

OFFICE FOR LEASE

711 CENTRAL AVE

Billings, MT 59102



LEASE RATE \$420.00 - 2,433.00 per month



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Shaylee Green CCIM
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LEASE

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PROPERTY DESCRIPTION

Office complex for Lease

Suites in all sizes - 315 - 3,245 sf available.

Tenant pays for phone/internet/signage.

Tenant mix - Non profits, administration, Barber shop, Massage, Counselor, Law Firm, Living water church, Al Bedoo Shriners administration, D & D, Bail Bonds, Photography

OFFERING SUMMARY

Lease Rate:	\$420.00 - 2,433.00 per month (Gross)
Available SF:	315 - 3,245 SF
Building Size:	33,438 SF

PROPERTY HIGHLIGHTS

- ADA Accessible
- Open Parking
- Gated locked private parking available
- Security guard onsite during evening hours
- Weekly common area janitorial included
- Elevator for all floors
- Men's and women's restrooms on each floor
- New common area carpet on first floor
- Signage available
- East Wing Virtual Tour: <https://my.matterport.com/show/?m=dDMukyiyUDz>
- Suites 201/203 & 215/216 Virtual Tour: <https://my.matterport.com/show/?m=nDvND1nHEAT>

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 months then month to month
Total Space:	315 - 3,245 SF	Lease Rate:	\$420.00 - \$2,433.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
East Wing Suites 24-25, 30-34	Available	3,245 SF	Gross	\$2,433 per month
Suite 123	Available	581 SF	Gross	\$680 per month
Suites 124/125	Available	315 SF	Gross	\$420 per month
Suites 215/216	Available	1,512 SF	Gross	\$1,355 per month

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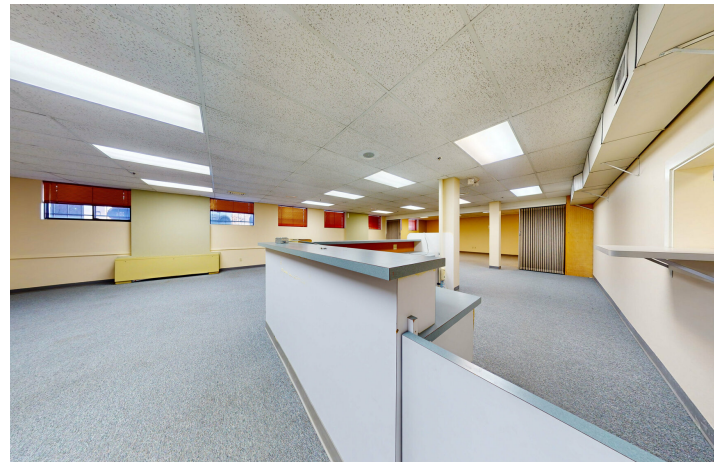


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SUITES 24-25, 30-34

3,245 sf & \$2,433/mo



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LEASE

SUITE 123

581 sf & \$680/mo



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SUITES 124/125

315 sf & \$420/mo



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SUITES 215/216

1,512 sf & \$1,355/mo



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SHAYLEE GREEN CCIM

Broker

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PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me."
Shaylee Green

EDUCATION

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

MEMBERSHIPS

Notable transactions and clients:

*Accumulated \$18,000,000 +/- in total sales.

*Accumulated 1,507,200 sf leased retail, office, and industrial.

*Billings Athletic Club - \$1,000,000 sale - 20,000 SF

*\$3.5 Million - 80+ Bed Assisted Living Portfolio

*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF

1640 Lockwood - \$1,000,000 -10,080 SF - 2 AC

*23 Unit Multifamily portfolio

*Mobile home parks - 7+ Sales

*Land sales - 3-5 parcels yearly average including recreational or commercial subdivisions

*Estate sales with 6+ family members - 4 transactions.

*Major Clients - Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services, Mountain Mudd

*Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Ember and Indigo, Brookstone Monument, J-Wash Carwash.

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