

# LEASE

**3221 PUREVIEW LN**

Billings, MT 59106



**LEASE RATE**

**\$10.00 SF/yr NNN**

**George Warmer, CCIM**

O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**

O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# LEASE

3221 PUREVIEW LN

Billings, MT 59106



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

This unit contains a 2,825 sf of open shop floor space, two office/flex spaces and a full bathroom on the ground level, and a 225 SF finished studio with a kitchenette upstairs for a total of 3050 SF. There is an additional gated and fenced outside area directly out back. A perfect place to run your small business. Easy access as this unit is located near S Frontage Rd and I-90. Available immediately.

Lease Rate: \$2,541.67 Per Month + \$546.37 Monthly Net  
Tenant Responsible for Gas & Electric. Water is built into the Nets

### PROPERTY HIGHLIGHTS

- Main Floor
- 2,825 SF Shop with Two Office/Flex Space & 225 SF Studio
- Full Restroom With Shower

### OFFERING SUMMARY

Available SF:	3,050 SF
Lease Rate	\$10 PSF
Monthly Rent	\$3,088.04
Building Size:	3,050 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
Total Population	938	12,421	42,516
Average HH Income	\$90,152	\$128,855	\$103,832

**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

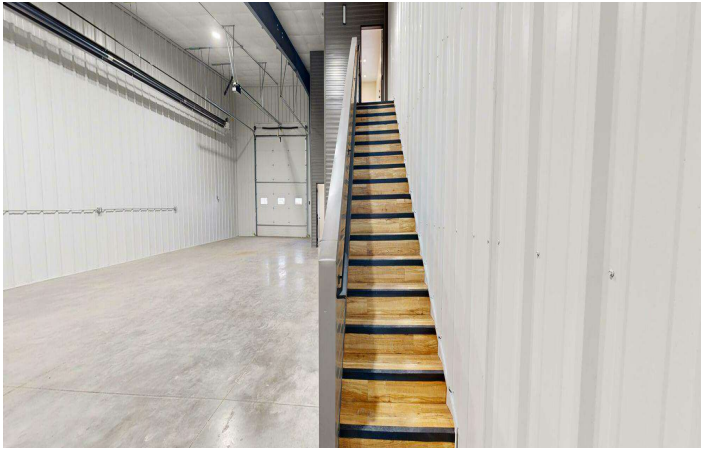


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

3221 PUREVIEW LN

Billings, MT 59106



## PROPERTY HIGHLIGHTS

- **Main Floor:**
  - 2,825 SF Shop with Two Office/Flex Space
  - Full Restroom With Shower
  - Washer & Dryer Hookups
  - Shop Sink
  - Two 14' Overhead Doors with Pull Through Capability
  - Radiant Heat
  - 220 & 110 Outlets
- **Second Floor:**
  - 225 SF
  - Kitchenette and Studio Apartment
- **Exterior:**
  - Attractive Multi tone Exterior.
  - Office & Shop Entrances
  - Exterior lighting
  - Secure Automatic Gate With Code
  - Rear Fenced Area For Pull Through



**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

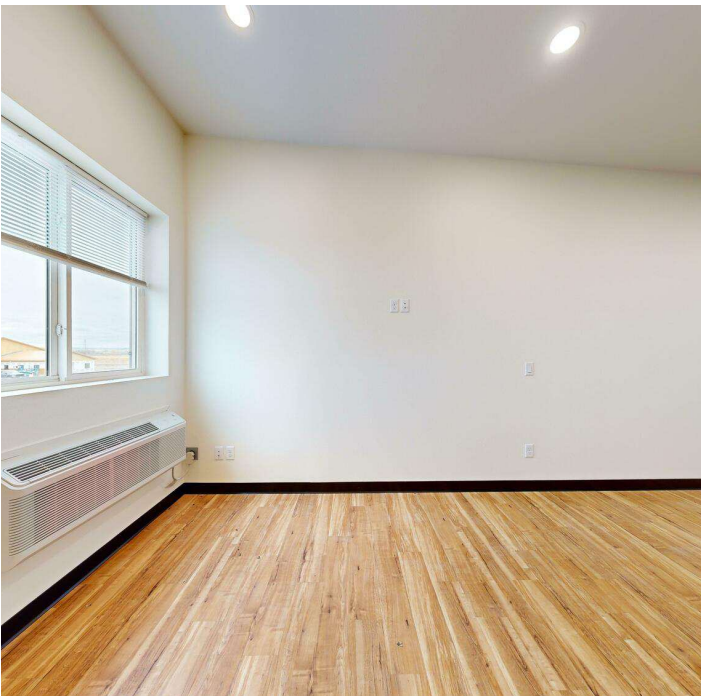


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# STUDIO SPACE

3221 PUREVIEW LN

Billings, MT 59106



**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

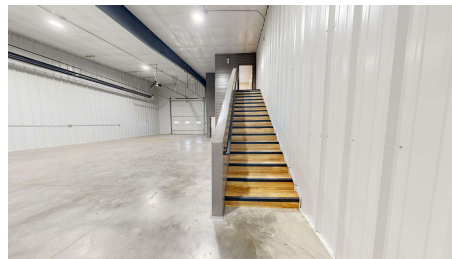
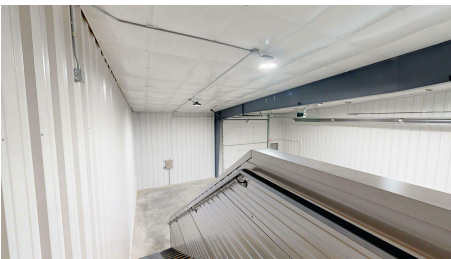
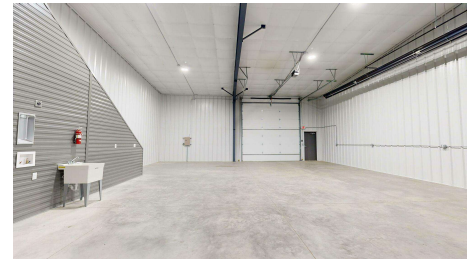
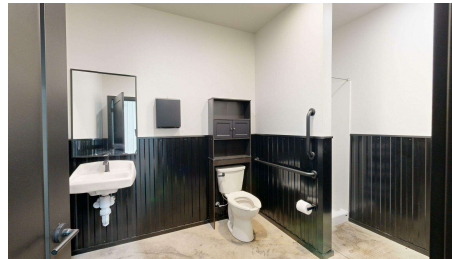
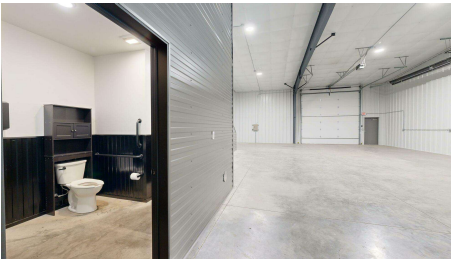
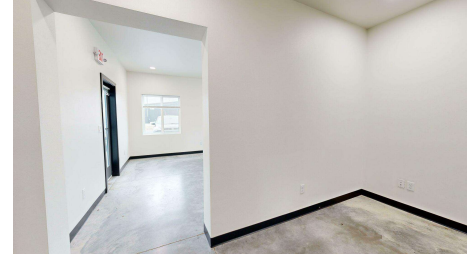


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# OFFICE & SHOP

3221 PUREVIEW LN

Billings, MT 59106



**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

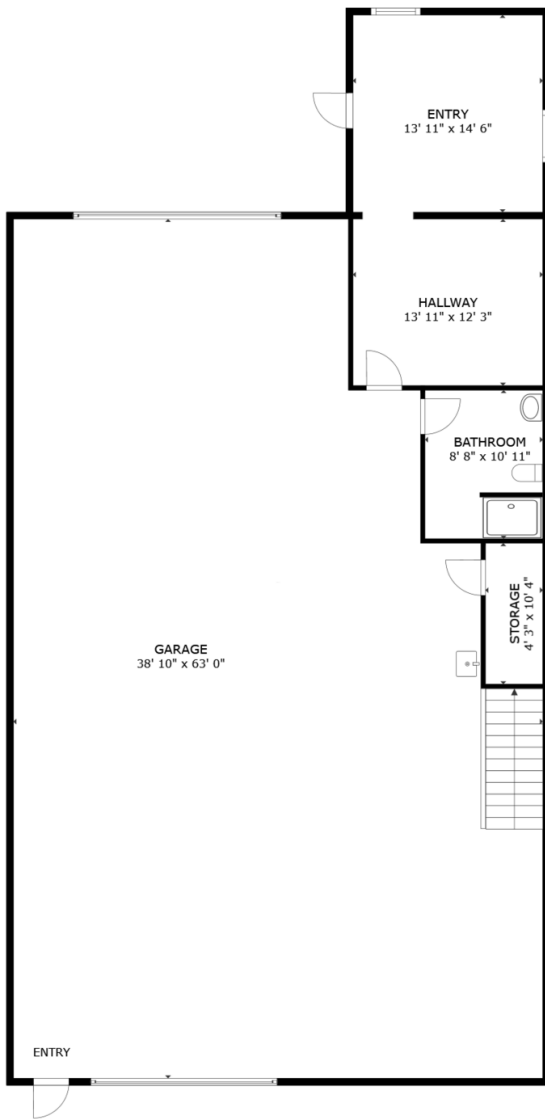


**COLDWELL BANKER  
COMMERCIAL**  
CBS

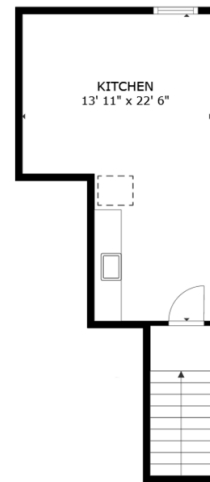
# FLOOR PLAN

3221 PUREVIEW LN

Billings, MT 59106



FLOOR 1



FLOOR 2

**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com

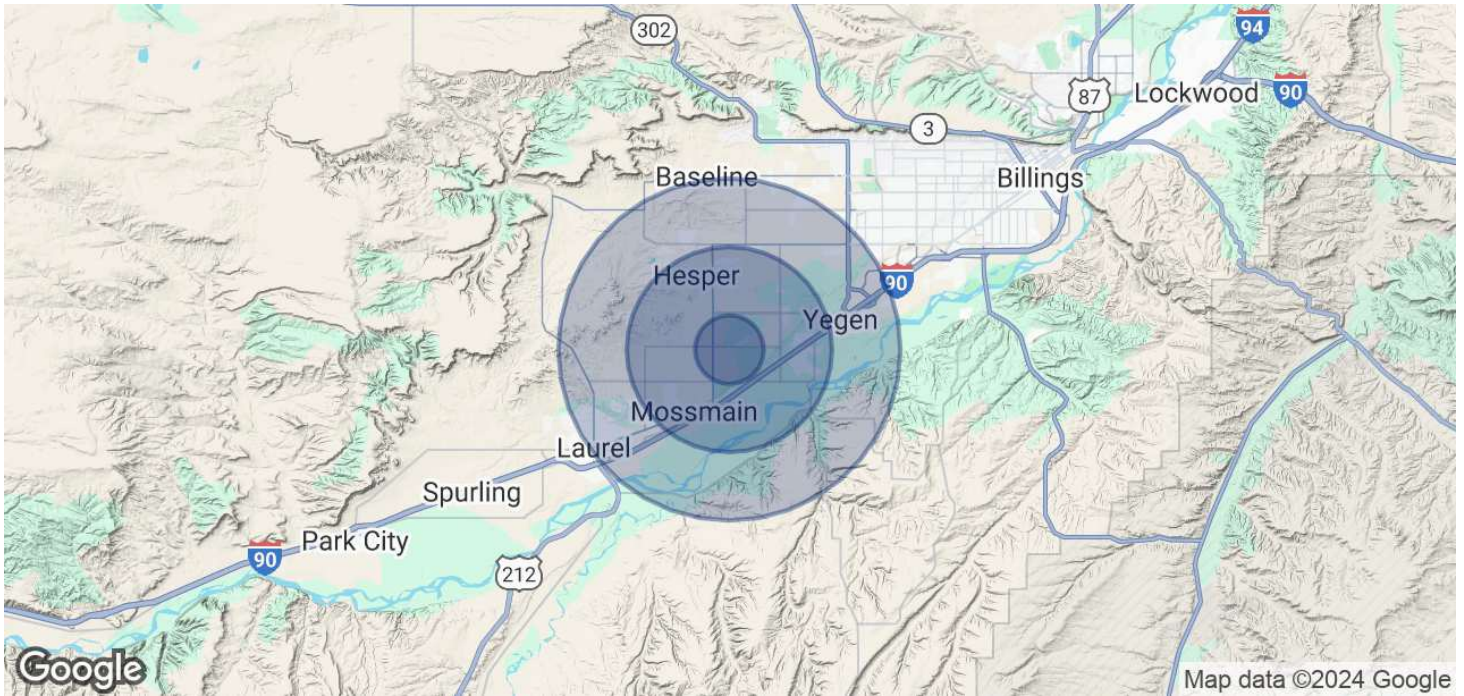


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# DEMOGRAPHICS

3221 PUREVIEW LN

Billings, MT 59106



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

2020 American Community Survey (ACS)

**George Warmer, CCIM**  
O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

**Todd Sherman**  
O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS





## GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: (406)855-8946 | Cell: (406)855-8946

MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations. Board Member: Big Sky Economic Development Association Board Member: City of Billings Board of Adjustments Member: CCIM & Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Sale: 83,000 SF Warehouse
- Sale: 50,000 Multi-Building Office Space
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

#### George Warmer, CCIM

O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

#### Todd Sherman

O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com



COLDWELL BANKER  
**COMMERCIAL**  
CBS



**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406)570-8961 | Cell: (406)570-8961

MT #54530

## PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

## EDUCATION

University of Oregon  
BS in Business Communications

## MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

### George Warmer, CCIM

O: (406)855-8946 | C: (406)855-8946  
george@cbcmontana.com

### Todd Sherman

O: (406)570-8961 | C: (406)570-8961  
todd@cbcmontana.com



COLDWELL BANKER  
**COMMERCIAL**  
CBS