

# LEASE

**1722 LAMPMAN DR**  
Billings, MT 59102



**LEASE RATE**

**\$15 / SF / YR**

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

**George Warmer, CCIM**  
406 855 8946  
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## OFFERING SUMMARY

Lease Rate:	\$15/SF/YR
Lot Size:	43,560 SF
Building Size:	3,667 SF

## PROPERTY HIGHLIGHTS

- 3667 SF office in great area of Billings West End offered at \$15/SF NNN.
- 5 private offices, 3 bathrooms, server room, large reception and large bullpen area.
- Roomy offices are well lit with natural light.
- Building sits on 1 acre on a quiet cul de sac in a great part of town.

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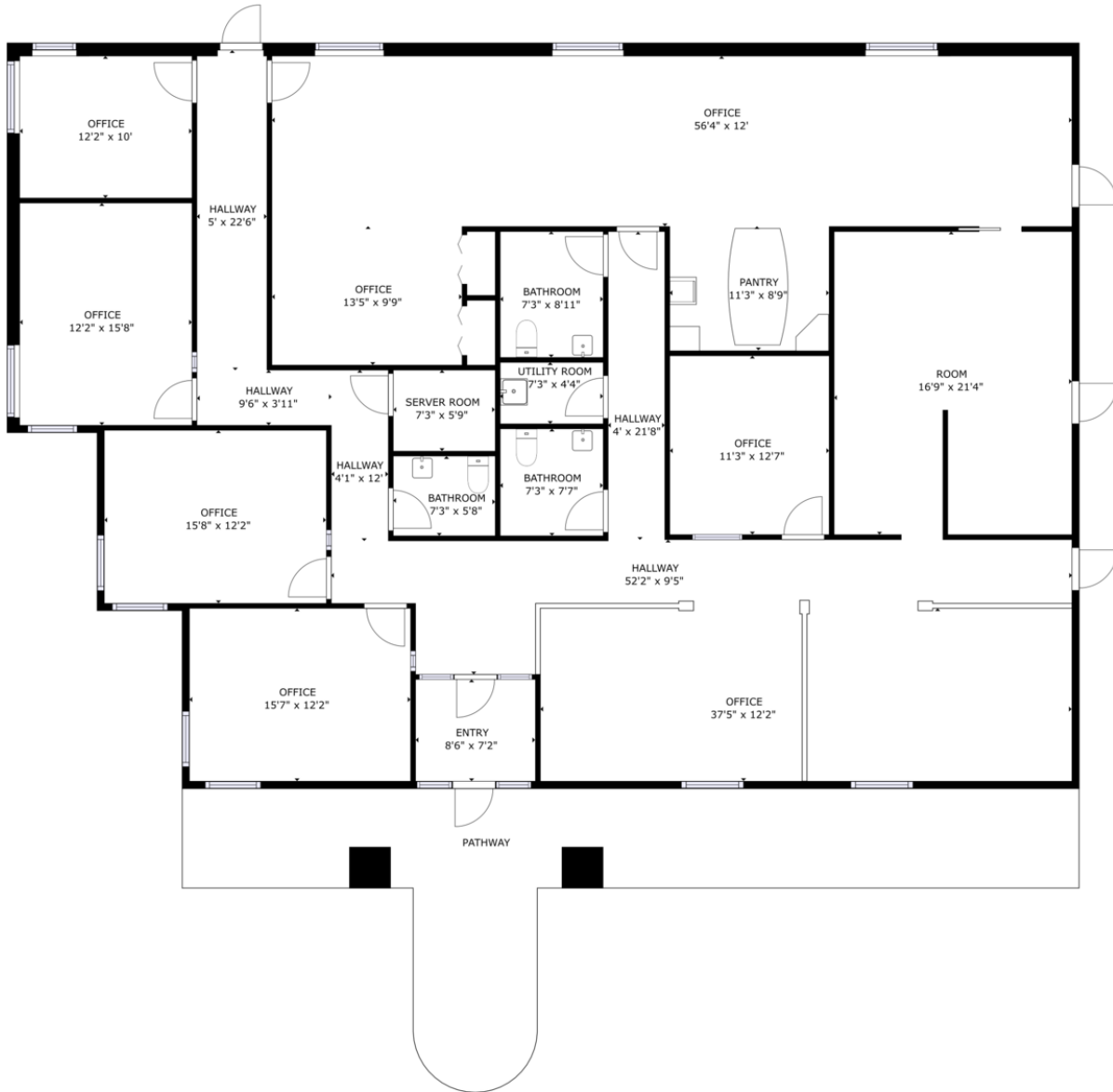


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# FLOORPLAN

1722 LAMPMAN DR

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GROSS INTERNAL AREA  
FLOOR 1: 3592 sq ft  
EXCLUDED AREA; PATHWAY: 559 sq ft  
TOTAL: 3592 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**BRUCE KNUDSEN, CPA**

Commercial Sales Professional

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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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**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.

**TRANSACTIONS OF NOTE**

- 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
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

**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

Member: Billings Downtown Rotary

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