

# LEASE

643 GRAND AVENUE, SUITE B

Billings, MT 59101



## PROPERTY DESCRIPTION

643 Grand Ave is a professional office building and the home of Primerica Financial Advising. With small professional offices available for lease, this would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quiet professional space to run their business out of. Centrally located on a busy Grand Avenue with estimated 25,000 cars per day.

## OFFERING SUMMARY

Lease Rate: \$450.00 per month (Gross)

Available SF: 150 SF

## PROPERTY HIGHLIGHTS

- One 150 sqft corner office suite for rent @ \$450/month
- Utilities and Internet are included
- Shared Coffee Bar/Lounge and Reception Area
- Spacious parking lot on side of building

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**Mike Bruschwein**  
406 697 6176  
mike@cbcmontana.com

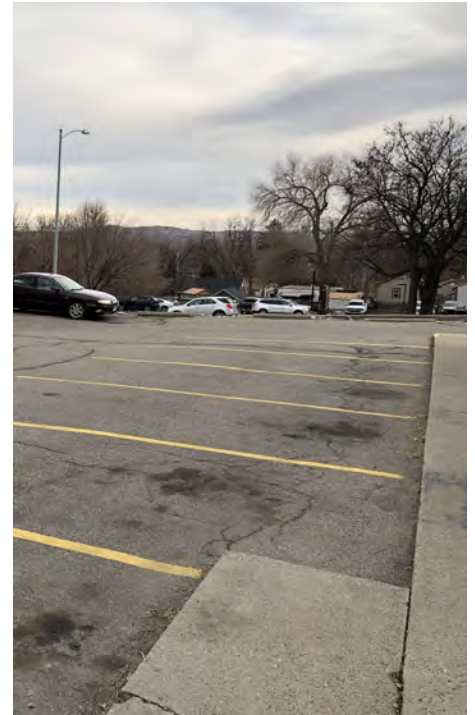


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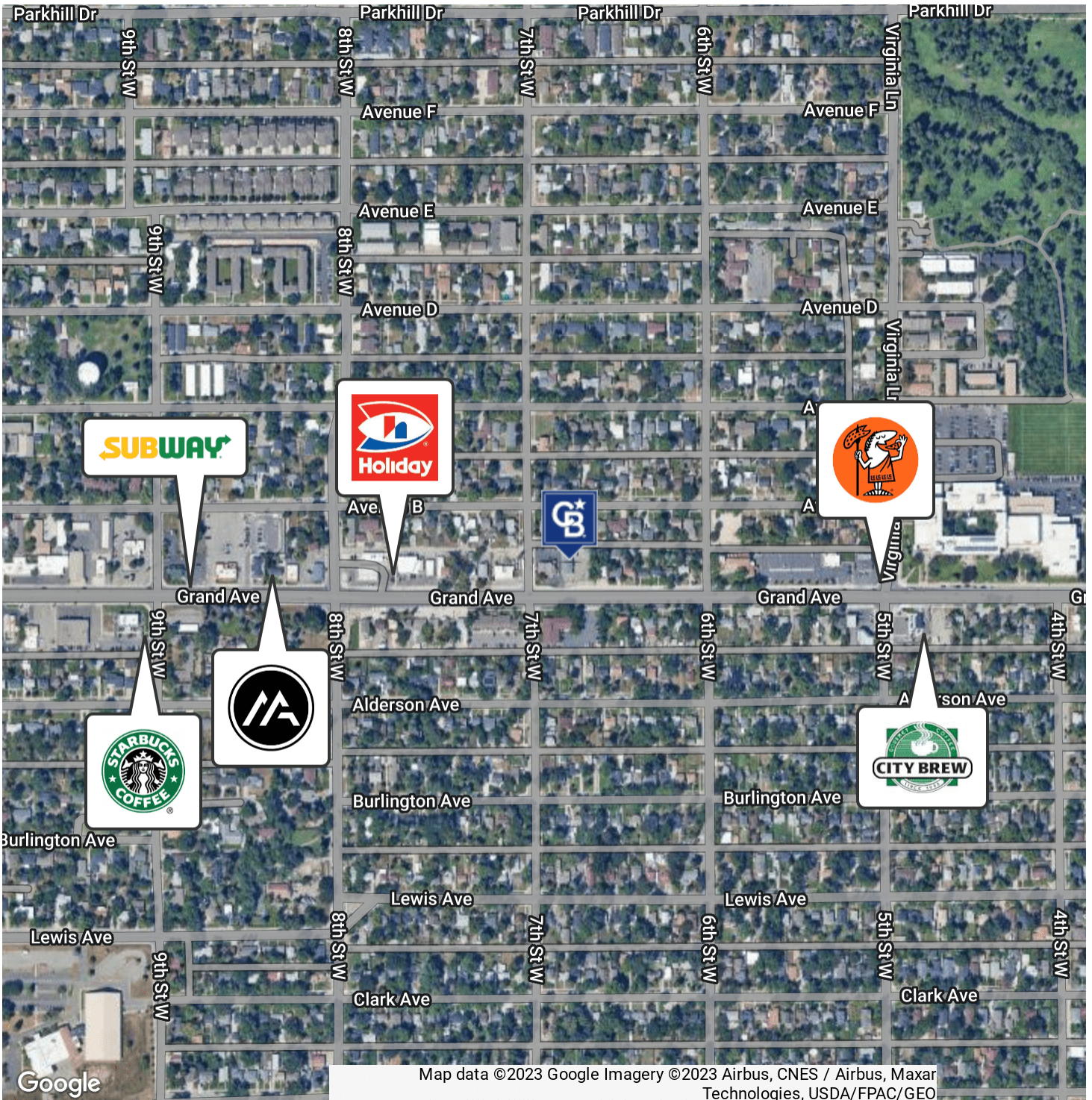


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**MIKE BRUSCHWEIN**

Comm Sales Associate

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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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