

# LEASE

3221 PUREVIEW LN

Billings, MT 59106



**LEASE RATE**

\$11.00 SF/yr NNN

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**George Warmer, CCIM**

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## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	3,050 SF
First Floor:	2,825 SF
Second Floor:	225 SF
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This unit contains a 2,825 sf of open shop floor space, two office/flex spaces and a full bathroom on the ground level, and a finished studio with a kitchenette upstairs for a total of 3050 sf. There is an additional gated and fenced outside area directly out back. A perfect place to run your small business. Easy access as this unit is located near S Frontage Rd and I-90. Available immediately.

## PROPERTY HIGHLIGHTS

- Lease Rate: \$11 PSF NNN (\$3,306.71 Per Month)
- Tenant Responsible for Gas & Electric
- Water is built into the Nets

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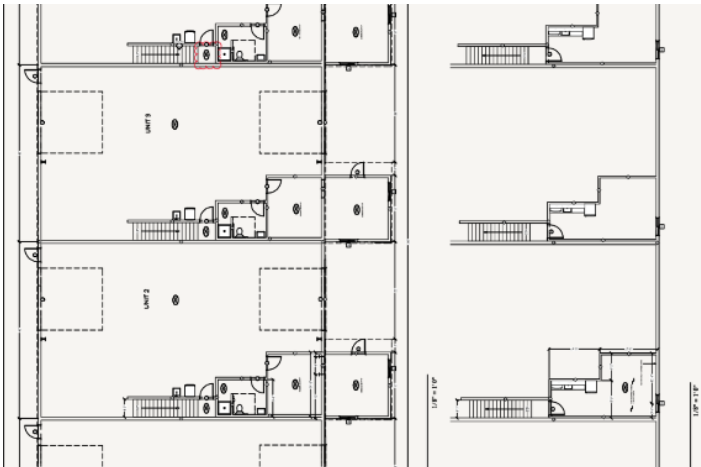


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## PROPERTY HIGHLIGHTS

- **Main Floor:**
  - 2,825 SF Shop with Two Office/Flex Space
  - Full Restroom With Shower
  - Washer & Dryer Hookups
  - Shop Sink
  - Two 14' Overhead Doors with Pull Through Capability
  - Radiant Heat
  - 220 & 110 Outlets
- **Second Floor:**
  - 225 SF
  - Kitchenette and Studio Apartment
- **Exterior:**
  - Attractive Multi tone Exterior.
  - Office & Shop Entrances
  - Exterior lighting
  - Secure Automatic Gate With Code
  - Rear Fenced Area For Pull Through



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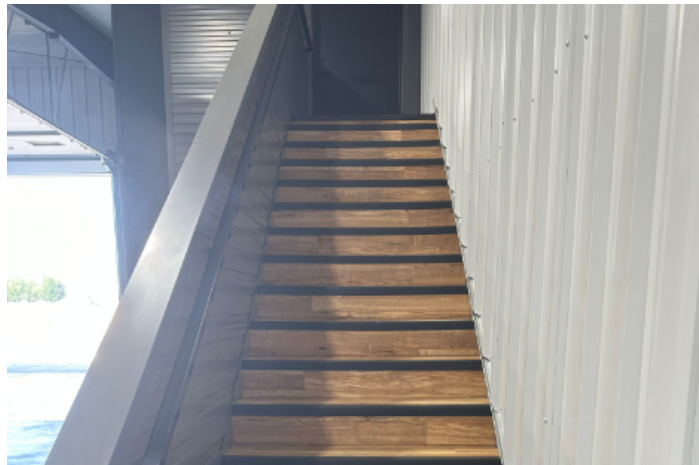
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# STUDIO SPACE

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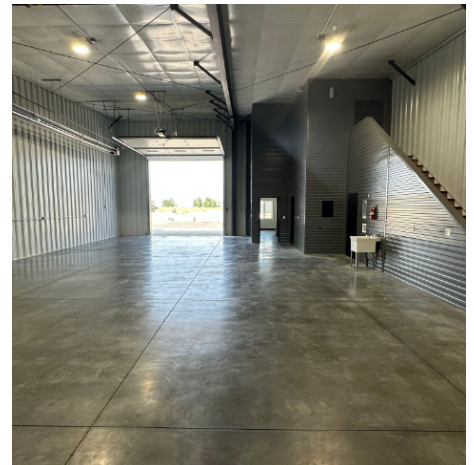
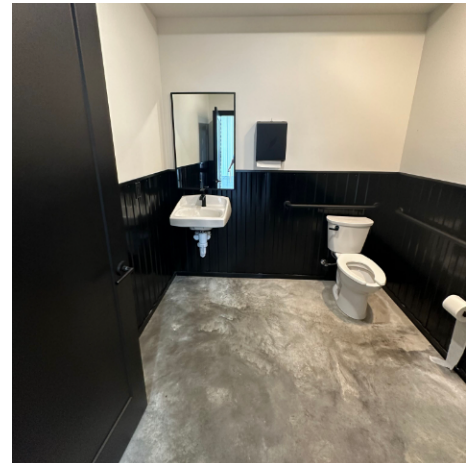
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# OFFICE & SHOP

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# MAP

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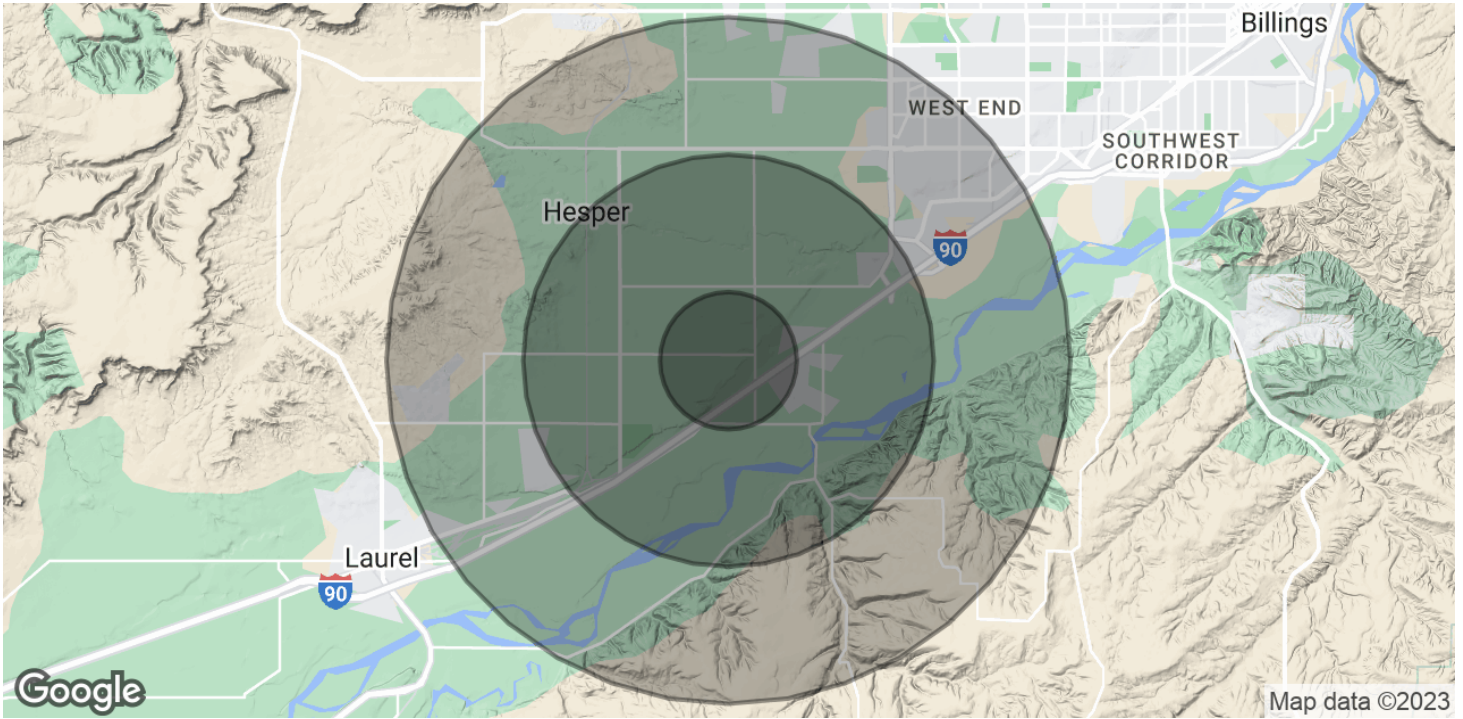


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# DEMOGRAPHICS

3221 PUREVIEW LN

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

\* 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
- Lease: 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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