

LEASE

1002 10TH ST W

1002 10th St W Billings, MT 59102

LEASE RATE

\$6,335.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

Broker/Owner/CCIM

406 781 6889

Todd Sherman

Comm Sales Associate

406 570 8961

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| | |
|------------|---------------------------------|
| Lease Rate | \$6,335.00 PER MONTH |
|------------|---------------------------------|

OFFERING SUMMARY

| | |
|----------------|----------------------------|
| Building Size: | 25,837 SF |
| Available SF: | 8,000 SF |
| Lot Size: | 56,682 SF |
| Year Built: | 1977 |
| Zoning: | NMU-Neighborhood Mixed-Use |
| Price PSF | \$7.10 NNN |
| NNN | Estimated at \$2.40 PSF |

PROPERTY OVERVIEW

- *8,000 SF of Office/Retail/Temperature Controlled Manufacturing Space
 - *Large Open Floor Plan
 - *Manager's Office
 - *2 Bathrooms
 - *Break Room/Conference Room
 - *3 Phase Power
 - *Floor Drains and Additional Electrical Infrastructure in Back Manufacturing Area – Landlord Can Remove if Not Needed
 - *Building is Fully Sprinkled
- NOTE: Landlord shall clean, paint and fix up the space when tenant vacates Sept 8th

LOCATION OVERVIEW

Centrally located office/retail/manufacturing space for lease in quiet neighborhood just off of 10th St W & Lewis Ave. 1002 10th St W is perfect for anyone that needs a very large open space. With such an affordable price, the possibilities are endless for group classes, group exercise, karate, small church or anyone that needs a large meeting space. Suite 5 was previously home to a lens manufacturing company so there is substantial infrastructure currently in place such as 3 Phase Power and Floor Drains and could be perfect for a business who needs a large temperature controlled manufacturing space

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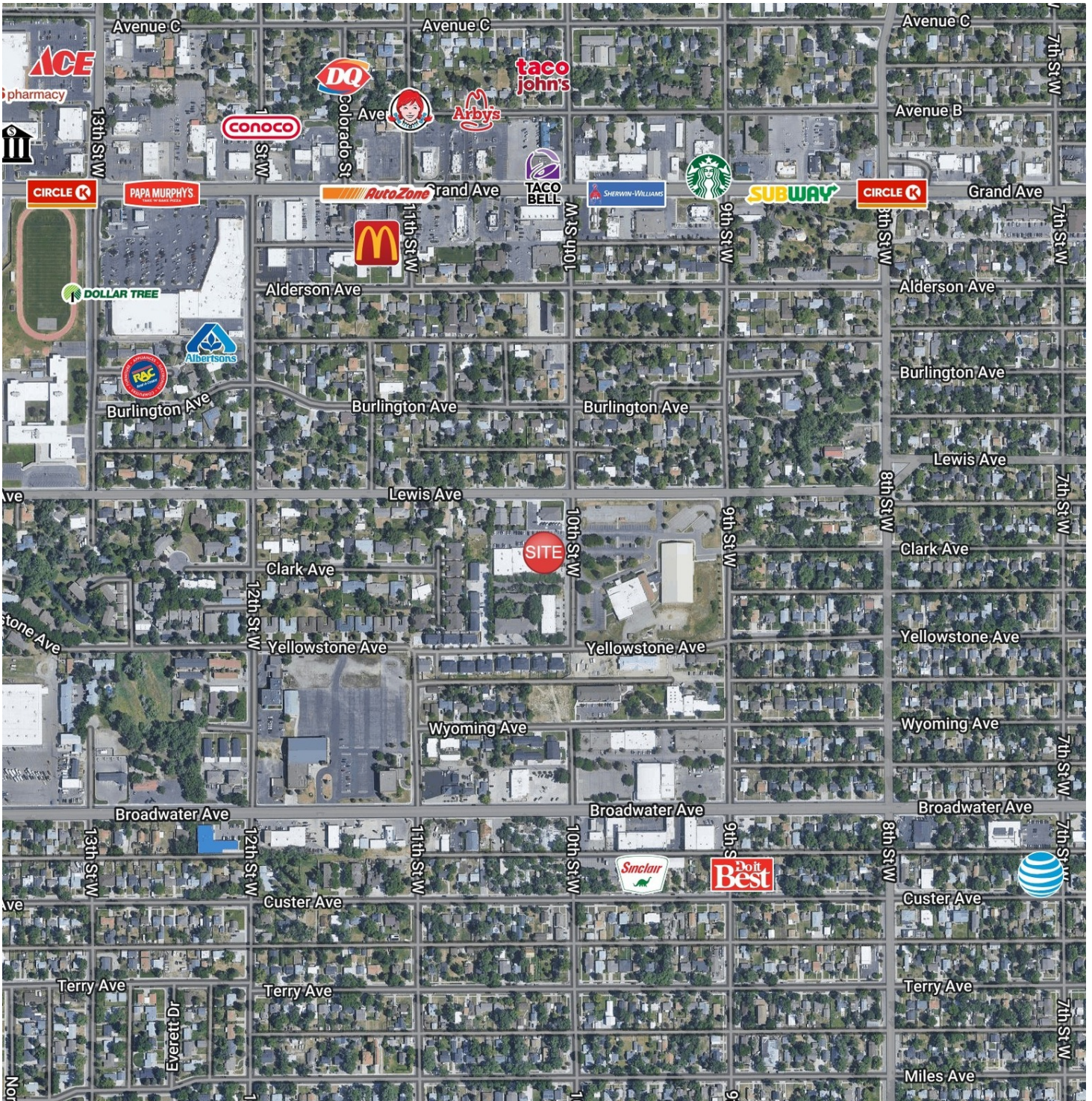


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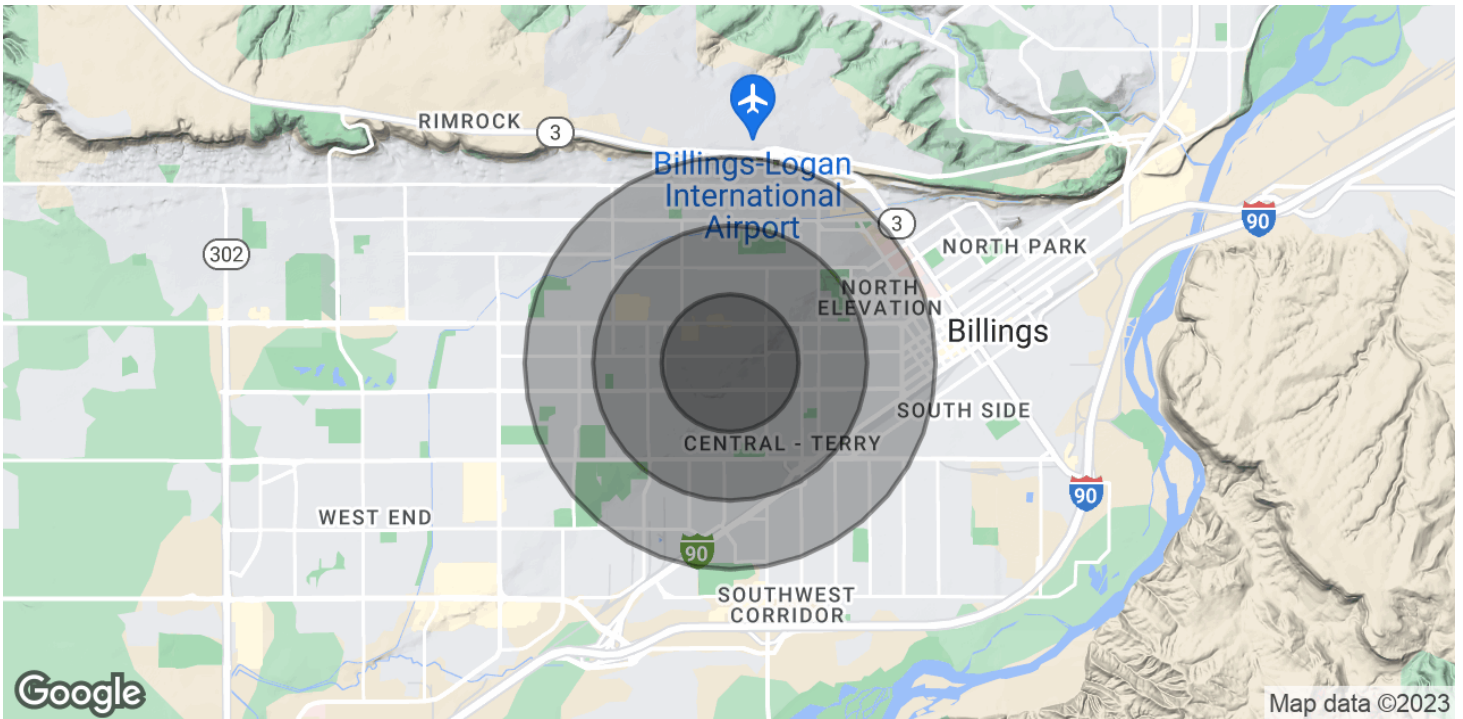


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| POPULATION | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|------------------|---------------|------------------|
| Total Population | 4,116 | 14,553 | 27,414 |
| Average Age | 37 | 36.5 | 36.2 |
| Average Age (Male) | 36.5 | 34.2 | 33.6 |
| Average Age (Female) | 39.1 | 38.7 | 38.6 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 1.5 MILES |
|--------------------------------|------------------|---------------|------------------|
| Total Households | 2,075 | 7,501 | 13,451 |
| # of Persons per HH | 2 | 1.9 | 2 |
| Average HH Income | \$66,496 | \$61,792 | \$68,449 |
| Average House Value | \$199,531 | \$198,992 | \$206,476 |

* Demographic data derived from 2020 ACS - US Census

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