

LEASE

1050 S 24TH ST W
Billings, MT 59102



LEASE RATE

\$15.00 SF/yr

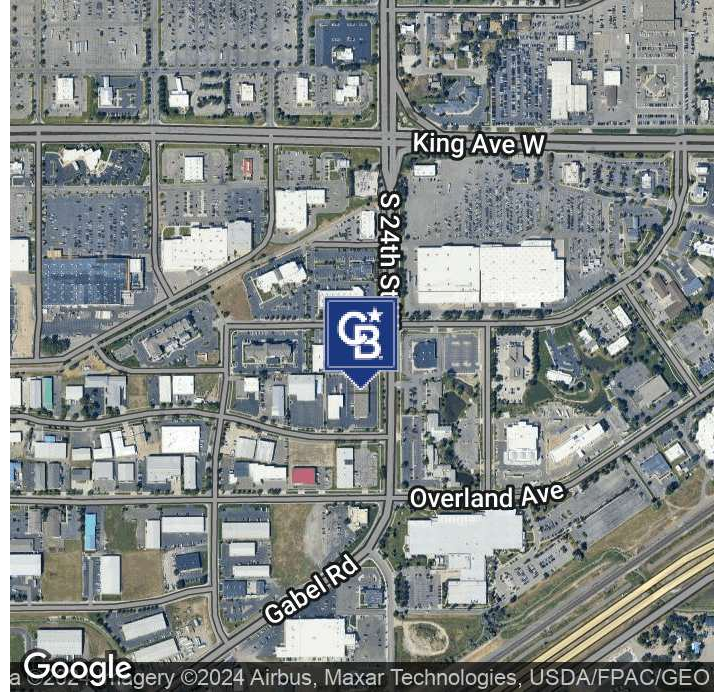
George Warmer, CCIM

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OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	2,250 SF
Zoning:	Controlled Industrial

PROPERTY OVERVIEW

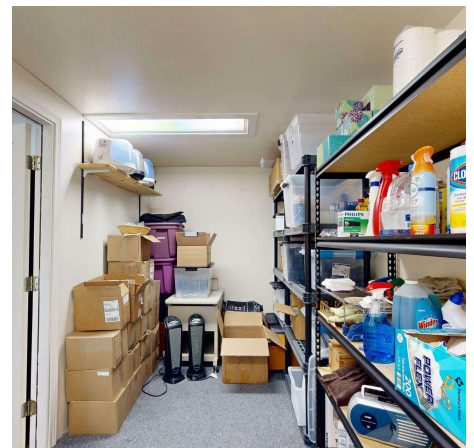
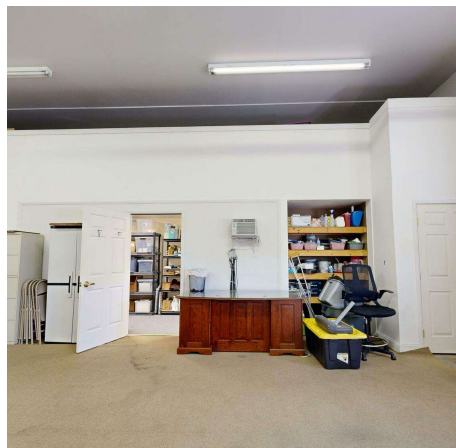
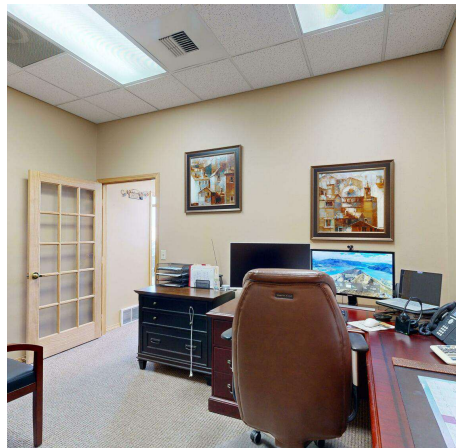
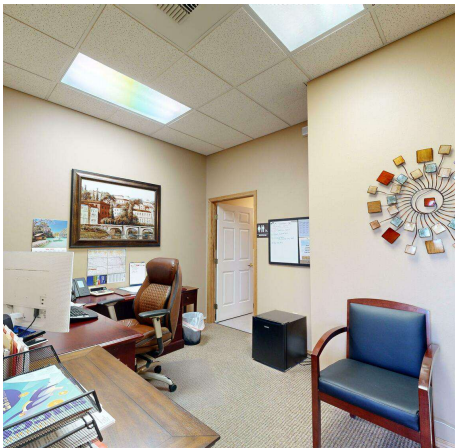
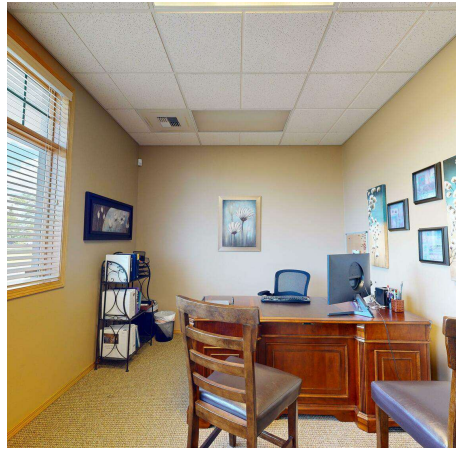
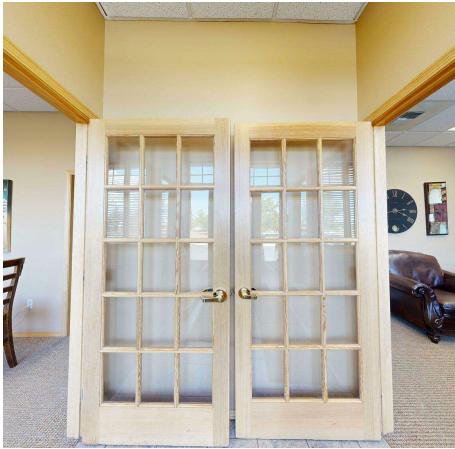
Attractive West End Location
 2,250 SF Professional Office & Shop
 Monthly Rate \$3,442.05
 (\$2,812.50 Base & \$629.55 Nets)

PROPERTY HIGHLIGHTS

- Approximately 1,194 SF office space includes reception area, 3 offices, small conference space, and two restrooms
- Approximately 1,056 SF heated shop with restroom

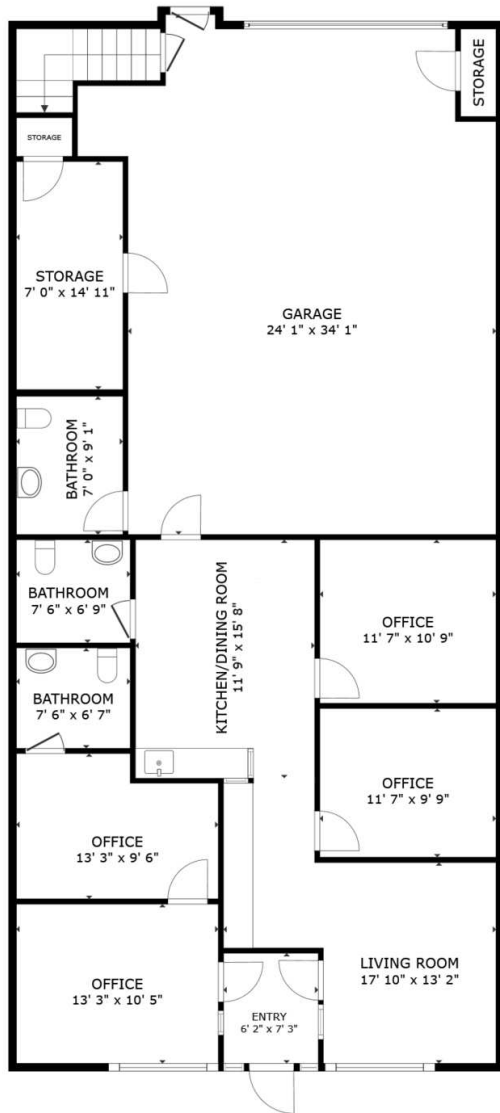
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FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 1,341 sq.ft. FLOOR 2 205 sq.ft.
 EXCLUDED AREAS : GARAGE 791 sq.ft.
 TOTAL : 1,546 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,341 sq.ft. FLOOR 2 205 sq.ft.
 EXCLUDED AREAS : GARAGE 791 sq.ft.
 TOTAL : 1,546 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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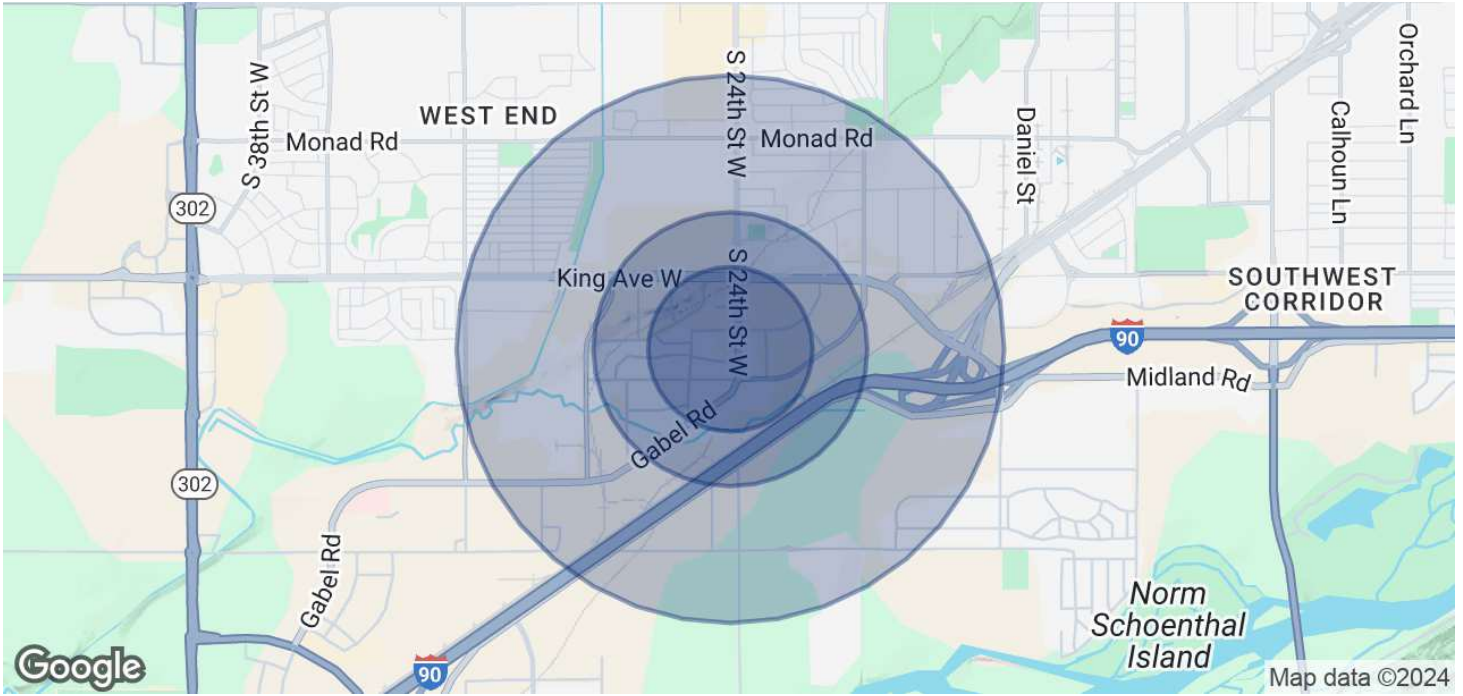


**COLDWELL BANKER
 COMMERCIAL**
 CBS



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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	214	3,131
Average Age	47	41	41
Average Age (Male)	43	39	40
Average Age (Female)	50	44	43
HOUSEHOLDS & INCOME			
	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	97	1,355
# of Persons per HH	3	2.2	2.3
Average HH Income	\$73,937	\$64,793	\$72,014
Average House Value	\$305,399	\$224,019	\$287,564

Demographics data derived from AlphaMap

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GEORGE WARMER, CCIM

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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

Member: Billings Downtown Rotary

CBS

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