

LEASE

1302 AVENUE D, SUITE 103

Billings, MT 59102



PROPERTY DESCRIPTION

1302 Avenue D is a professional office building conveniently located in Midtown. Just off Grand Ave on 13th St W, this quiet office building has quick access to Albertsons, CVS, and many shops and restaurants. Suite 103 is recently remodeled and set up perfectly for any small business owner that needs a professional setting. Other tenants in the building include The Brow Boutique, Magic City Productions, LUX Adornment and Patricia Marie Photography.

OFFERING SUMMARY

Lease Rate:	\$15.55 SF/yr (Gross)
Available SF:	1,350 SF
Lot Size:	10,925 SF

PROPERTY HIGHLIGHTS

- 1,350 SF Office Suite for Lease
- For Lease \$1,750/mo - Utilities Included
- Large Reception
- 4 Individual Offices
- Conference Room
- Private Bathroom
- Kitchenette
- Parking spaces in back, with direct access to office. Parking also includes lot in front and street parking.
- Space available 11/1/2023

Mike Bruschwein
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MIKE BRUSCHWEIN

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company’s industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the “Big of the Year” award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His two young sons keep him busy when he’s not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell multifamily & investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike has honed his specialization in office and industrial properties. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Billings. Some notable clients that have trusted Mike with their real estate needs include Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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