

LEASE

1201 GRAND AVENUE, FIRST FLOOR

1201 Grand Avenue, First Floor Billings, MT 59102



LEASE RATE

\$15.00 SF/yr



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Bruce Knudsen, CPA

406 698 8636

bruce@cbcmontana.com

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360° VIRTUAL TOUR

SPACES	LEASE RATE	SPACE SIZE
First Floor	\$15.00 SF/yr	3,992 SF

PROPERTY DESCRIPTION

Freshly painted office/retail space in great location on Grand Avenue. The entire 1st floor is available but space is demisable down to 1,170 sf. The west side of the first floor offers 8 private offices with reception area and large conference room. The east side has large retail space facing Grand Avenue and 3 offices, break room and a storage room.

Midtown office space is hard to find and this space is reasonably priced at \$15, which includes common area bathrooms, snow removal, and property tax.

Space is being offered on a sublease. Original lease expires 12/31/27.

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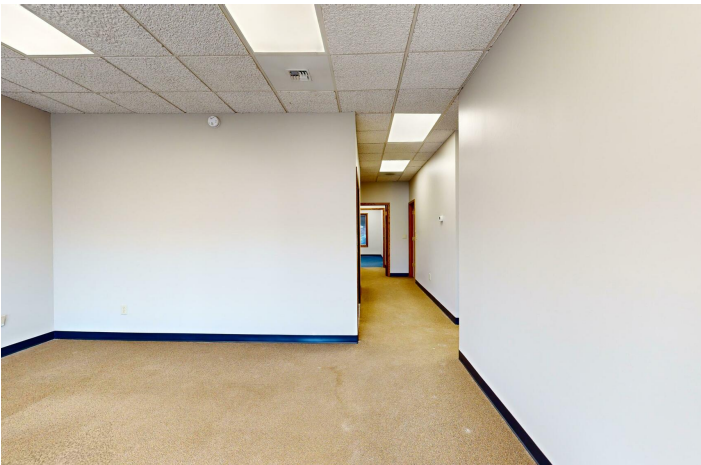
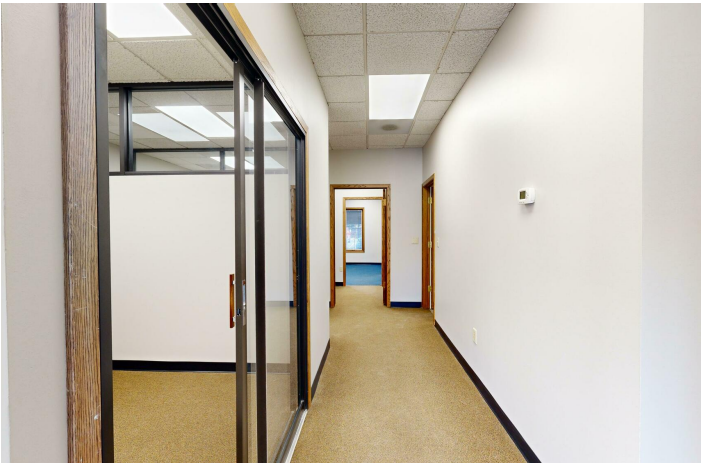


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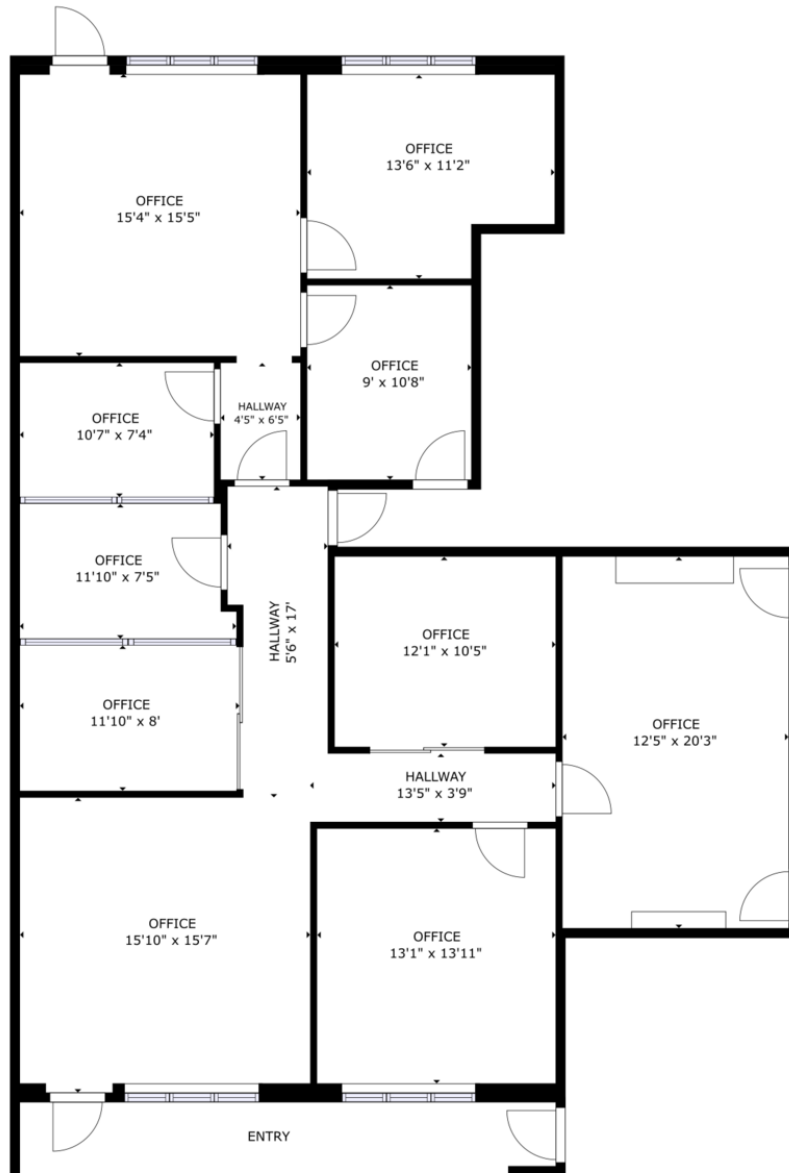


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GROSS INTERNAL AREA
FLOOR 1: 1776 sq ft
EXCLUDED AREAS; PORCH: 101 sq ft
TOTAL: 1776 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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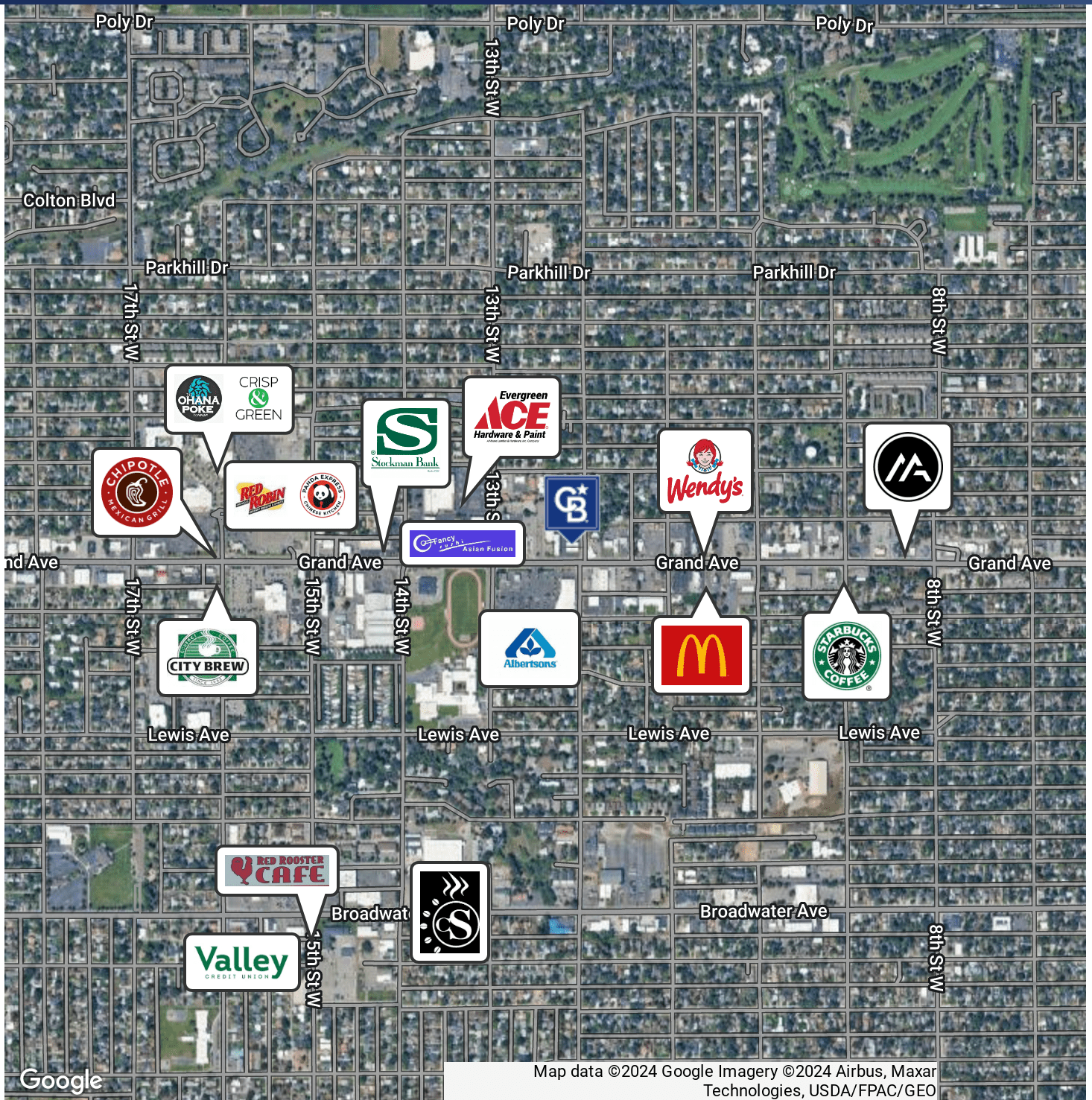


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bruce@cbcmontana.com



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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

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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



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