

LEASE

3311 CONRAD ROAD

3311 Conrad Road Billings, MT 59105



LEASE RATE \$12.00 PSF + Utilities

AVAILABLE SF 1,600 SF

Todd Sherman
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OFFERING SUMMARY

Lease Rate:	\$12.00 PSF + Utilities
Available SF:	1,600 SF
Units Available	3

LOCATION DESCRIPTION

3 1,600 SF units are now available for lease in Billings' desirable West End, offering a well-maintained and heated space with convenient restroom facilities. The lease is priced at \$12.00 PSF plus utilities with a preferred lease term of 3 to 5 years, making it an excellent opportunity for businesses seeking a comfortable and functional location.

PROPERTY HIGHLIGHTS

- 3 Units Available
- All 3 units are 1,600 sf
- \$12.00 PSF Plus Utilities
- Prefer 3-5 Year Lease
- Located in the Billings West End
- Heated
- Bathroom

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit #2	Available	1,600 SF	Modified Gross	\$12.00 SF/yr	\$1,600/MO + Utilities
Unit #3	Available	1,600 SF	Modified Gross	\$12.00 SF/yr	\$1,600/MO + Utilities
Unit #5	Available	1,600 SF	Modified Gross	\$12.00 SF/yr	\$1,600/MO + Utilities

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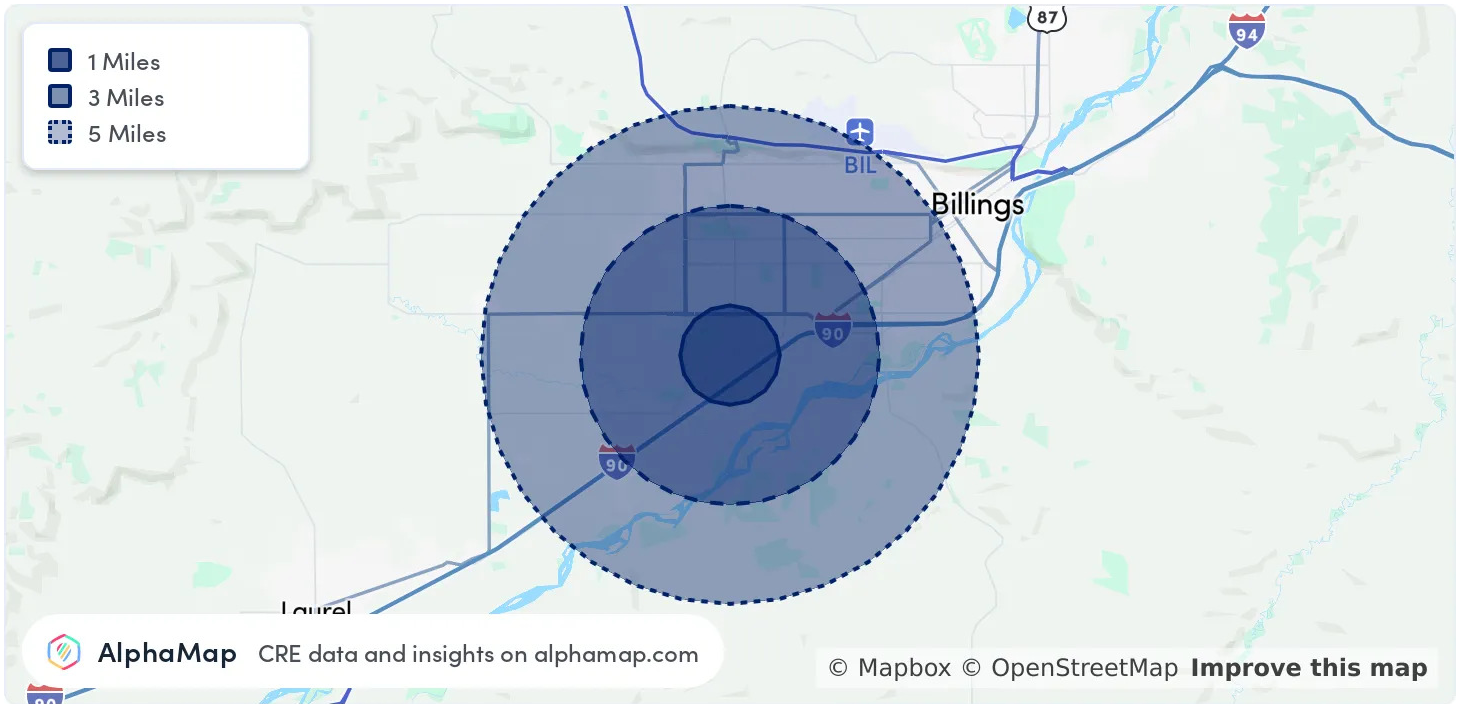


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,078	30,915	85,444
Average Age	43	41	41
Average Age (Male)	40	40	40
Average Age (Female)	46	43	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	925	13,499	36,389
Persons per HH	2.2	2.3	2.3
Average HH Income	\$75,464	\$92,585	\$100,493
Average House Value	\$321,156	\$404,248	\$424,211
Per Capita Income	\$34,301	\$40,254	\$43,692

Map and demographics data derived from AlphaMap

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TODD SHERMAN

Commercial Realtor

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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