

LEASE

1597 AVENUE D, SUITE 1

1597 Avenue D, Suite 1 Billings, MT 59102

LEASE RATE \$1,580.00 per month



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

Michael Speidel

406 601 9695

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Lease Rate

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OFFERING SUMMARY

Building Size:	8,290 SF
Available SF:	1,024 SF
Year Built:	2002
Zoning:	NO-Neighborhood Office

PROPERTY OVERVIEW

- *1,024 SF Class A Professional Office Space for Lease
- *\$1,580/mo + Utilities
- *2 Very Large Offices or 1 Office + 1 Conference Room
- *Waiting Room/Reception Area
- *2 Bathrooms
- *Kitchenette
- *Large Pylon Sign

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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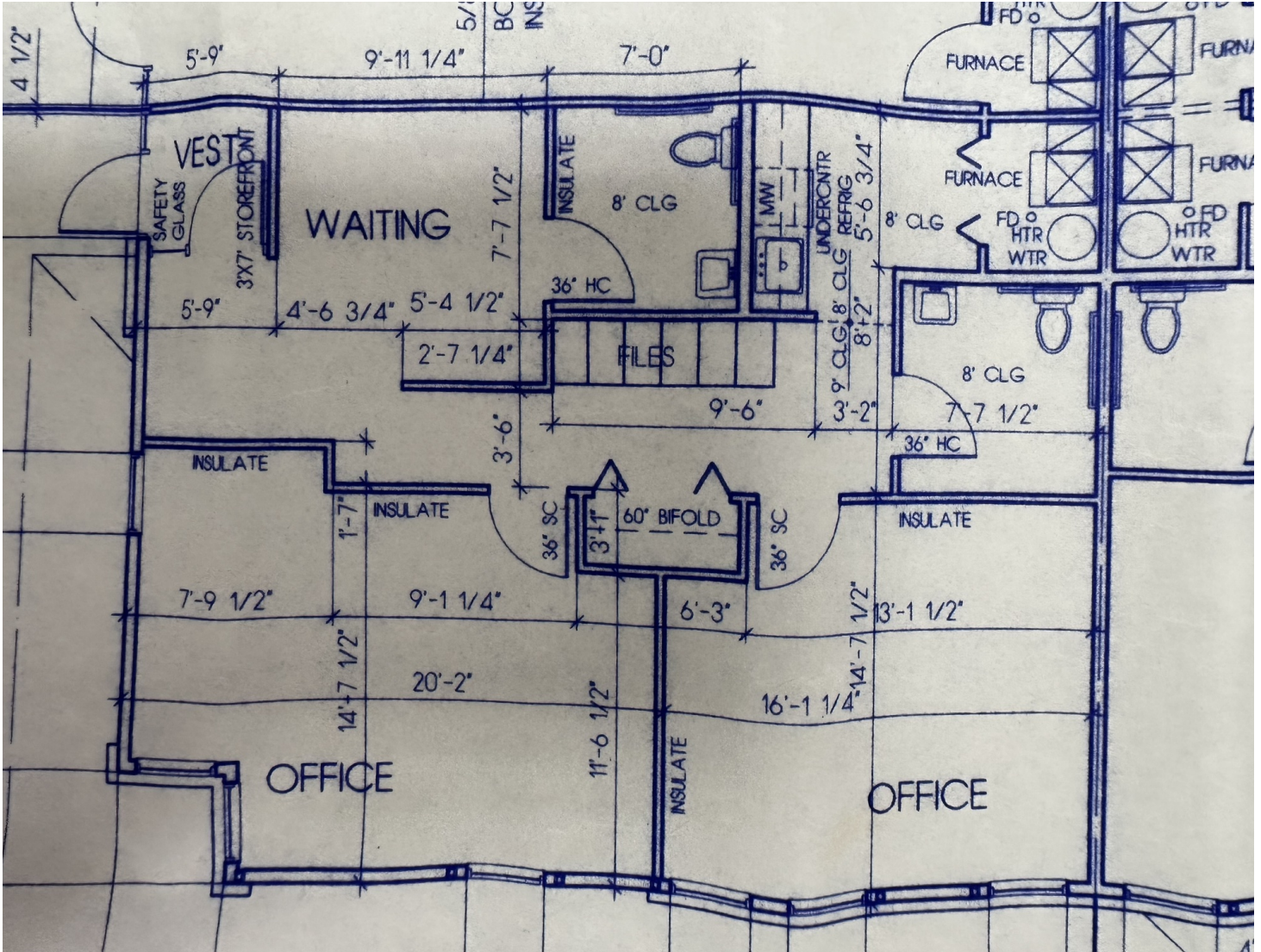


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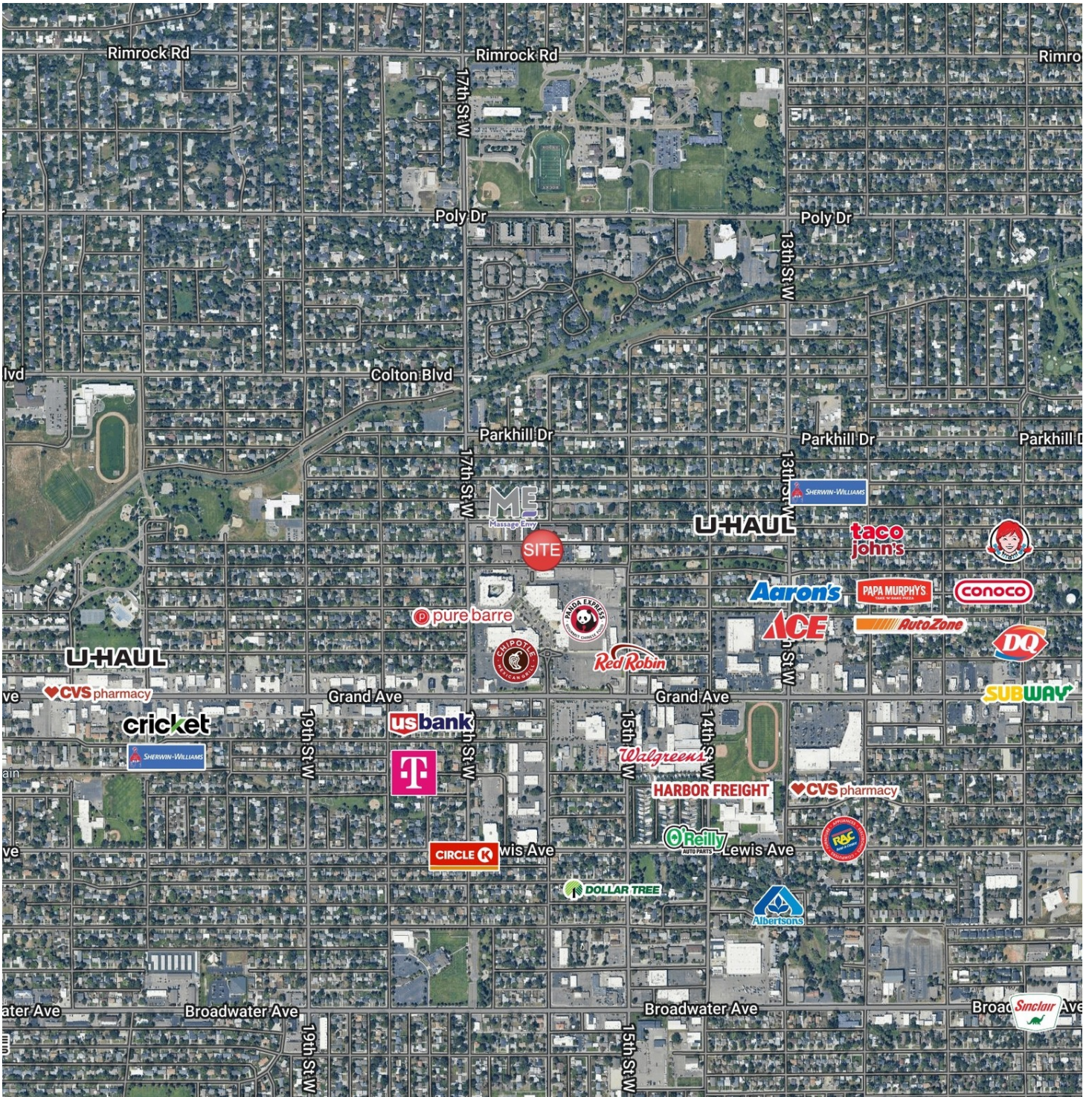


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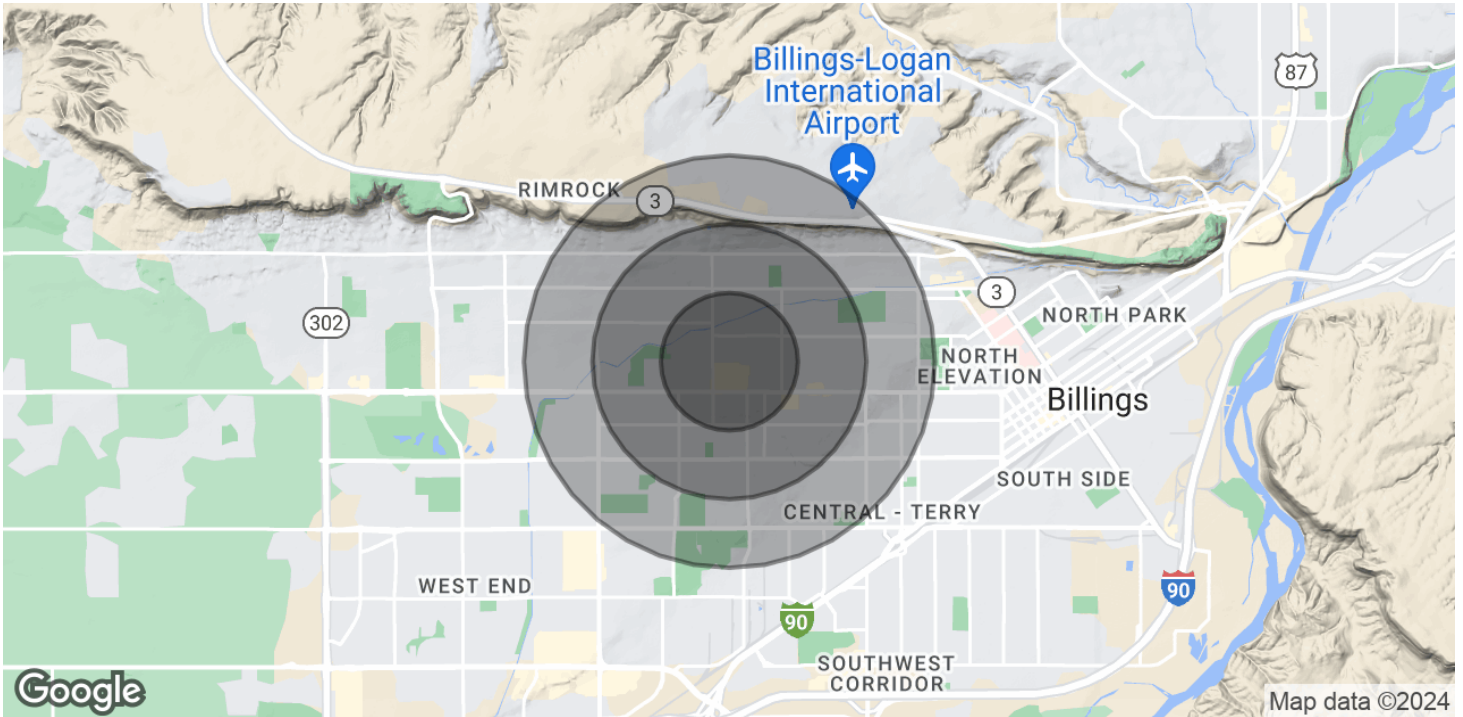


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,613	13,975	28,288
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,718	6,201	12,356
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$105,643	\$98,689	\$96,160
Average House Value	\$392,600	\$394,738	\$386,101

Demographics data derived from AlphaMap

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