

LEASE

2525 6TH AVE N

2525 6th Ave N Billings, MT 59101

LEASE RATE \$250.00 - \$450.00 per month



**COLDWELL BANKER
COMMERCIAL**
CBS

Mike Bruschwein

406 697 6176

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Lease Rate

**\$250.00 -
\$450.00
PER MONTH**

OFFERING SUMMARY

| | |
|----------------|------------------------|
| Building Size: | 6,650 SF |
| Available SF: | 600 SF |
| Lot Size: | 10,500 SF |
| Zoning: | NO-Neighborhood Office |

PROPERTY OVERVIEW

- *2 Office Spaces for lease
- *250 SF Single Room Office @ \$250/mo (utilities included)
- *350 SF Two room office @ \$450/month (utilities included)
- *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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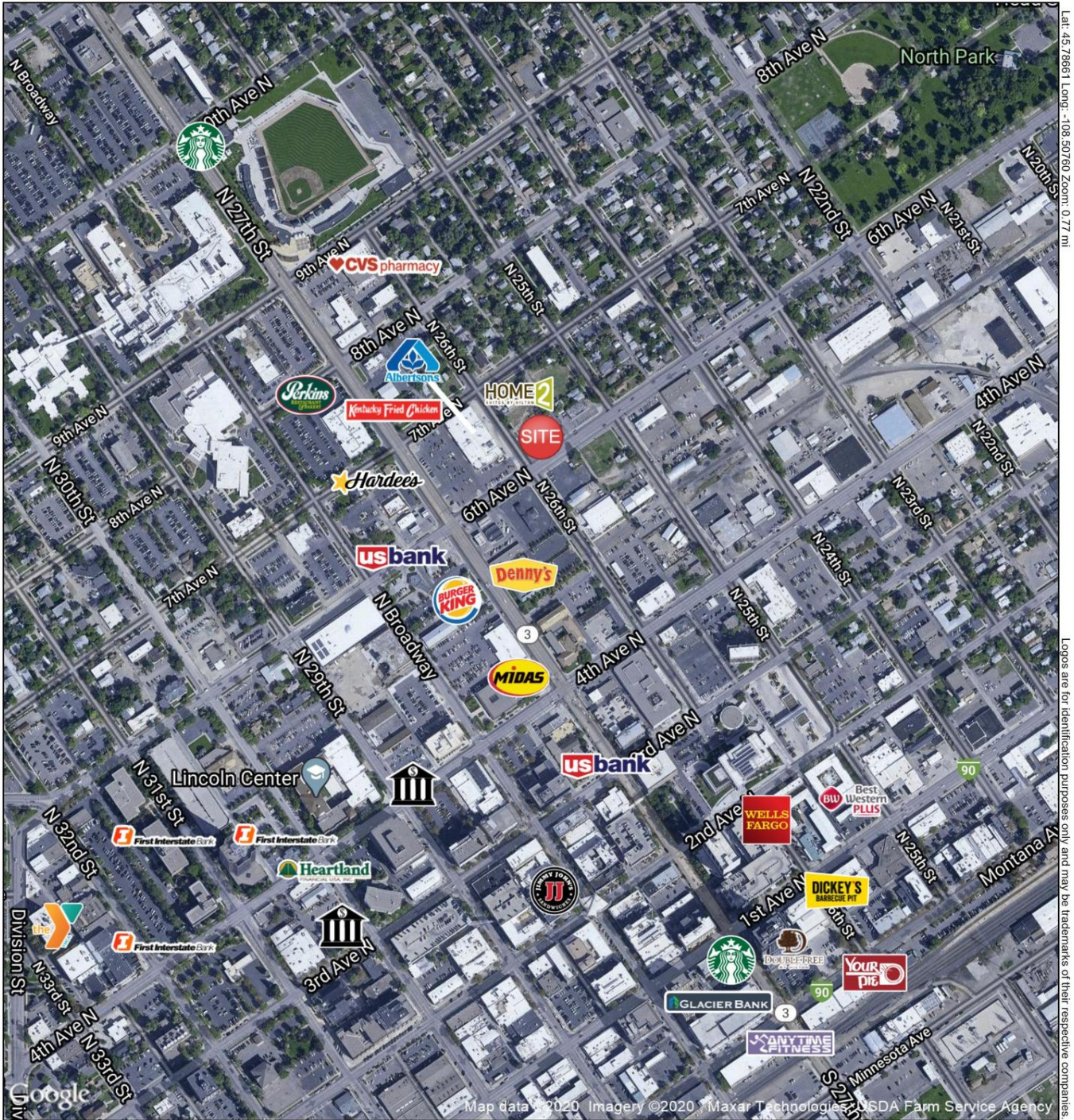
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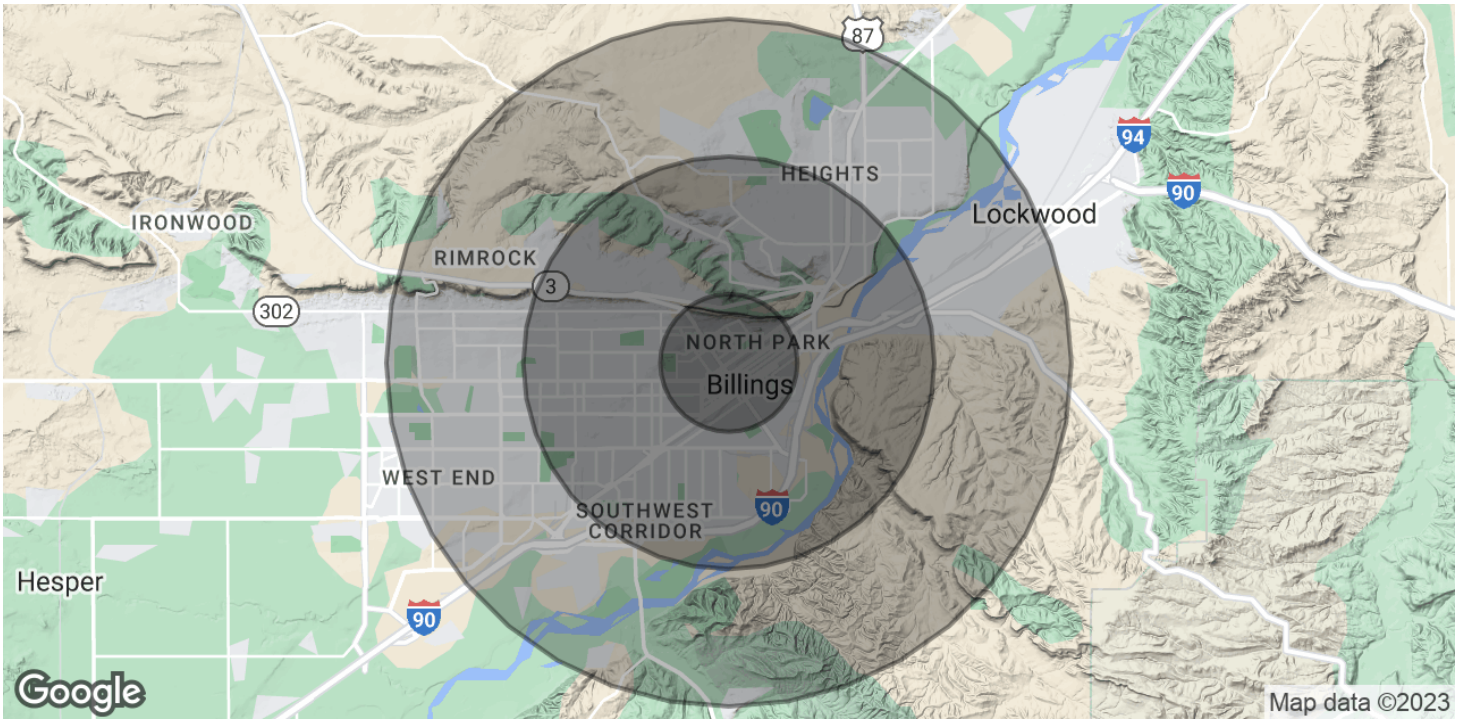


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 8,773 | 60,935 | 102,086 |
| Average Age | 35.6 | 34.5 | 36.1 |
| Average Age (Male) | 35.1 | 33.2 | 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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