

LEASE

1844 BROADWATER AVE, #5

1844 Broadwater Ave, #5 Billings, MT 59102

LEASE RATE \$1,500.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Michael Speidel

406 601 9695

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OFFERING SUMMARY

Building Size:	13,212 SF
Available SF:	1,100 SF

PROPERTY OVERVIEW

- *2 Private Offices
- *Conference Room
- *Bathroom
- *Large Reception Area
- *Storage Room
- *Extra Work Space/Break Area
- *High Traffic Midtown Retail Center
- *Large Pylon Sign on Broadwater
- *Excellent Retail Exposure with 20,000 Cars Per Day

LOCATION OVERVIEW

1844 Broadwater Ave is a long standing retail center located in the heart of midtown with excellent retail exposure. Surrounded by a significant amount of housing, this is a perfect office space for any office user looking for a convenient location. This is the perfect space for financial planners, CPAs, insurance agents, real estate agents, architects, engineers or any other professional services firm. Enjoy a location that is easy to find by putting your logo on the large pylon sign on Broadwater. Co-tenants include Tanz & Things, Broadwater Mercantile, Advanced Appraisal Services & Cook Travel.

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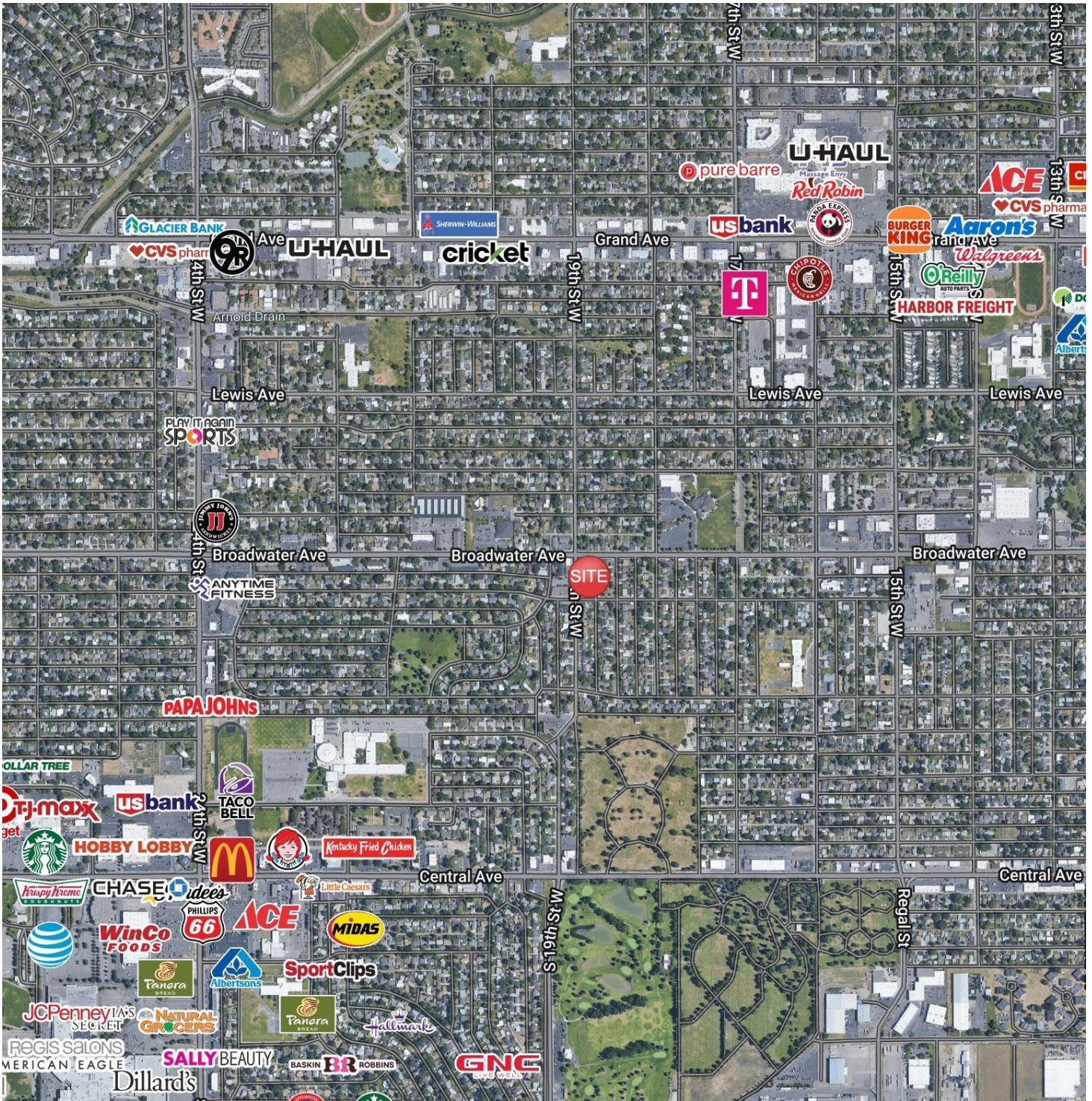


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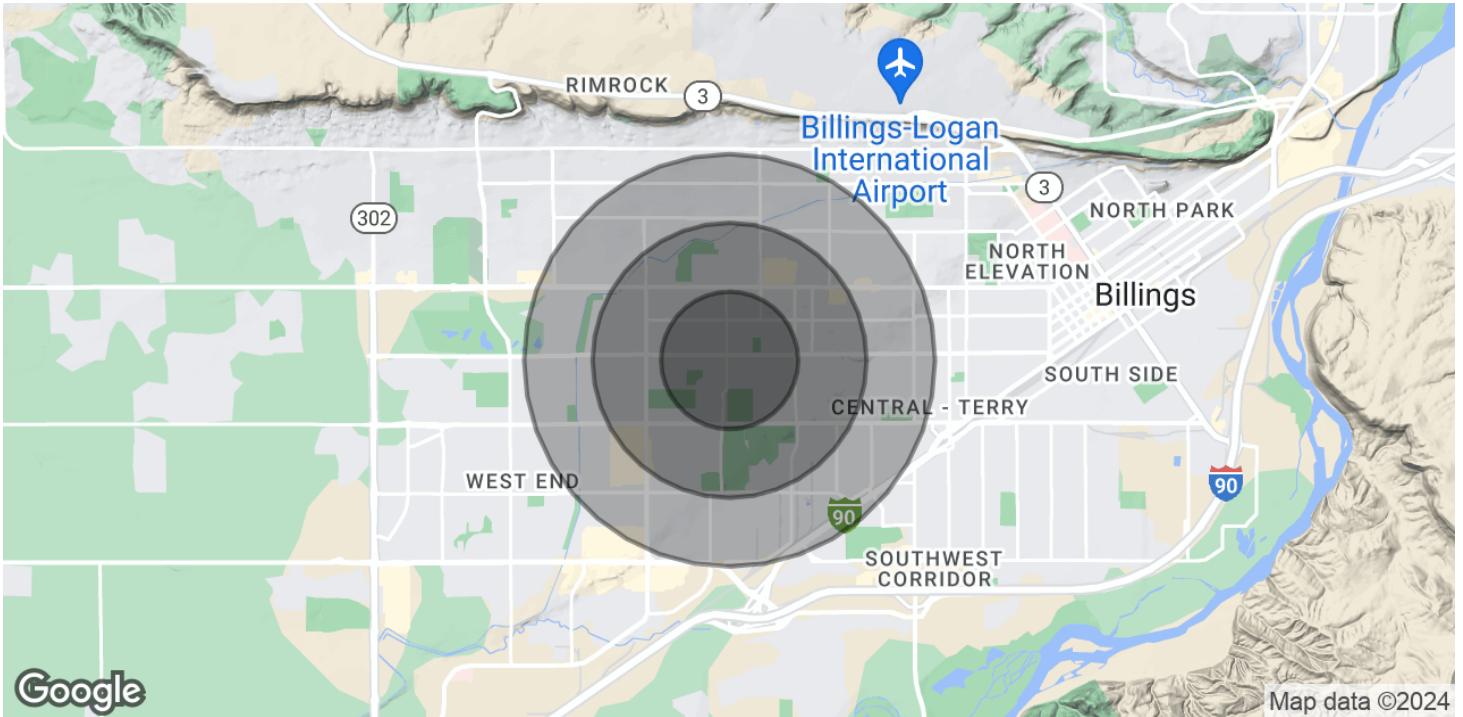


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,342	11,588	24,168
Average Age	42.9	41.8	40.1
Average Age (Male)	36.6	39.4	36.9
Average Age (Female)	46.4	43.4	42.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,227	5,932	11,846
# of Persons per HH	1.9	2	2
Average HH Income	\$49,665	\$71,964	\$73,605
Average House Value	\$193,265	\$209,386	\$216,086

* Demographic data derived from 2020 ACS - US Census

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