LEASE

2525 6TH AVE N

2525 6th Ave N Billings, MT 59101

LEASE RATE $450.00 per month

COLDWELL BANKER COMMERCIAL CBS

Mike Bruschwein
406 697 6176

Nathan Matelich, CCIM
406 781 6889

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Lease Rate	**$450.00 PER MONTH**

OFFERING SUMMARY

Building Size:	6,650 SF
Available SF:	450 SF
Lot Size:	10,500 SF

PROPERTY OVERVIEW

*Single office for lease @ $450/mo (utilities included)

*450 SF two room office

*2 shared conference rooms

*Copy room - Printer available for a small fee

*Desks available for tenant's use

LOCATION OVERVIEW

2525 6th Ave N is a professional office building and currently the home of Towe, Ball Mackey, Sommerfeld & Turner law firm. With small professional offices available for lease, this would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quite, professional space to run their business out of.

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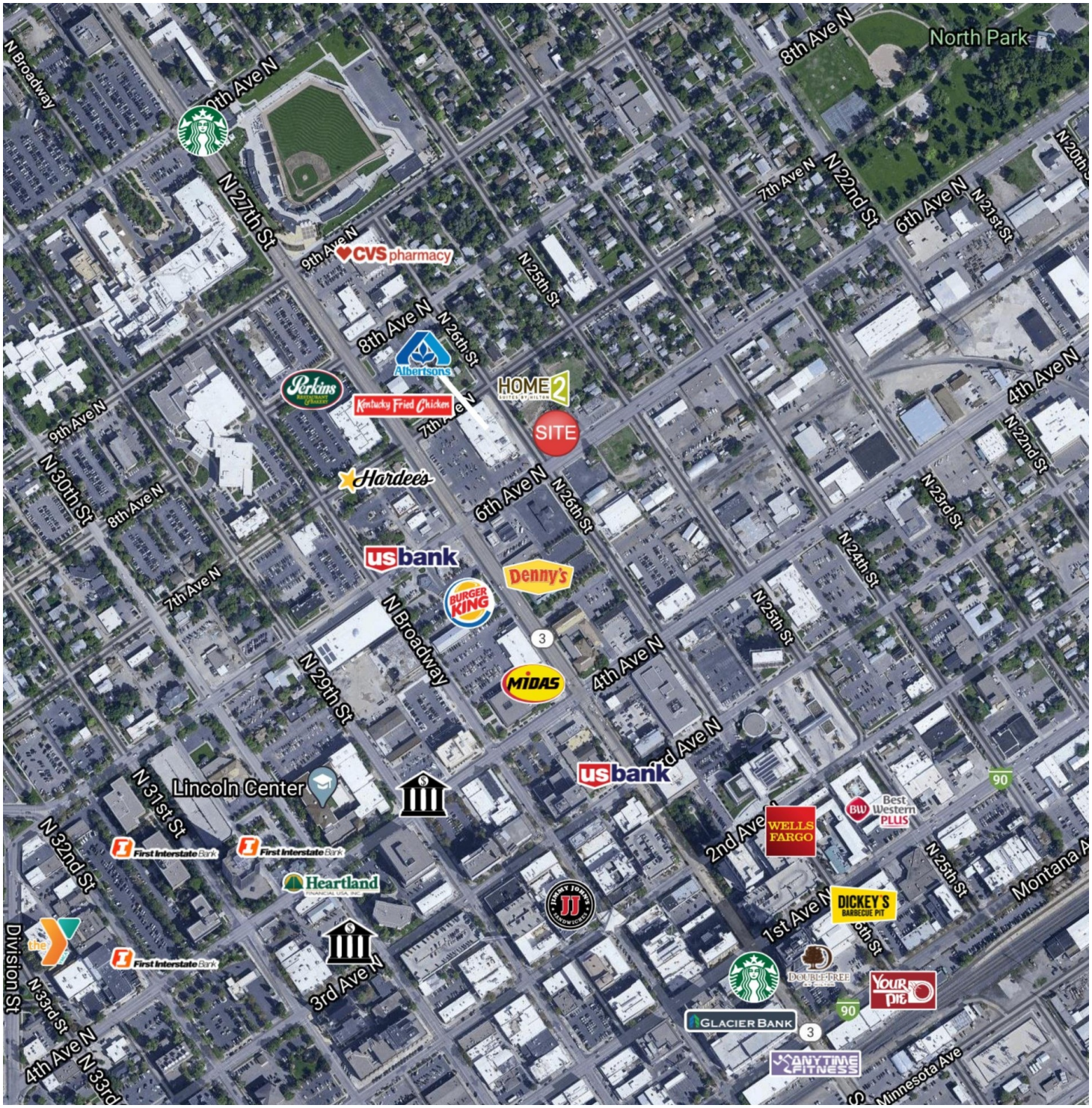

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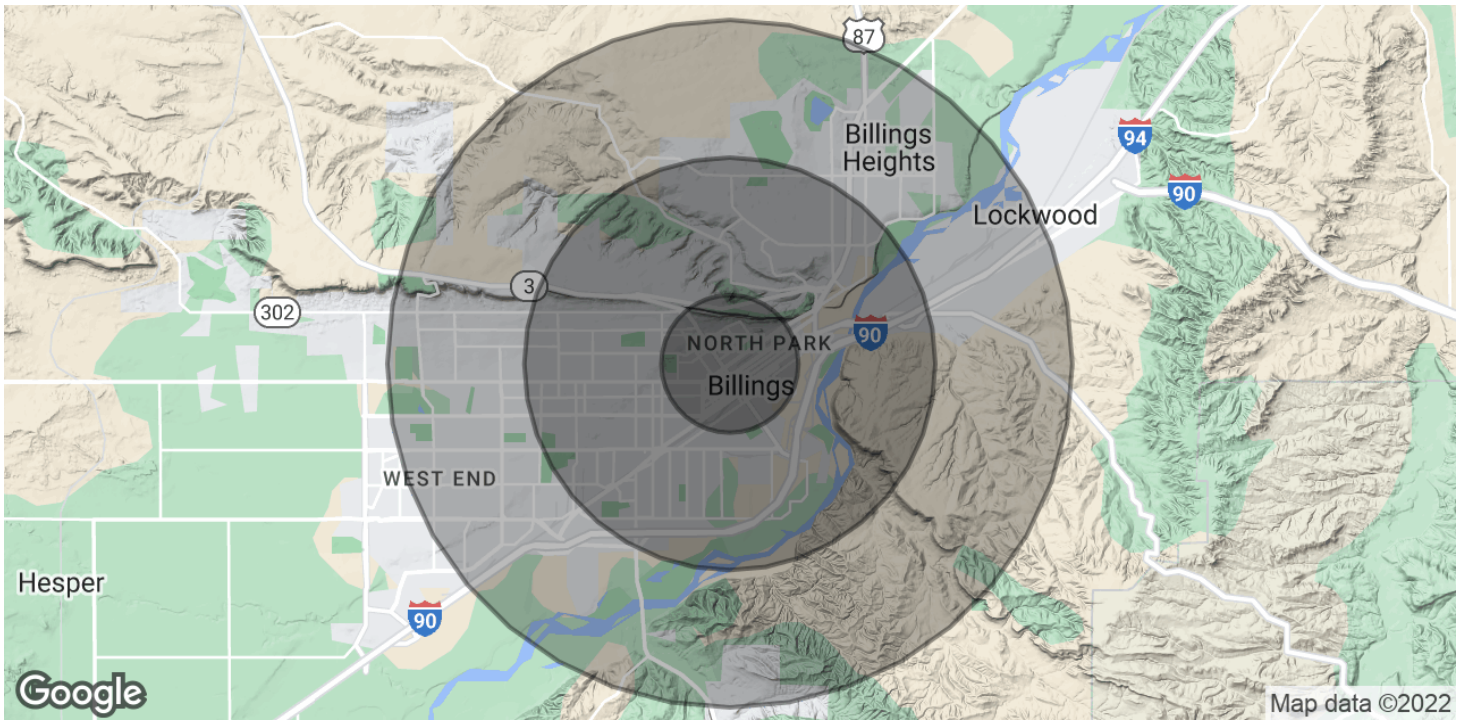

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,773	60,935	102,086
Average Age	35.6	34.5	36.1
Average Age (Male)	35.1	33.2	34.6
Average Age (Female)	35.9	36.7	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,080	25,988	43,221
# of Persons per HH	2.2	2.3	2.4
Average HH Income	$39,918	$50,807	$54,224
Average House Value	$205,531	$151,752	$163,299

** Demographic data derived from 2020 ACS - US Census*

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