

# LEASE

6607 WESTERN WAY

Billings, MT 59106



**LEASE RATE** \$11 PSF NNN (Net \$1.85 PSF)

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**George Warner, CCIM**  
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## OFFERING SUMMARY

Lease Rate:	\$11.00 PSF NNN (\$1.85 PSF)
Building Size:	5,772 SF
Lot Size:	21,780 SF
Number of Units:	2
Year Built:	2022
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Newly Constructed Shops Built in 2022  
Building 5,772 SF  
Lot 21,780 SF

Two Units Available:  
Unit 1 2,400 SF + 486 SF Mezzanine  
\$3,090.50 (\$2,645 Base + \$445 NNN)  
Unit 2 2,400 SF + 486 SF Mezzanine  
\$3,090.50 (\$2,645 Base + \$445 NNN)

## PROPERTY HIGHLIGHTS

- \$11 PSF NNN (Nets \$1.85 PSF)
- ADA Restrooms & Shower
- Office Space
- Tenant Pays Water, Gas & Electric

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# IMAGES

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# FLOOR PLANS

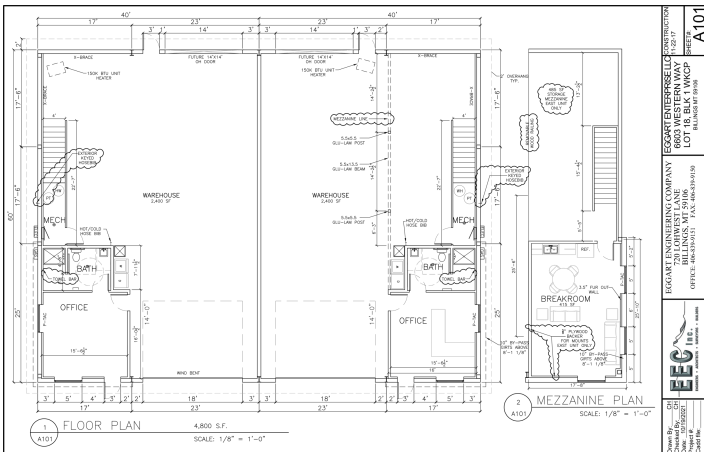
6607 WESTERN WAY  
Billings, MT 59106



EGGART ENTERPRISE LLC CONSTRUCTION  
6603 WESTERN WAY  
LOT 18, BLK 1 W/PCP  
BILLINGS, MT 59106  
OFFICE: 406-539-9151 FAX: 406-539-9150  
BILINGS, MT 59106  
SHEET # A201

EGGART ENGINEERING COMPANY  
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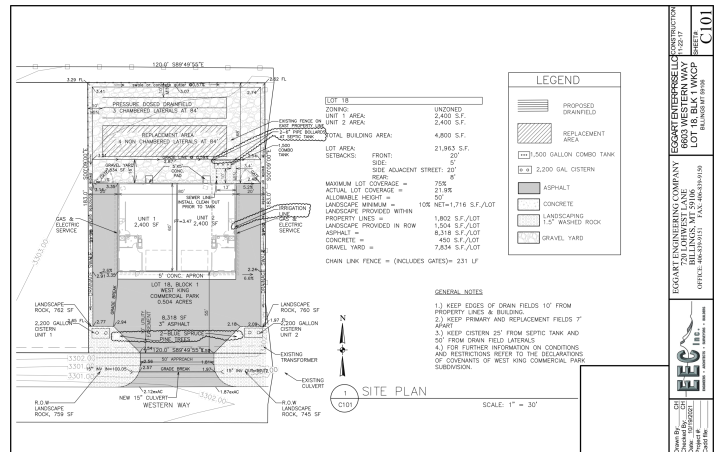
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# MAP

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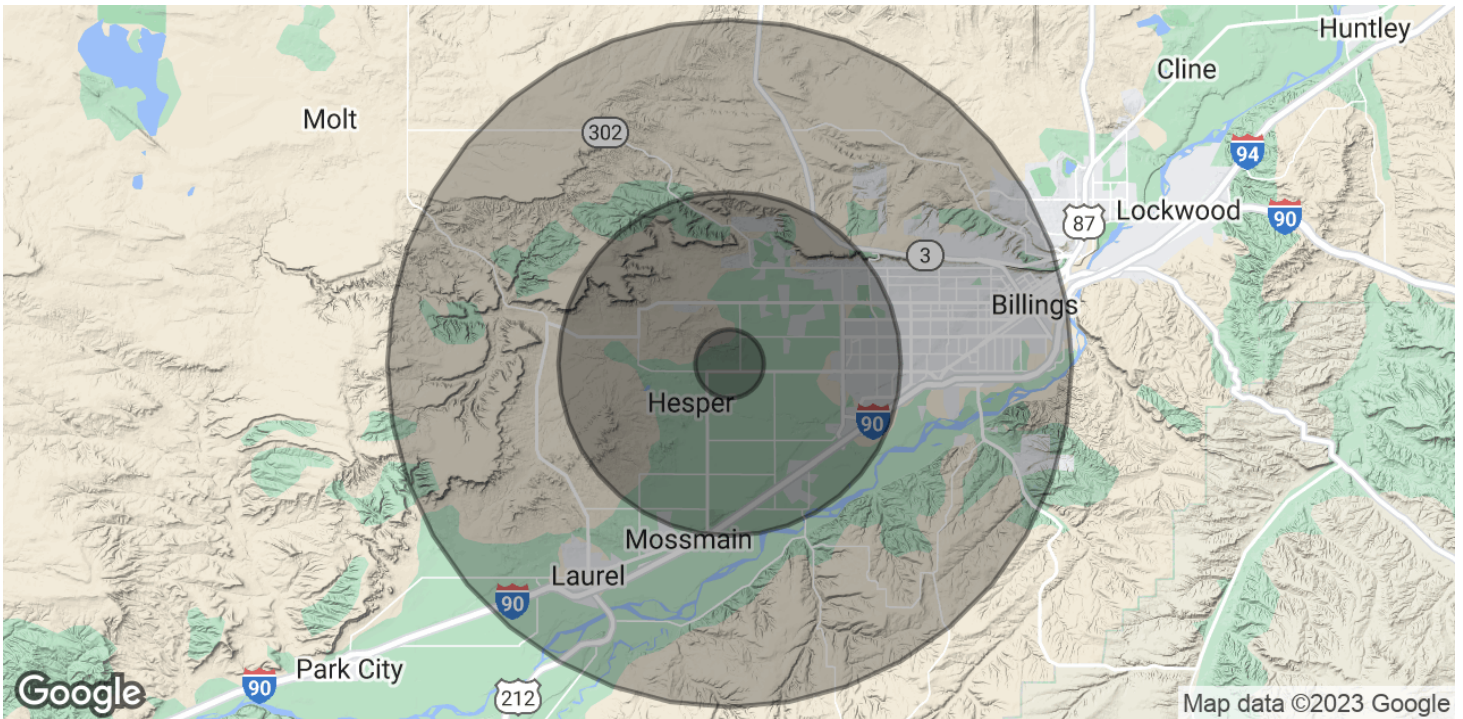


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# DEMOGRAPHICS

6607 WESTERN WAY

Billings, MT 59106



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	489	34,982	109,666
Average Age	38.6	42.9	40
Average Age (Male)	38.7	42.4	38.5
Average Age (Female)	36.4	43	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	263	15,993	50,390
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$85,015	\$108,977	\$84,694
Average House Value	\$338,009	\$325,291	\$252,809

\* Demographic data derived from 2020 ACS - US Census

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### GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

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