

LEASE

6603 WESTERN WAY

Billings, MT 59106



LEASE RATE

\$10.75 PSF NNN

George Warmer, CCIM

(406) 855-8946

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OFFERING SUMMARY

Lease Rate:	\$10.75 PSF NNN
Building Size:	5,650 SF
Available SF:	2,825 SF
Available Units:	1
Year Built:	2022
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Unit 1: 2,825 SF + 400 SF Mezzanine
Monthly Rent: \$2,530 PSF + \$492 Net

PROPERTY HIGHLIGHTS

- \$10.75 PSF NNN (\$2.09)
- ADA Restrooms & Shower
- Office Space
- Tenant Pays Water, Gas & Electric

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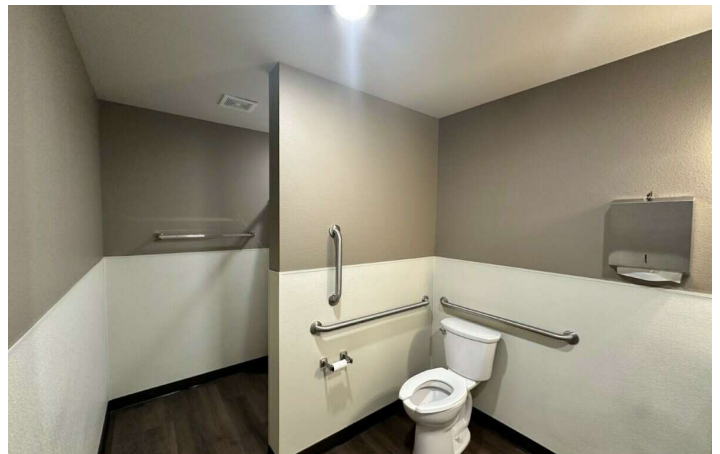
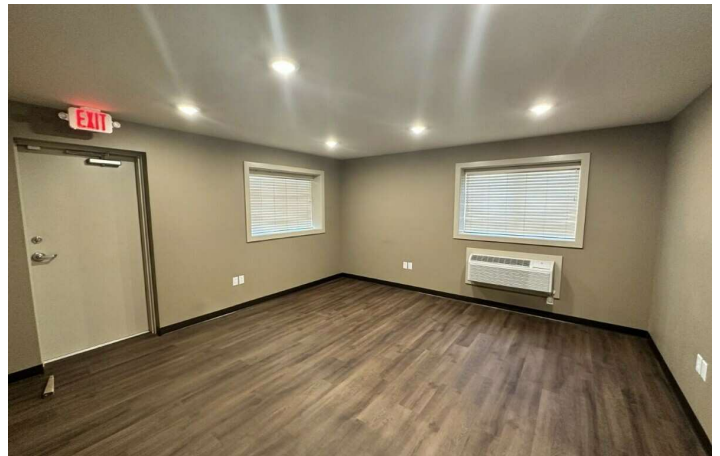
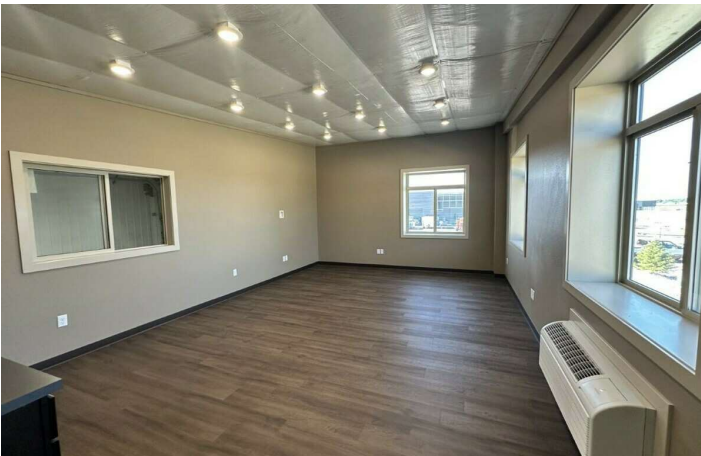
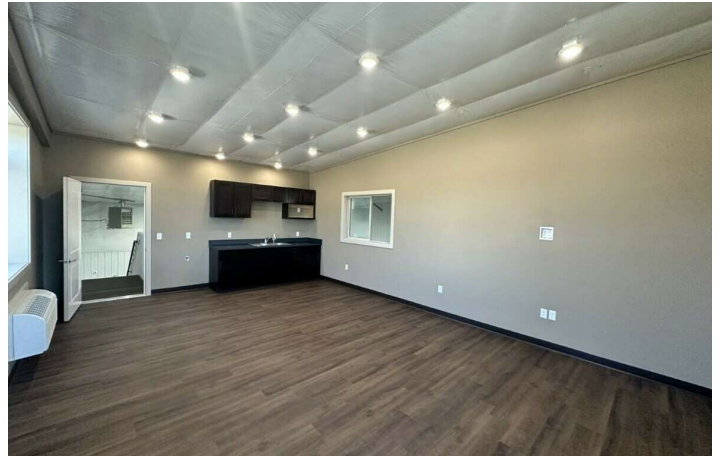


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PHOTOS

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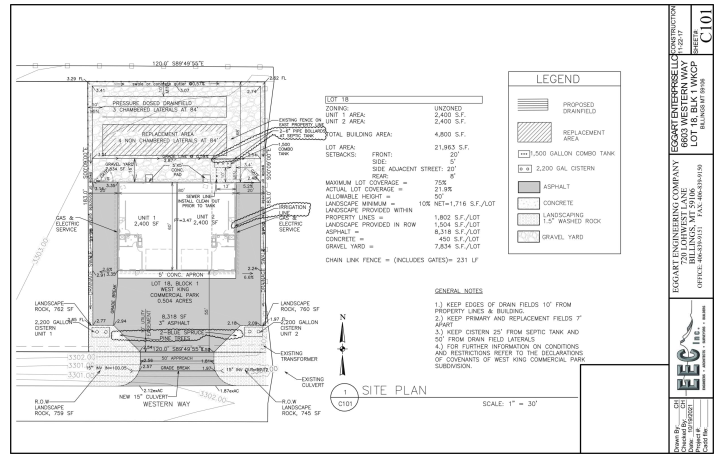
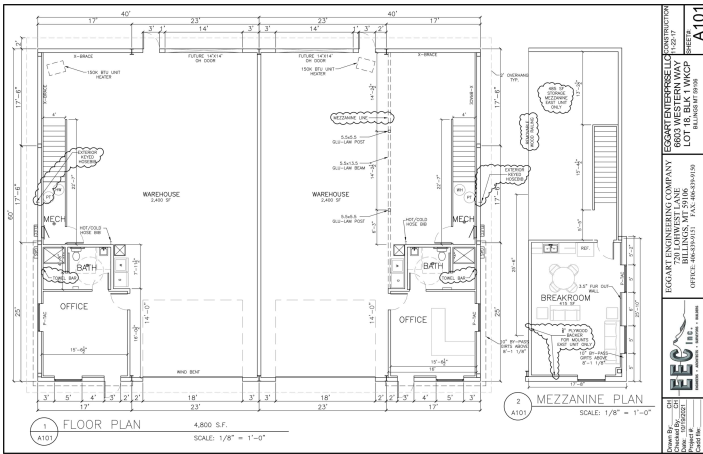
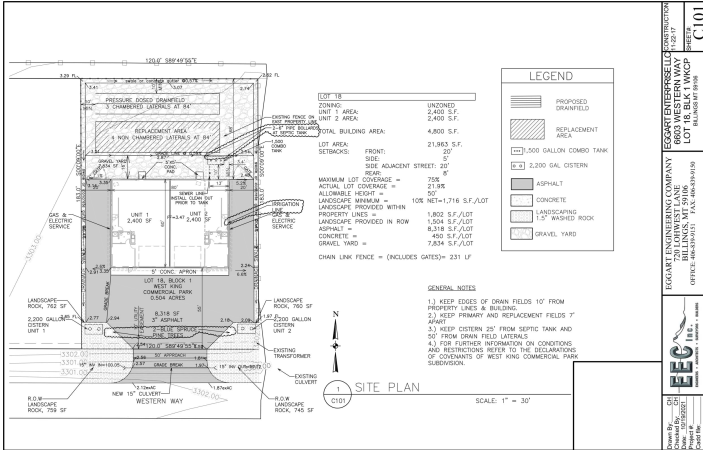


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FLOOR PLANS

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MAP

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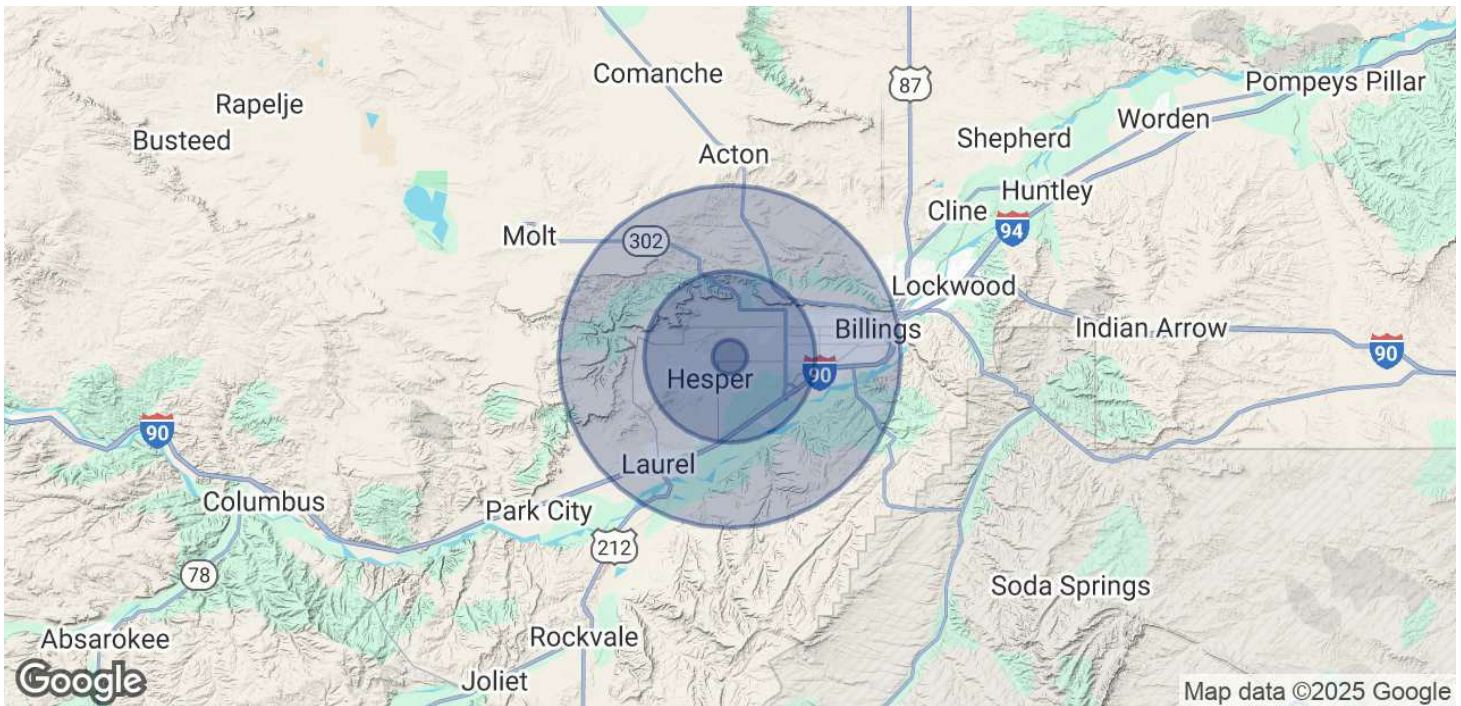


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DEMOGRAPHICS

6603 WESTERN WAY

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	163	11,687	80,070
Average Age	38.8	40.7	40.4
Average Age (Male)	39.9	40.8	38.7
Average Age (Female)	37.3	39.9	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	60	4,484	34,386
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$77,934	\$114,531	\$70,082
Average House Value	\$264,842	\$316,862	\$230,214

2020 American Community Survey (ACS)

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GEORGE WARMER, CCIM

Managing Partner

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MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner 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

Board Member: Big Sky Economic Development

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: West End Rotary

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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