



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

2702 MONTANA AVENUE SUITE 200

Billings, MT 59101

AVAILABLE SPACE

1,450 SF

LEASE RATE

*\$10.00/SF/YR (MG)

AREA

Prime location in Historic Downtown Billings.



CBCMONTANA.COM

OFFICE

Mike Bruschwein
406 697 6176
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 1,450 SF

Lease Rate: \$10.00/SF/YR (MG)

PROPERTY OVERVIEW

- *1,450 SF of Class A Office Space in Prime Location of Historic Downtown Billings
- *Perfect for Any Professional Business Looking to Start-Up, Relocate or Expand their Operation
- *\$10.00/SF/YR (MG) Includes All Occupancy Expenses EXCEPT Electricity (Avg. \$90/Month), Internet and Janitorial
- *Open Concept with a 225 SF Office "Area", 330 SF Conference Room and Plenty of Open Space to Design Own Layout
- *Current Tenant Houses 4-5 Employees & Utilizes the Conference Room As Such
- *Free 2-Hour Parking (8-10 Spaces) Just Outside Building, Along Montana Ave. Parking Garage Space Available Near Northern Hotel.
- *Elevator and Stair Access to 2nd Floor. Suite 200 Located Directly at Top of Stairs, Making it Easy for Clients to Find You

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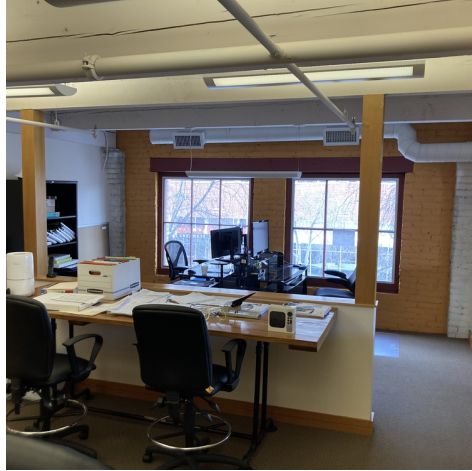
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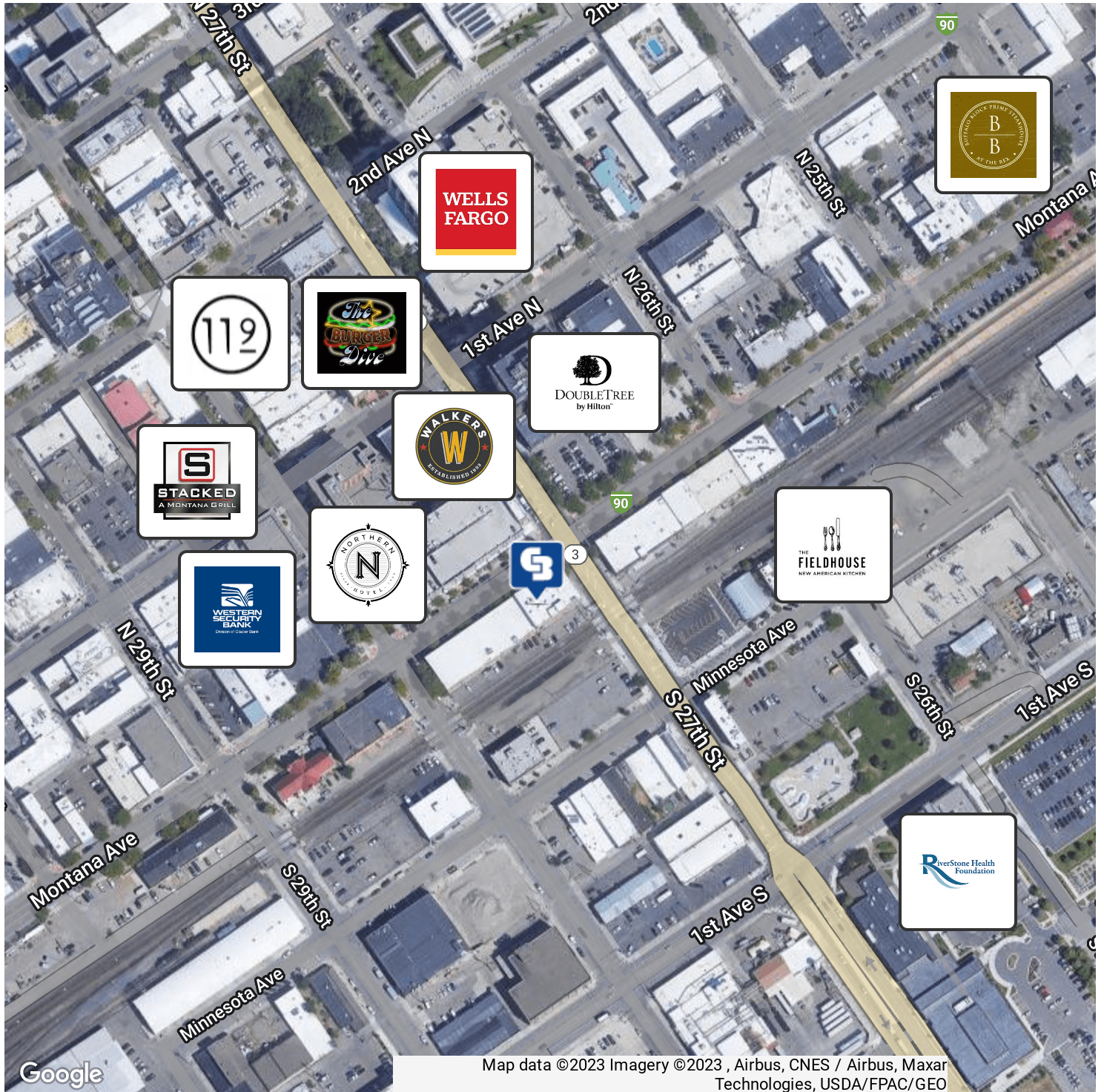
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MIKE BRUSCHWEIN

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His two young sons keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell multifamily & investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike has honed his specialization in office and industrial properties. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Billings. Some notable clients that have trusted Mike with their real estate needs include Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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