

# LEASE

**6603 WESTERN WAY**

Billings, MT 59106



**LEASE RATE**

**\$11.50 PSF NNN**

**George Warmer, CCIM**

(406) 855-8946

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## OFFERING SUMMARY

Lease Rate:	\$11.50 PSF NNN
Building Size:	6,030 SF
Available SF:	2,800 SF
Lot Size:	21,780 Acres
Number of Units:	1
Year Built:	2022
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

Unit 1: 2,400 SF + 400 SF Mezzanine  
\$2,683.34 per Month + \$487 Nets

## PROPERTY HIGHLIGHTS

- \$11.50 PSF NNN (\$2.09)
- ADA Restrooms & Shower
- Office Space
- Tenant Pays Water, Gas & Electric

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# PHOTOS

6603 WESTERN WAY

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**George Warner, CCIM**  
(406) 855-8946

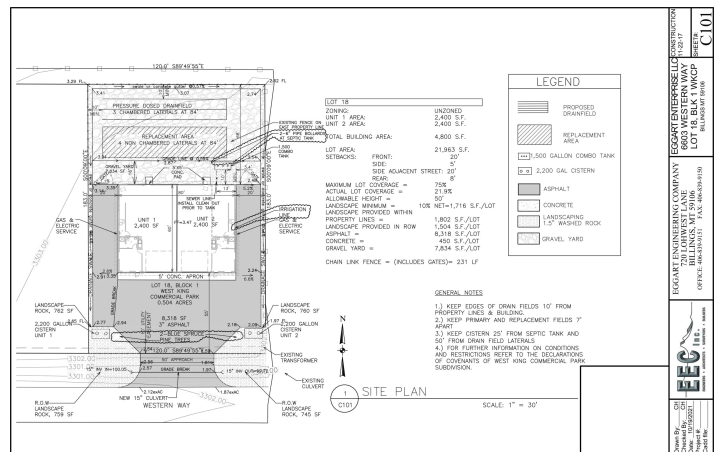
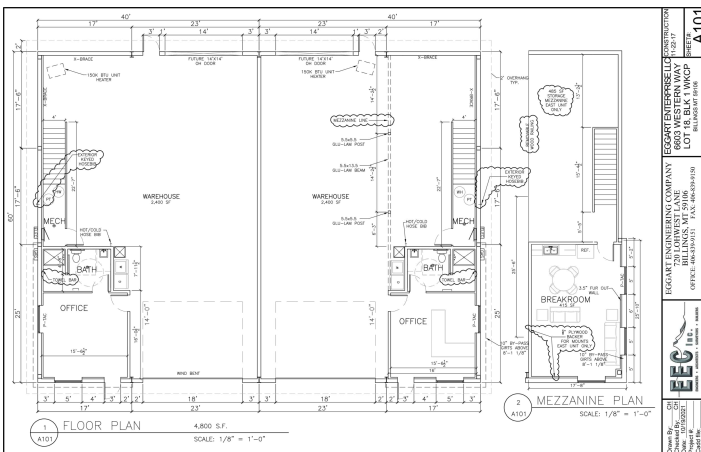
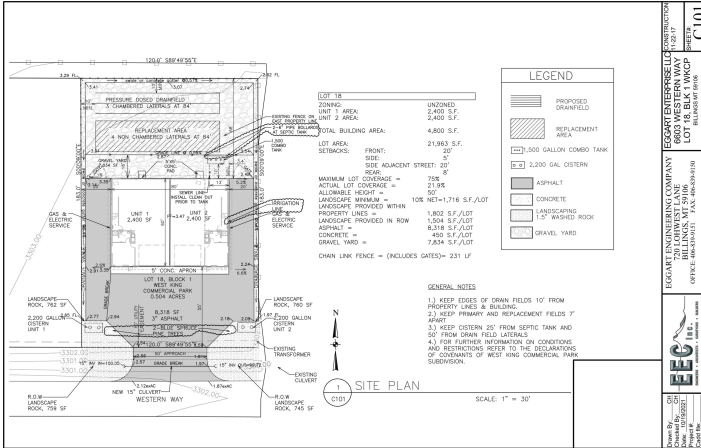


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# FLOOR PLANS

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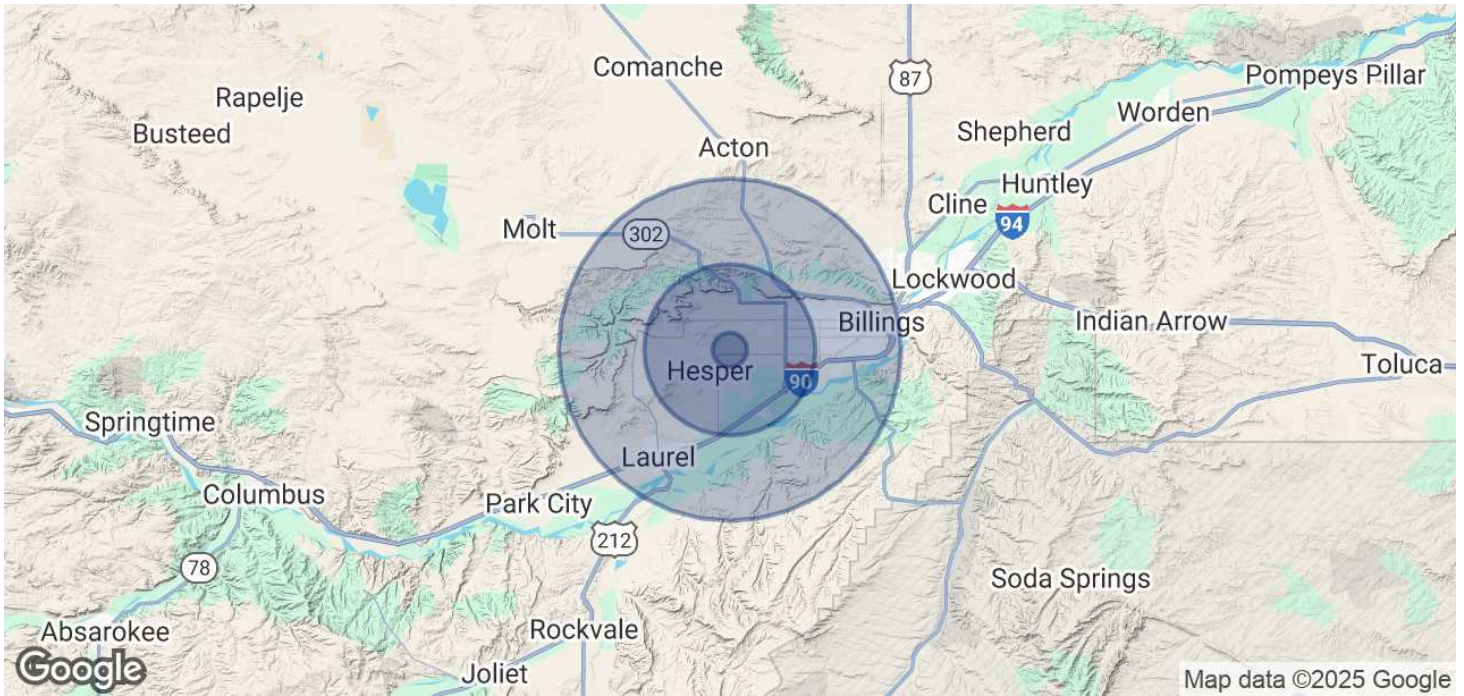


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# DEMOGRAPHICS

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

CBS  
3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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