

# LEASE

## 1780 SHILOH ROAD, STE E1

1780 Shiloh Road, Ste E1 Billings, MT 59106



**LEASE RATE** \$16.00 SF/yr  
**AVAILABLE SF** 695 SF

[CLICK TO VIEW VIDEO](#)

**Mike Bruschwein**  
(406) 697-6176  
mike@cbcmontana.com

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## 360° VIRTUAL TOUR

### PROPERTY HIGHLIGHTS

- Spacious, well-lit office layout with flexible configurations
- Excellent visibility in the highly desirable Shiloh Corridor
- Modern finishes and abundant natural light
- Signage opportunities for maximum exposure
- Located next door to some of Billings' newest west end development
- This office space is perfect for professional services, creative agencies, tech startups, medical practices, and more!

### OFFERING SUMMARY

|               |                     |
|---------------|---------------------|
| Lease Rate:   | \$16.00 SF/yr (NNN) |
| Available SF: | 695 SF              |

### PROPERTY DESCRIPTION

Size: 695 sqft For Lease

Lease Rate: \$1,230/month + Utilities

Type: Office Space

Bathrooms: 2 ADA bathrooms shared with Synergy Salon and Subway

Parking: Ample on-site parking

Base Rent: \$16.00/sqft

NNN: \$5.25/sqft

### LOCATION DESCRIPTION

Professional Office Space for Lease

Looking for the perfect office space to elevate your business? This 695 sq. ft. office space offers a modern, professional setting in a prime location, perfect for startups, established businesses, or satellite offices.

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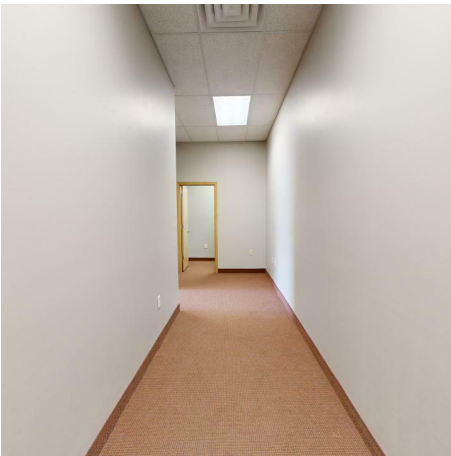


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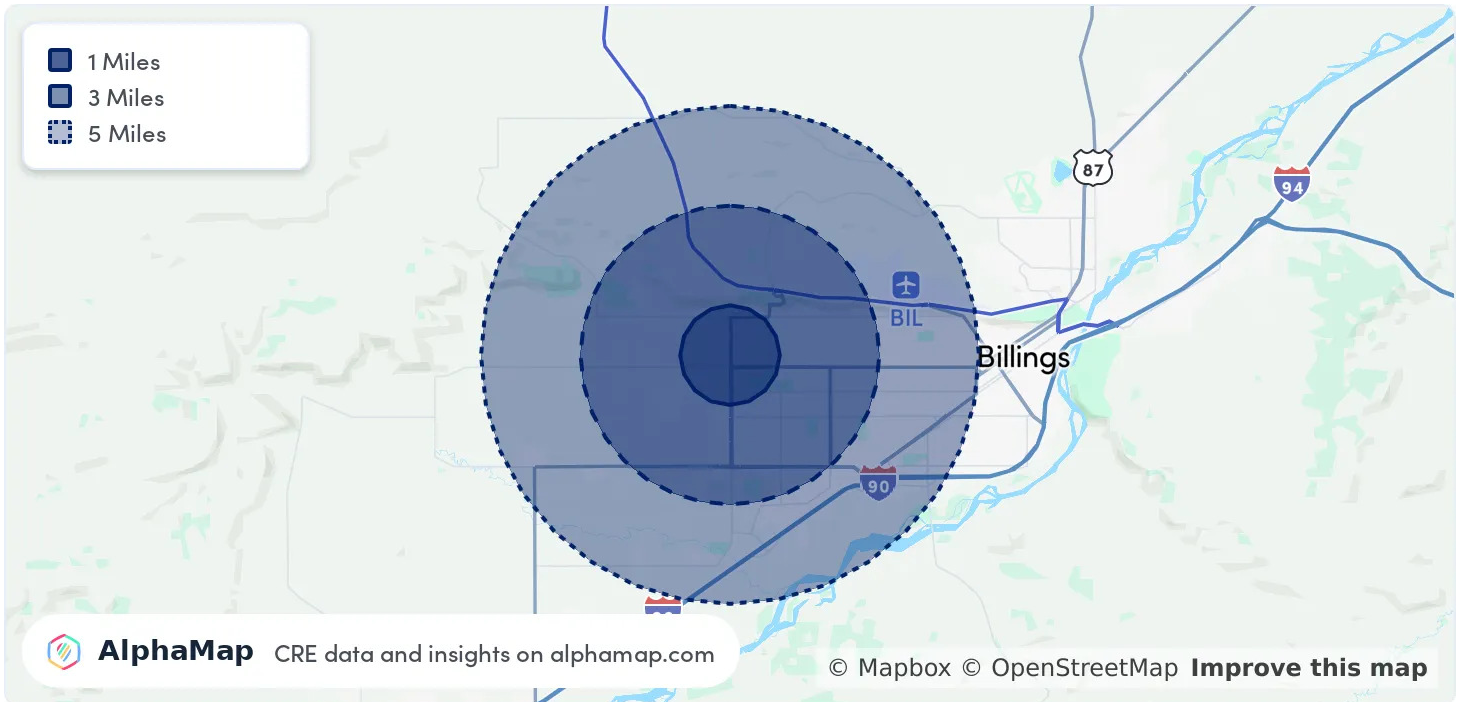


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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,148  | 49,250  | 81,569  |
| Average Age          | 46     | 43      | 42      |
| Average Age (Male)   | 44     | 41      | 40      |
| Average Age (Female) | 49     | 45      | 43      |

| HOUSEHOLD & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,855     | 21,035    | 34,698    |
| Persons per HH      | 2.5       | 2.3       | 2.4       |
| Average HH Income   | \$141,014 | \$114,887 | \$107,475 |
| Average House Value | \$554,675 | \$465,177 | \$444,535 |
| Per Capita Income   | \$56,405  | \$49,950  | \$44,781  |

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**MIKE BRUSCHWEIN**

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## PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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