

# LEASE

## 3311 CONRAD ROAD, UNIT 4

3311 Conrad Road, Unit 4 Billings, MT 59105



**LEASE RATE**                      \$12.00 PSF + Utilities

**AVAILABLE SF**                    1,600 SF

**Todd Sherman**  
(406) 570-8961  
todd@cbcmontana.com

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## OFFERING SUMMARY

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

## LOCATION DESCRIPTION

1 1,600 SF unit is 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

- 1 Unit Available
- 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 4	Available	1,600 SF	Modified Gross	\$12.00 SF/yr	-

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

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

Board Member: Big Sky Economic Development Association

Board Member: Billings Home Builder Association

Board Member: Sustainable Montana

Active Member Downtown Billings Rotary Club

Active Member of Western States Petroleum Association

Active Member of Montana Tavern Association

### CBS

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