

LEASE

1201 GRAND AVENUE, STE 9

Billings, MT 59102



SPACES

1201 Grand Ave, Ste 8

LEASE RATE

\$15.00 SF/yr

PROPERTY DESCRIPTION

Nice 2nd floor office space in Midtown, corner of Grand Avenue and 12th Street West. Building has both elevator and stair access to office.

2 Offices, large reception area, storage/server room.

Space has access to bathroom hallway through 2nd entrance.

Spacious parking lot with ample parking.

THIS IS A SUBLEASE OF A LEASE WHICH EXPIRES 12/31/2027.

Bruce Knudsen, CPA
406 698 8636
bruce@cbcmontana.com



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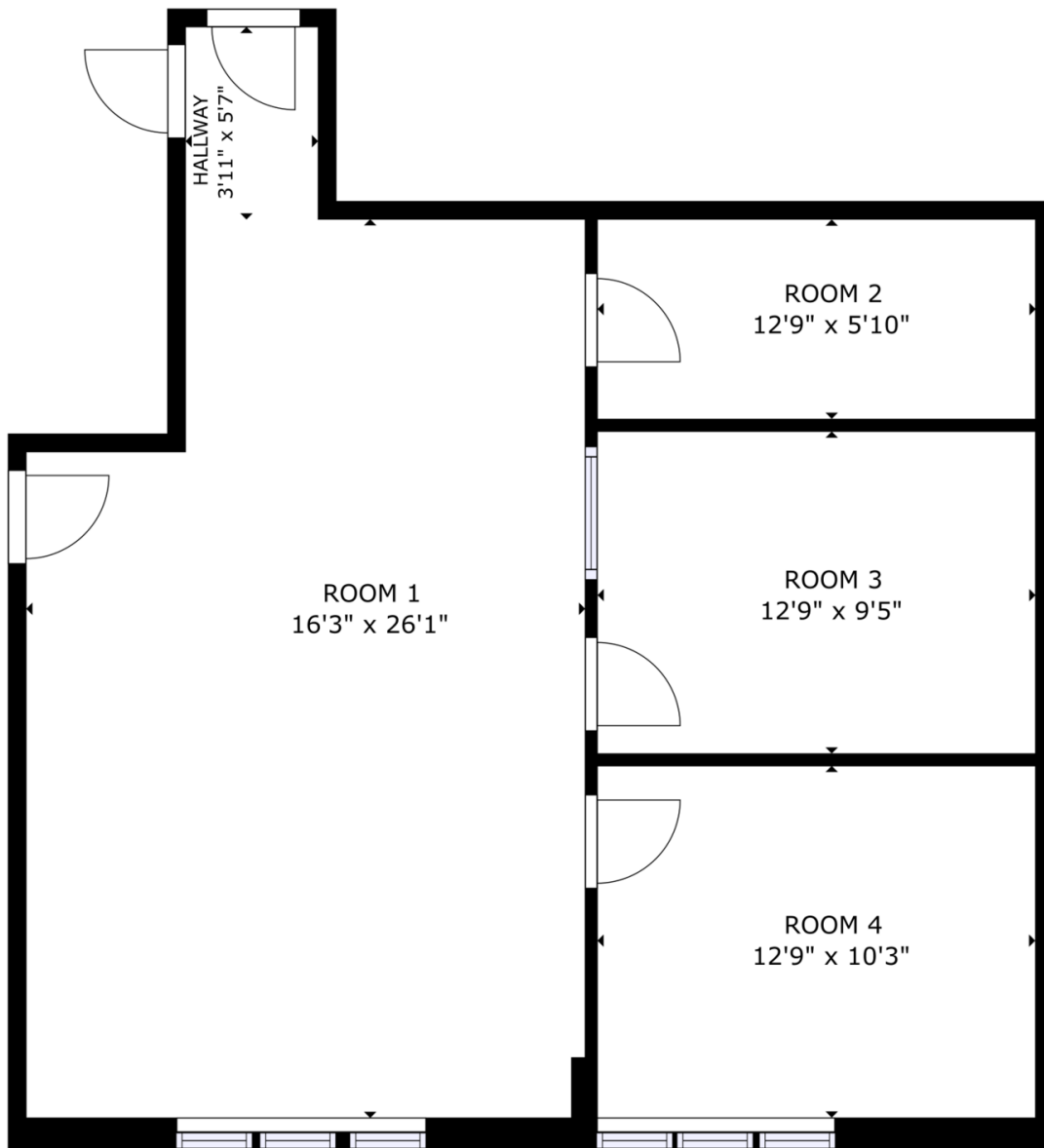


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GROSS INTERNAL AREA
FLOOR 1: 768 sq ft
TOTAL: 768 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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BRUCE KNUDSEN, CPA

Commercial Sales Professional

bruce@cbcmontana.com

Direct: **406.698.8636** | Cell: **406.698.8636**

PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

MEMBERSHIPS

Montana Association of Realtors

National Association of Realtors

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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406 698 8636

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