

# LEASE

## 1010 CENTRAL AVE, SUITE 2

1010 Central Ave, Suite 2 Billings, MT 59102

LEASE RATE \$1,900.00 per month



COLDWELL BANKER  
**COMMERCIAL**  
CBS

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**Nathan Matelich, CCIM**

406 781 6889

**Erik Caseres**

406 861 4742

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## OFFERING SUMMARY

Available SF:	1,200 SF
Lot Size:	46,425 SF
Year Built:	2008
Zoning:	CMU1 – Corridor Mixed Use 1

## PROPERTY OVERVIEW

- \*1,200 SF of Office Space (Medical Grade)
- \*For Lease \$1,900/mo + Utilities
- \*Reception
- \*5 Offices
- \*Kitchenette
- \*Private Bathroom
- \*Excellent Retail Exposure
- \*\$16.00 NNN
- \*NNN Estimated at \$3.00/SF

## LOCATION OVERVIEW

This newly renovated suite includes multiple private offices, a reception area and great visibility from Central Avenue. The entire suite has been updated from front to back with quality finishes including a combination of luxury vinyl plank and stained concrete flooring, new cabinetry, paint, and an updated bathroom. This suite is ideal for any creative or medical office use, but it can also be configured to accommodate massage therapy, estheticians or other professional business ventures. This is a great opportunity to lease a turnkey property. Schedule your showing appointment today!

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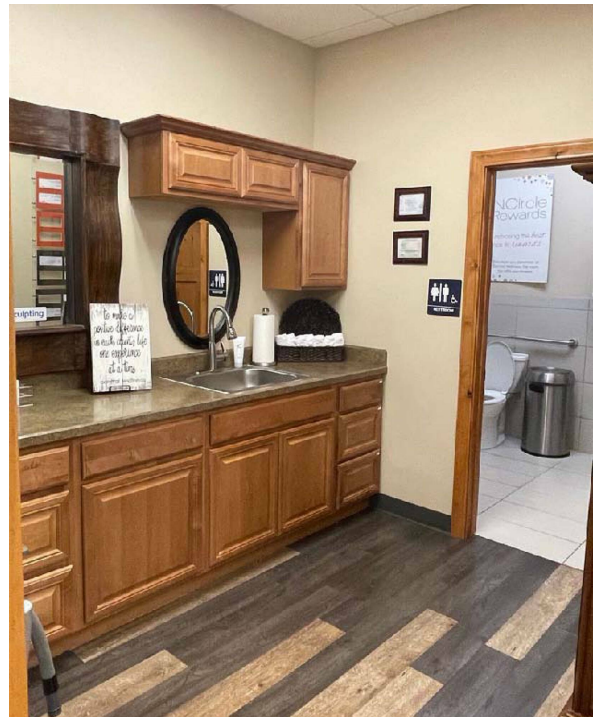


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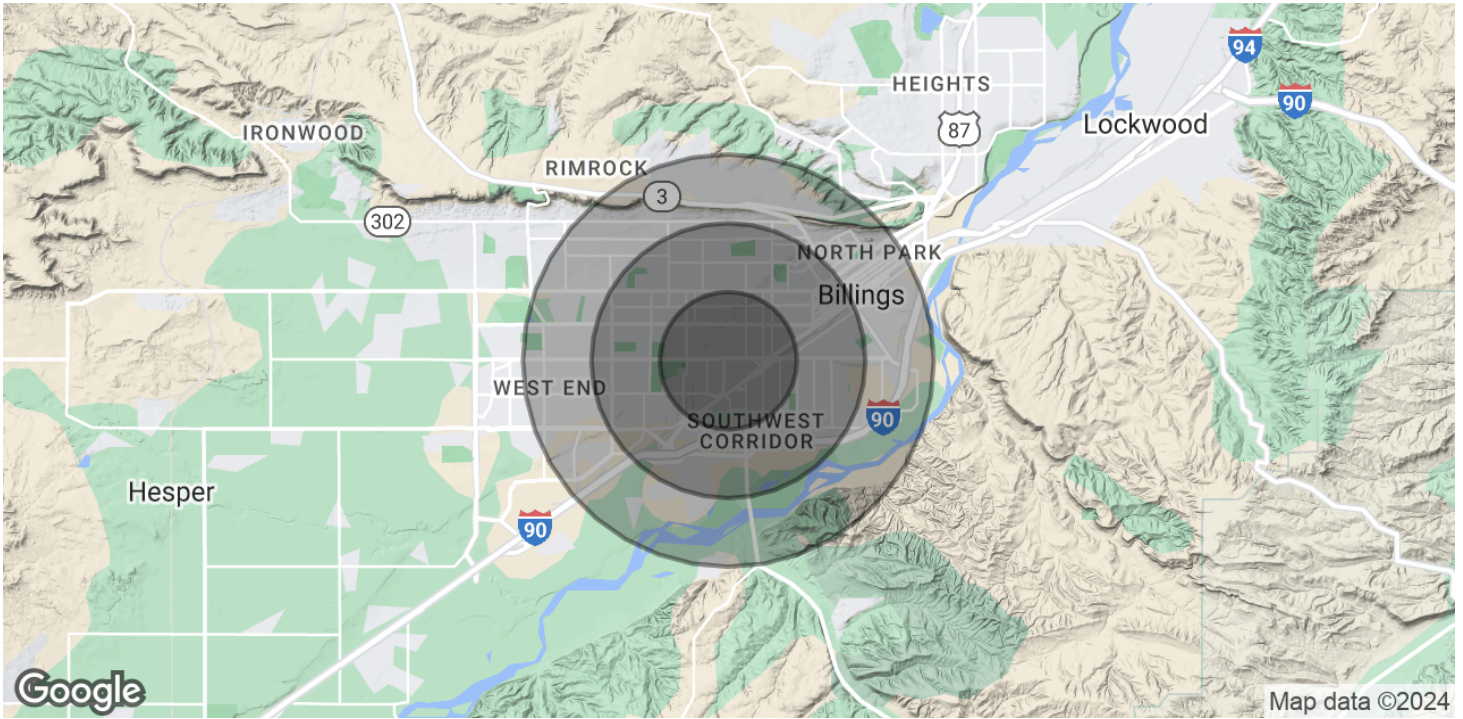


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	10,756	37,857	60,399
Average Age	36.1	37.1	38.4
Average Age (Male)	34.3	34.7	36.1
Average Age (Female)	38.8	39.6	40.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	5,293	18,274	28,947
# of Persons per HH	2	2.1	2.1
Average HH Income	\$55,932	\$65,000	\$66,631
Average House Value	\$175,649	\$194,428	\$208,806

\* Demographic data derived from 2020 ACS - US Census

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