

LEASE

1 SOUTH BROADWAY

Billings, MT 59101



OFFERING SUMMARY

Lease Rate:	\$1,395.00 per month (MG)
Available SF:	1,435 SF
Zoning:	CBD

PROPERTY HIGHLIGHTS

- Landlord pays water, gas
- Tenant pays Electric
- Could be demisable into two separate spaces - \$550/\$850 month
- Radiant floor heat and water included
- Janitorial provided for common areas
- CBD Zoning
- 2 bathrooms available to commercial tenants
- Free street parking - 4 hrs +
- Possible large parking lot lease available nearby
- Co-Tenant - My Topo - Mapping Company
- 6 apartment lofts upstairs are separately available for lease
- 1 unit open, 1 large bedroom \$1200 + electric
- www.1SouthBroadway.com

OTHER RESOURCES

[Matterport Tour](#)

Shaylee Green CCIM
406 208 7723
shaylee@cbcmontana.com

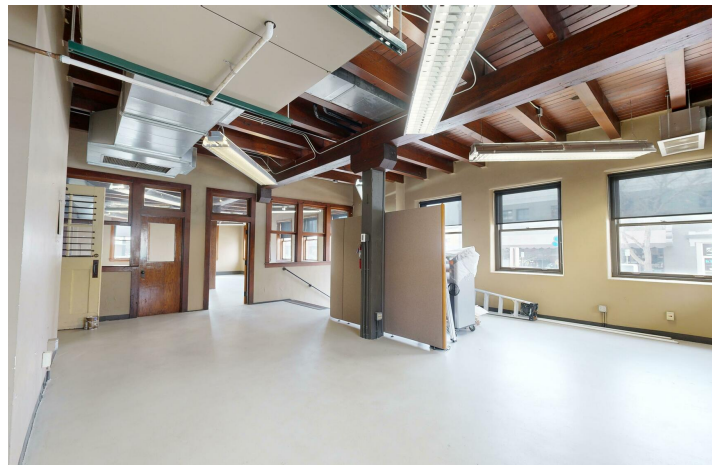
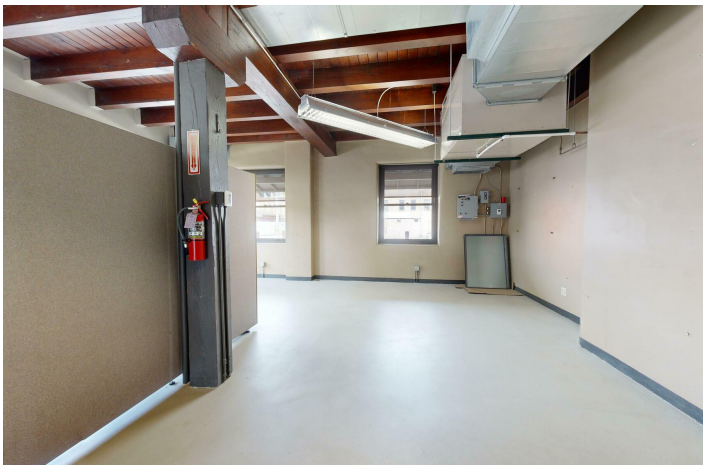
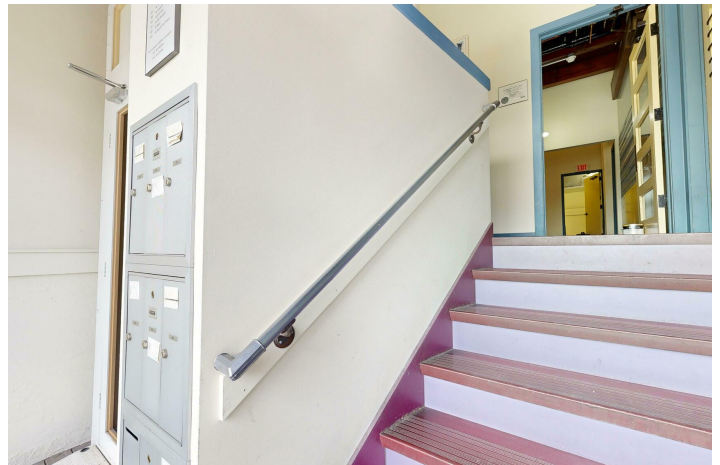


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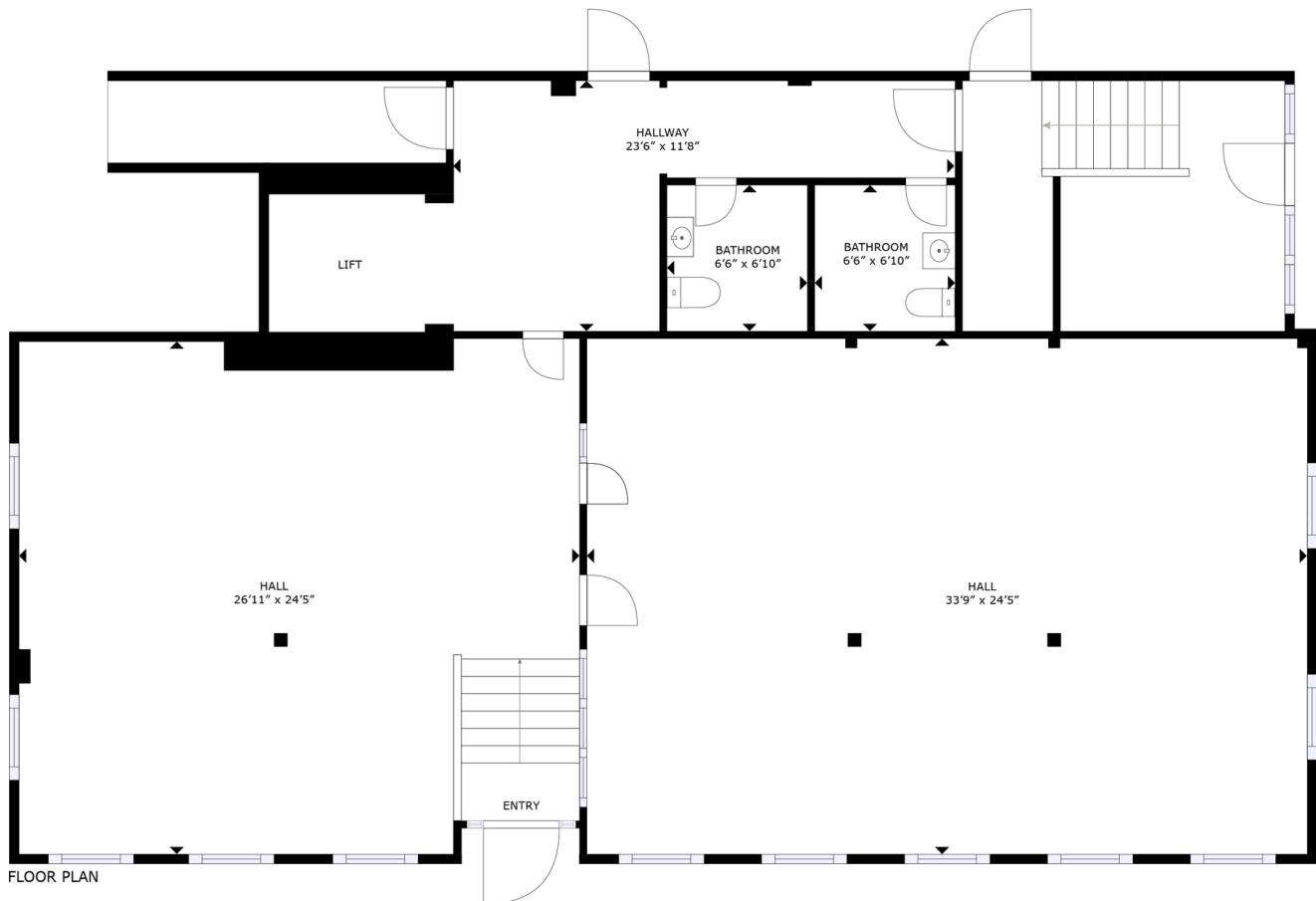
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GROSS INTERNAL AREA
FLOOR PLAN: 1,924 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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SHAYLEE GREEN CCIM

Broker

shaylee@cbcmontana.com

Direct: 406.208.7723 | Cell: 406.208.7723

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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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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