

# LEASE

2702 MONTANA AVE - SUITE 201B

Billings, MT 59101



## PROPERTY DESCRIPTION

\*1,000 SF of Office Space in Prime Location of Historic Downtown Billings

\*Perfect for Any Professional Business Looking to Start-Up, Relocate or Expand their Operation

\*\$12.00/SF/YR (\$1,000/Month) Includes All Occupancy Expenses EXCEPT Electricity (Avg. \$70/Month), Internet and Janitorial

\*Open Concept with Sink and Kitchenette Area

\*Free 2-Hour Parking (8-10 Spaces) Just Outside Building, Along Montana Ave. Parking Garage Space Available Near Northern Hotel For Monthly Fee.

\*Elevator and Stair Access to 2nd Floor. Suite Located Directly at Top of Stairs, Making it Easy for Clients to Find You

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	1,000 SF

**Brian Williams**  
406 930 1750  
brian@cbcmontana.com

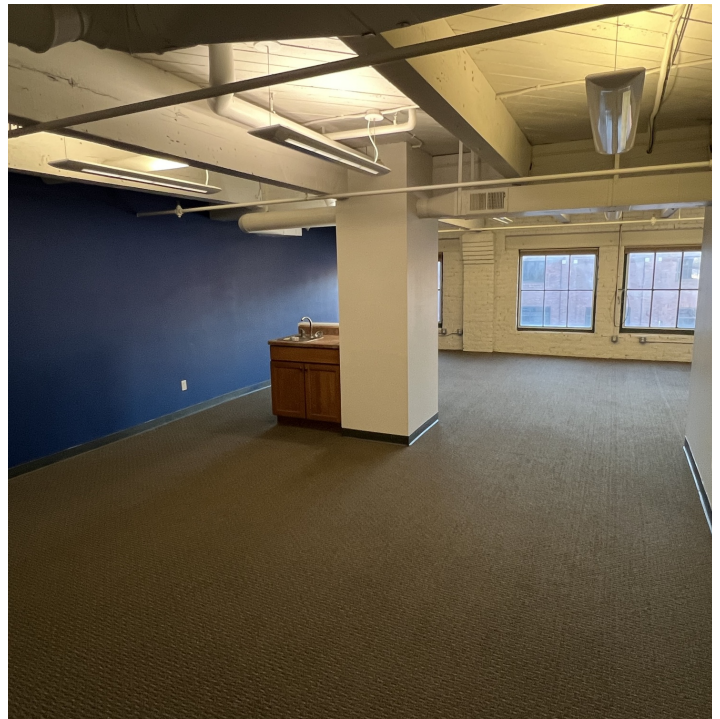


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## BRIAN WILLIAMS

Comm Sales Associate

brian@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.930.1750

MT #80392

## PROFESSIONAL BACKGROUND

Brian, a native of Big Timber, MT, has been a resident and active member of the Billings community for the last seven years, after attending the University of Montana-Missoula where he attained a degree in Business Finance. This education helped propel Brian into a 10-year banking career, which served as a strong grounds of learning not only commercial real estate and business financing, but additionally gave him a strong understanding for the potential real estate brings to investors and business owners alike. Brian's personal investment in real estate has allowed him to better understand the local real estate market, providing direct and immediate value to his clients. Brian attains a dynamic understanding of financial analysis, property financing tactics, professional negotiation, and relationship building that all amplify the banking & investment knowledge he is already able to provide. Additionally, Brian remains actively involved in the local charitable community through his long-standing board commitment with Habitat for Humanity, on which he's served the last six years, culminating with a Board President commitment he served in 2018. In his free time he enjoys being on the river, hiking mountains, officiating high school and college basketball in the area and listening to podcasts on a wide variety of topics. As for picking Coldwell, the main aspects that attracted Brian to the team was their strong dedication to self-improvement, the passion they share for serving, their strong reputation for active & effective communication with their clients and the team-first atmosphere they have created. He hopes to passionately serve as a solid addition to this already-strong team, and desires to continue learning and growing personally alongside associates and clients alike.

## EDUCATION

University of Montana-Missoula  
Bachelor of Science-Business Finance

### CBS

1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

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