



**COLDWELL
BANKER
COMMERCIAL**

CBS

BUILD TO SUIT

BUILD TO SUIT

1617 1st Ave N
Billings, MT 59101

AVAILABLE SPACE
2.25 CITY BLOCKS

AREA

The primary 84,000 SF site is located on 1st Ave N between N 17th St and N 16th St. Additional 21,000 and (2) 42,000 SF sites are also available off the corner of 2nd Ave N and N 17th St. The 84,000 SF site offers excellent visibility and strong traffic counts along 1st Ave N. The property is located within the Billings East Urban Renewal District and located on the Interstate 90 Business Loop

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BUILD TO SUIT

George Warmer
406.855.8946
george@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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1617 1st Ave N, Billings, MT 59101

LEASE



OFFERING SUMMARY

Available SF:	189,000 SF
Lease Rate:	Build To Suit
Lot Size:	4.33 Acres
Zoning:	East Billings Central Works
Market:	Billings
Submarket:	East Billings Urban Renewal District

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PROPERTY OVERVIEW

Owner is offering to construct facility and required parking to qualified tenant specifications in return for long term NNN lease commitment.

PROPERTY HIGHLIGHTS

- Prime Development Site
- 2.25 City Blocks
- Zoning - Billings East Urban Renewal District
- Located on the I-90 Business Loop
- East Billings Urban Renewal District
- Off-Sites Complete
- +/- 17,000 Cars Per Day



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PROPERTY DESCRIPTION

Owner is offering to construct facility and required parking to qualified tenant specifications in return for long term NNN lease commitment.

LOCATION DESCRIPTION

The primary 84,000 SF site is located on 1st Ave N between N 17th St and N 16th St. Additional 21,000 and (2) 42,000 SF sites are also available off the corner of 2nd Ave N and N 17th St. The 84,000 SF site offers excellent visibility and strong traffic counts along 1st Ave N. The property is located within the Billings East Urban Renewal District. Located on the Interstate 90 Business Loop

SITE DESCRIPTION

The property is comprised of 2.25 City Blocks offering a total of 189,000 SF (4.33 Acres) of prime development land near downtown Billings for retail, office, medical and many other uses. The owner is prepared to construct a facility and parking to tenant specifications. All off-sites are complete.

POWER DESCRIPTION

NWE

GAS DESCRIPTION

MDU



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OF LOTS | 42

TOTAL LOT SIZE | 21,000 - 84,000 SF

BEST USE | Office, Retail, Medical or Industrial



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	84,000 SF Site Comprised of 24 City Lots	1617 1st Ave N		Office	84,000 SF	N/A	Billings East Urban Renewal District
Available	42,000 SF Site Comprised of 12 City Lots	203 N 17th St		Office	42,000 SF	N/A	Billings East Urban Renewal District
Available	21,000 SF Site Comprised of 6 City Lots	202 N 17th St		Office	21,000 SF	N/A	Billings East Urban Renewal District

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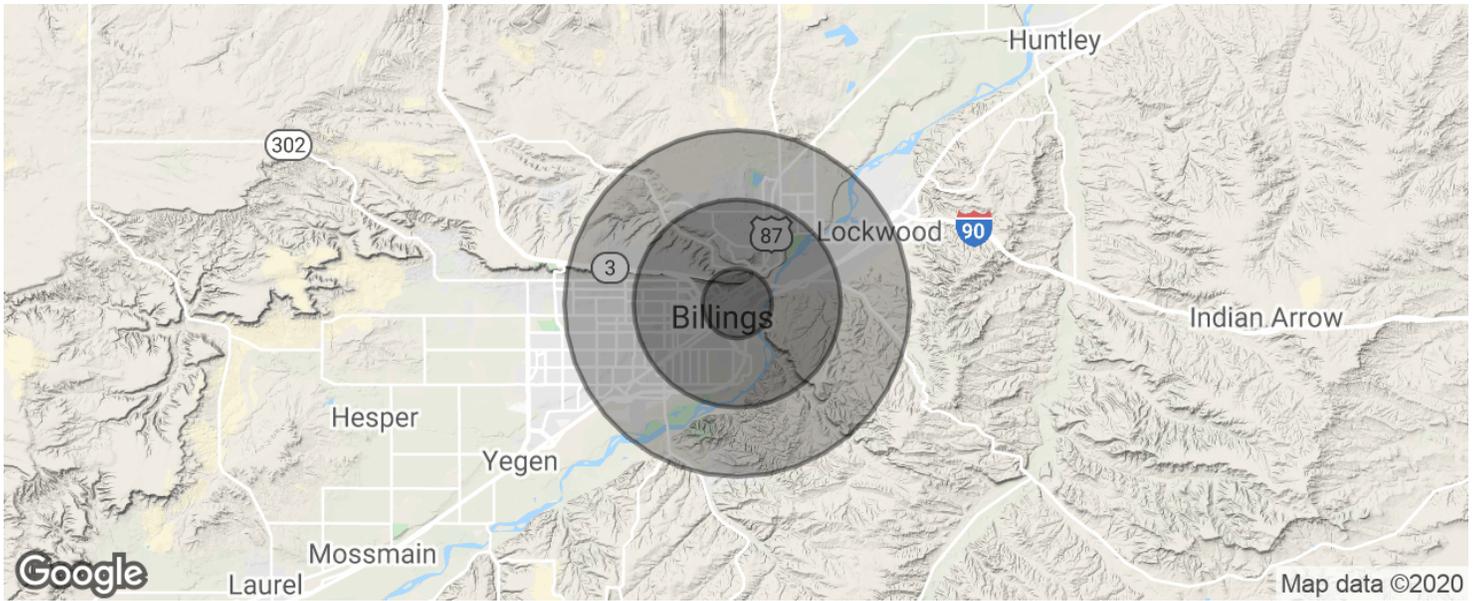
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,171	51,098	93,643
Median age	35.5	35.0	35.3
Median age (Male)	35.7	34.0	33.7
Median age (Female)	34.1	36.2	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,705	21,569	39,369
# of persons per HH	2.3	2.4	2.4
Average HH income	\$36,305	\$49,919	\$53,184
Average house value	\$130,062	\$148,289	\$157,430

* Demographic data derived from 2010 US Census

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GEORGE WARMER

Managing Partner

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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. 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. 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 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

University of Southern California - BA
University of Denver - MBA

MEMBERSHIPS

CCIM
ICSC
Billings Library Foundation -Treasurer & Finance Chair
Big Sky Economic Authority - Member

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