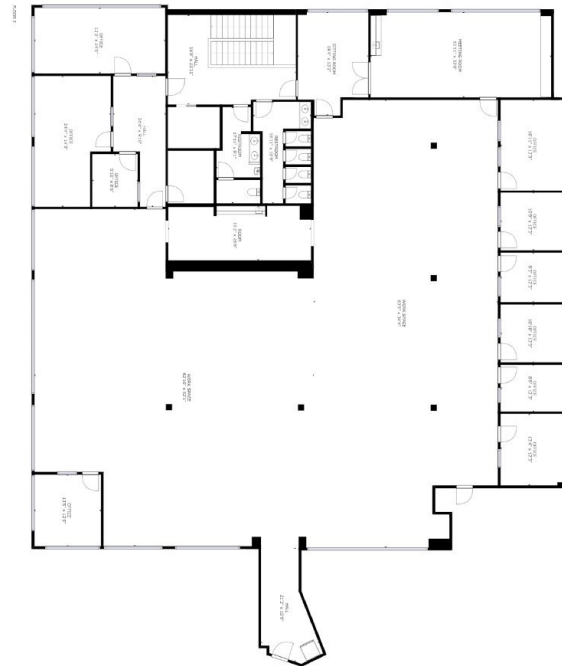
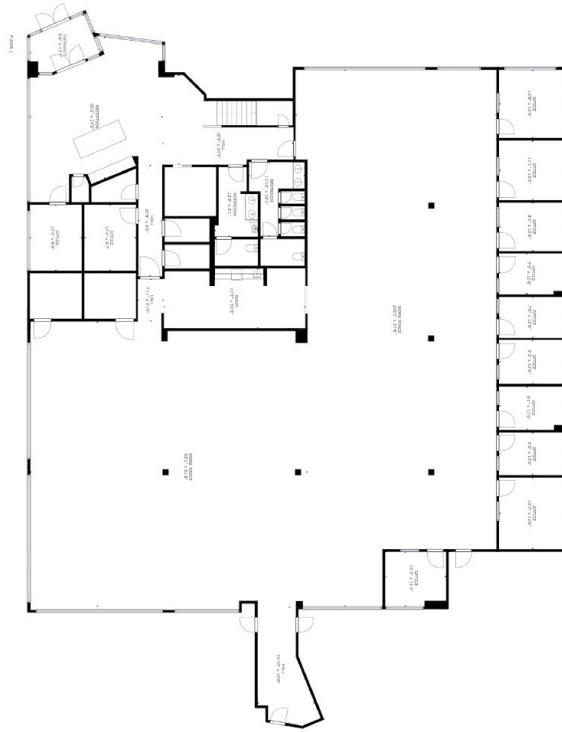


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## FLOOR PLAN PEACHTREE BUILDING

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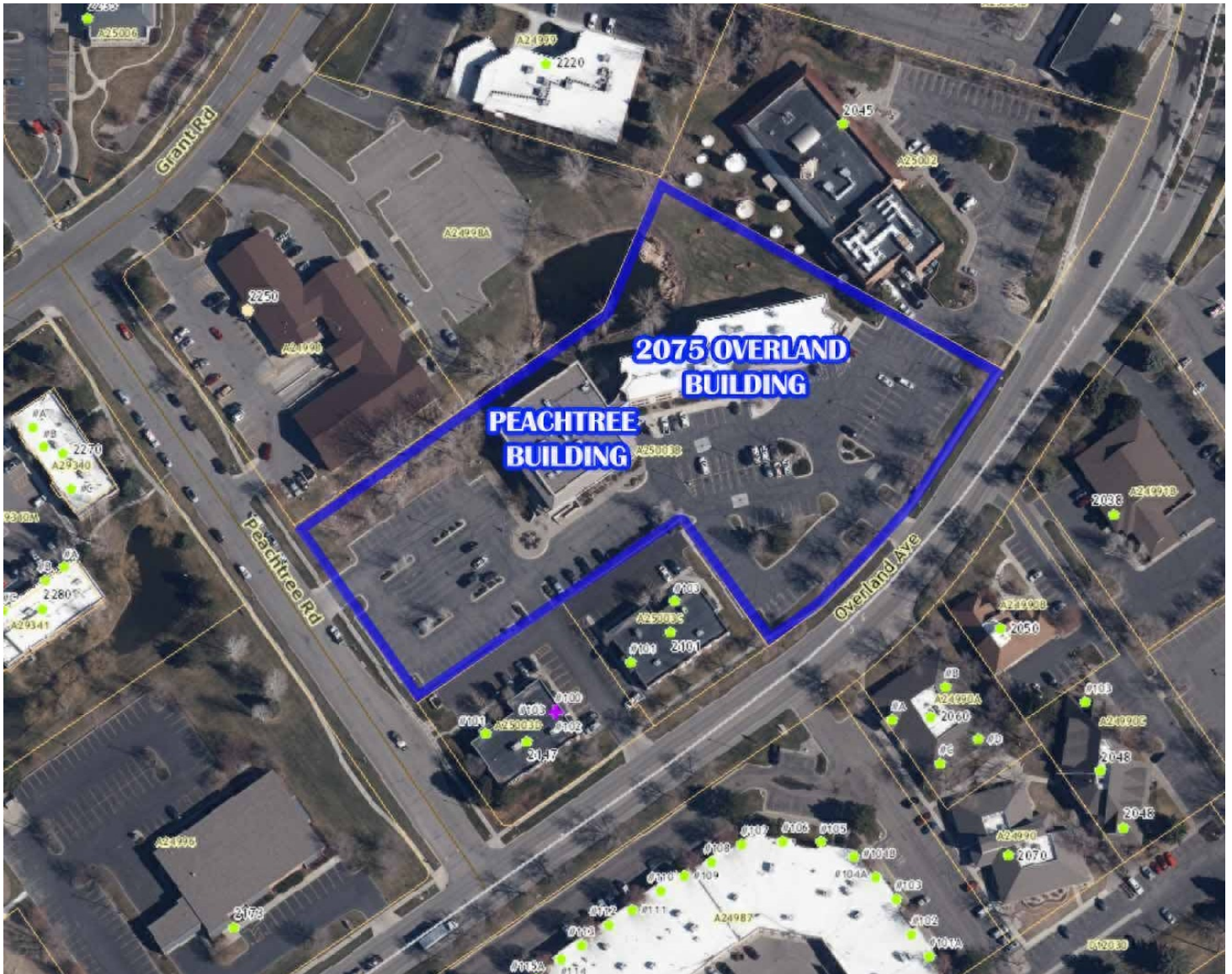


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# LEASE

## OVERLAND & PEACHTREE OFFICE BUILDINGS

2075 Overland Ave Billings, MT 59102



### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

**Direct:** 406.656.2001 | **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: Site for 150,000 SF RVU Medical School Campus

Sale: 52,000 SF Fed Ex Facility

Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

Sale: 108 Acre Montana Sapphire Mix Use Development

Leases: 10,000 SF Pizza Ranch Lease

### 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.

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: Downtown Rotary

### CBS

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Billings, MT 59102

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### NATHAN MATELICH, CCIM

Broker/Owner/CCIM

nathan@cbcmontana.com

**Direct:** 406.656.2001 | **Cell:** 406.781.6889

MT #RRE-RBS-LIC-45092

### PROFESSIONAL BACKGROUND

Nathan grew up in Great Falls, MT and has spent most of his life taking advantage of the amazing outdoor activities that Montana has to offer - camping, boating, fly fishing, skiing and everything in between. He got a degree in Biochemistry from Loras College in Dubuque, IA and then completed an MBA in both Finance & Health Care Administration in Chicago. During this time he had the opportunity to work for a Fortune 500 company, teach a masters level business course, help an international Electronic Medical Records company expand its sales/operations to the US, started investing in multi-family real estate in 2009, became an energy efficiency specialist and helped grow a utility cost reduction company's sales/operations footprint from 1 state to now servicing all 50 states + Canada.

When he isn't spending time with his wife and 4 kids camping/fly fishing or on a ski hill, Nathan tries to stay involved in his local community by staying active at his church and attending business networking events to see how he can be a resource to other small business owners.

Nathan joined Coldwell Banker Commercial in 2015 after realizing that his true passion is real estate. He became a partner at Coldwell Banker Commercial CBS in January 2018 where he has consistently been a top producer earning the Bronze Circle of Distinction in 2019 & 2020 and Platinum Circle of Distinction in 2021 selling over \$50 million of commercial real estate.

In 2022, Nathan earned his CCIM designation - the equivalent of a Masters in Commercial Real Estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Notable commercial real estate transactions include:

- \$10 million retail/mall sale
- \$8 million mini storage sale
- \$7 million college campus sale on 500+ acres
- \$4 million mini storage sale
- Numerous multifamily sales each year ranging from \$300,000 to \$2 million
- Representing 3 global mining companies in all leasing and purchasing activities
- Listing and sale of numerous pieces of commercial and residential development land ranging from \$350,000 to \$7 million
- Leasing for Starbucks, All State, and Edible Arrangements
- Valuation services for at least 9 well known banks and financial institutions in the Billings, MT area.

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