

LEASE

1597 AVENUE D, SUITE 6

1597 Avenue D, Suite 6 Billings, MT 59102

LEASE RATE

\$1,560.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

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Lease Rate

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OFFERING SUMMARY

Building Size:	8,290 SF
Available SF:	1,040 SF
Year Built:	2002
Zoning:	Neighborhood Commercial

PROPERTY OVERVIEW

- *1,040 SF class A professional office space for lease
- *\$1,560/mo + utilities
- *3 offices
- *Reception area
- *Kitchenette
- *Conference room / open area
- *Large pylon sign on Avenue D

LOCATION OVERVIEW

1597 Ave D is a centrally located professional office building with Class A finishes. While these offices are currently occupied by a counseling center, offices are set up ideally for medical professionals, realtors, insurance agencies, accountants, financial services or any other professional services firm. Office building is conveniently located in Midtown Billings.

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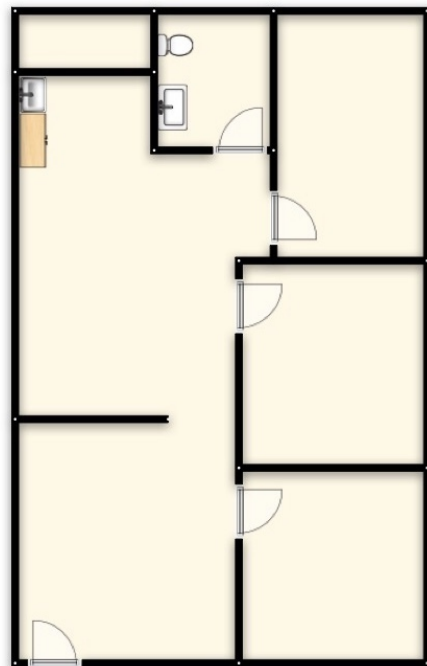
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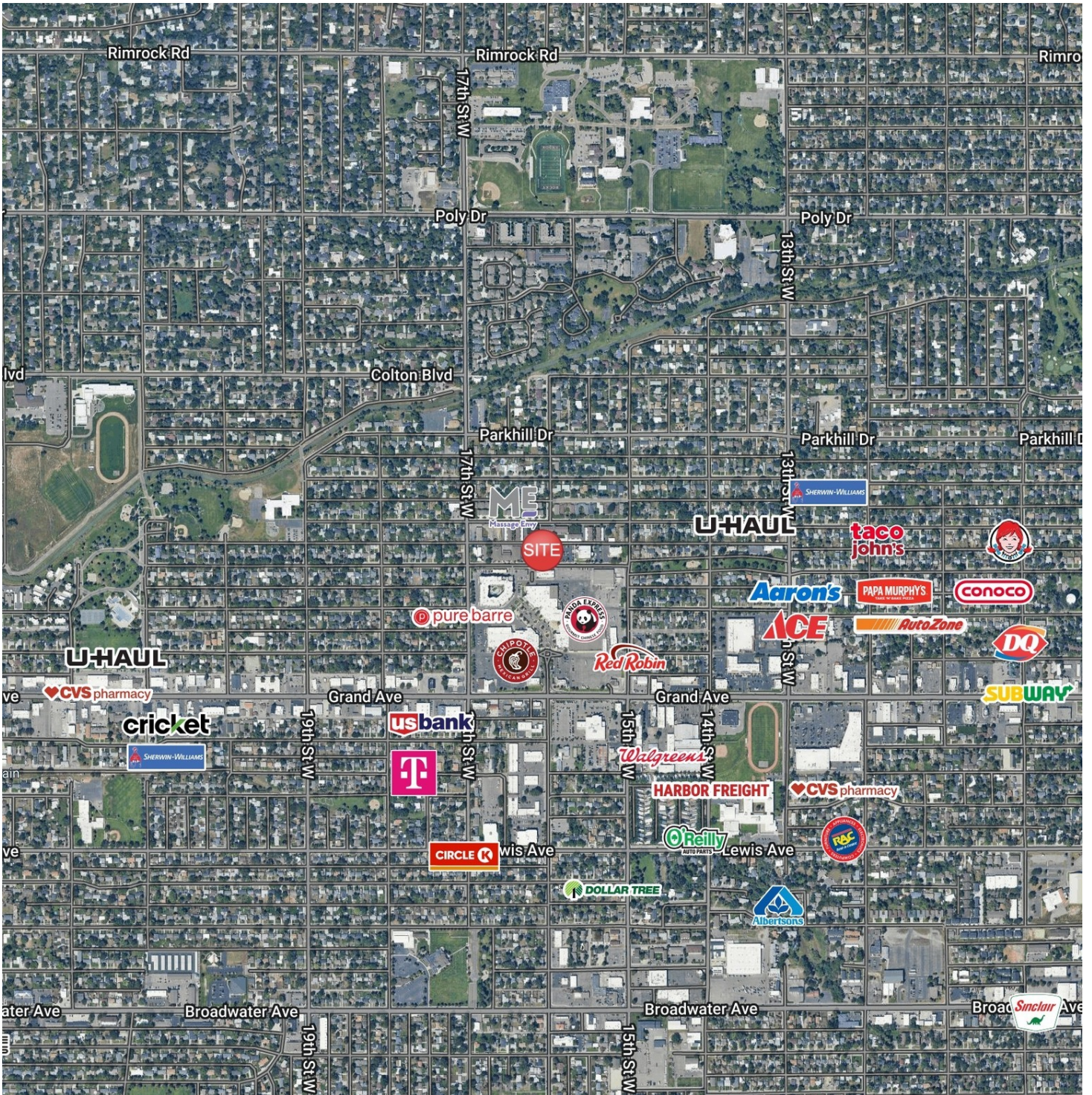


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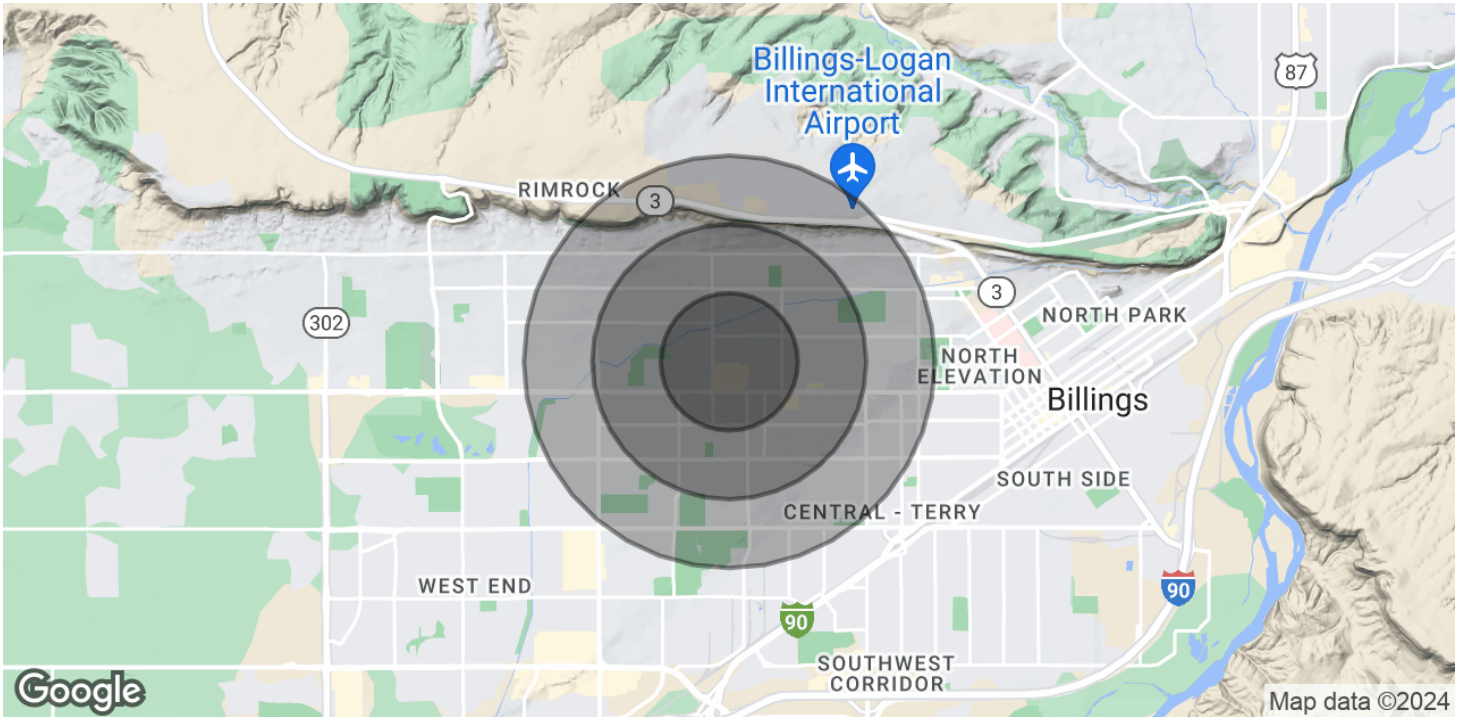


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,156	12,447	26,296
Average Age	42.5	41.6	39.3
Average Age (Male)	39.5	37.6	36.5
Average Age (Female)	44.9	43.8	41.1
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,709	6,251	12,522
# of Persons per HH	1.8	2	2.1
Average HH Income	\$90,901	\$87,254	\$79,589
Average House Value	\$236,249	\$239,262	\$234,607

* Demographic data derived from 2020 ACS - US Census

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