

LEASE

3043 MEADOW VIEW DR

3043 Meadow View Dr Billings, MT 59102



CLICK TO VIEW VIDEO

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Additional amenities include ample parking, easy access for patients with disabilities, and convenient proximity to major transportation routes. This building offers a rare opportunity to own or lease a turnkey medical office space that is already primed for a top-tier clinical practice. Whether you are expanding your medical services or launching a new practice, this facility is designed to support the success and growth of your business.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,346 SF
Lot Size:	28,244 SF

LOCATION DESCRIPTION

This state-of-the-art 3,346 square foot medical office building is the ideal space for a high-performance clinical practice. Designed with functionality and patient care in mind, the building features modern, cutting-edge architecture, offering an inviting and professional environment.

The interior is fully equipped with spacious, customizable exam rooms, advanced medical utilities, and comfortable waiting areas that enhance both patient experience and operational efficiency. The layout is optimized to accommodate a variety of medical disciplines, from primary care to specialized practices, with seamless integration of technology to ensure smooth workflows and improved patient outcomes.

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

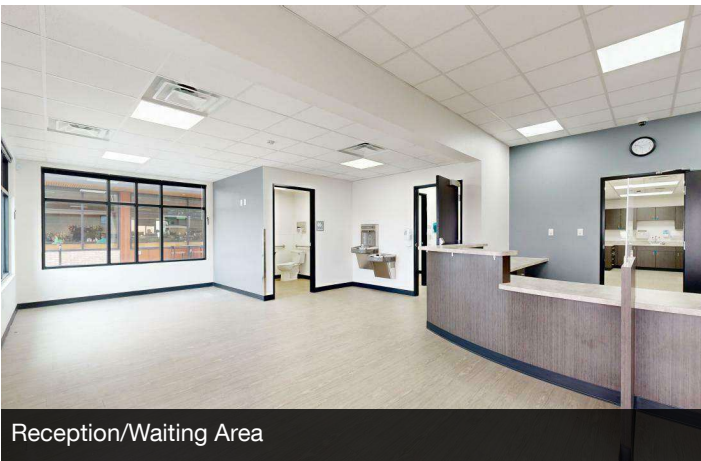
Billings, MT 59102



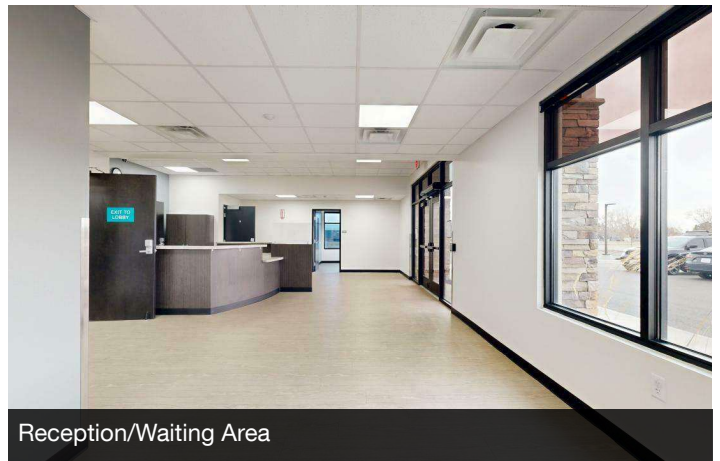
Exterior



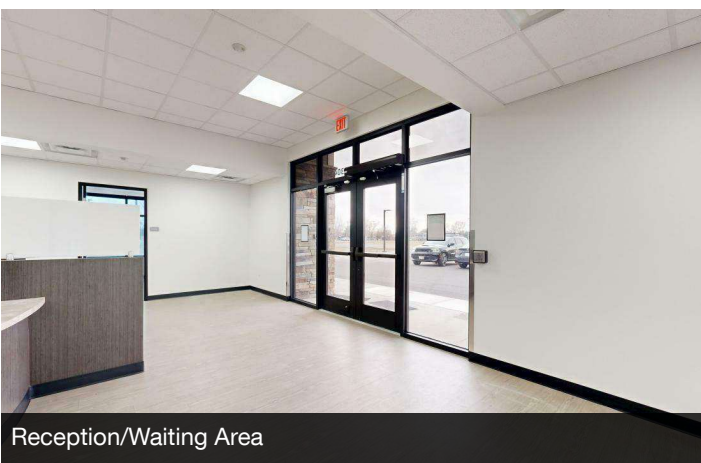
Exterior



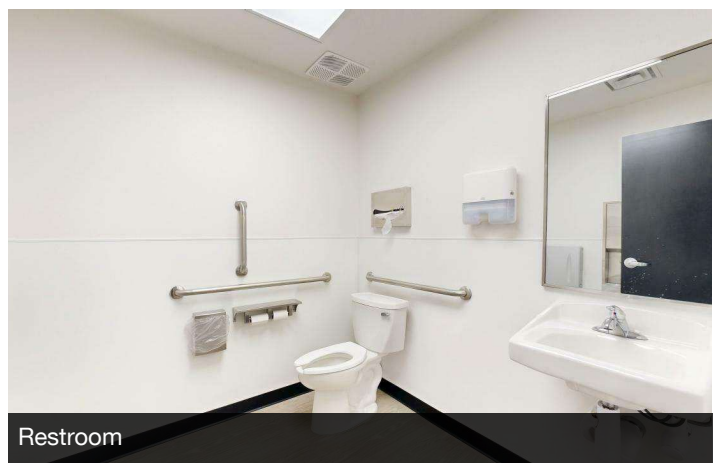
Reception/Waiting Area



Reception/Waiting Area



Reception/Waiting Area



Restroom

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



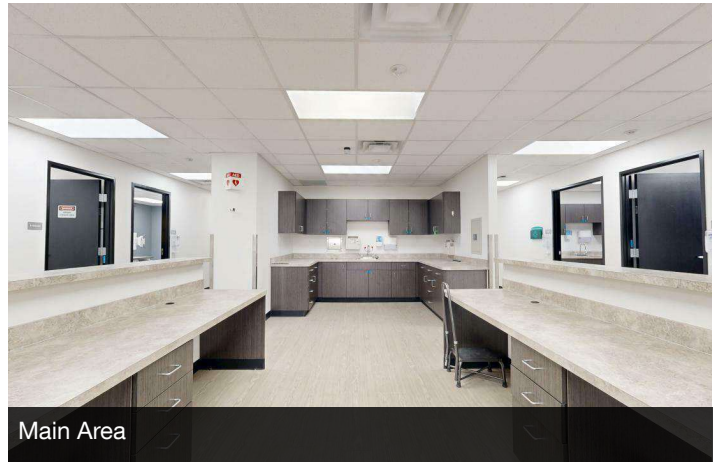
Hallway



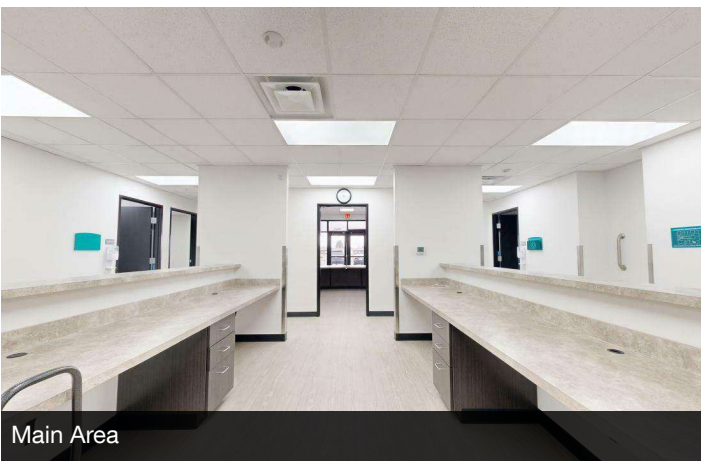
Exam Room



Main Area



Main Area



Main Area



Reception Front Desk

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

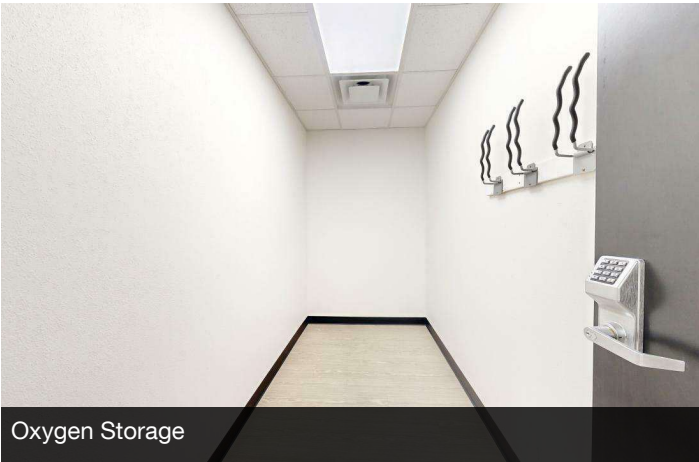
Billings, MT 59102



Main Area



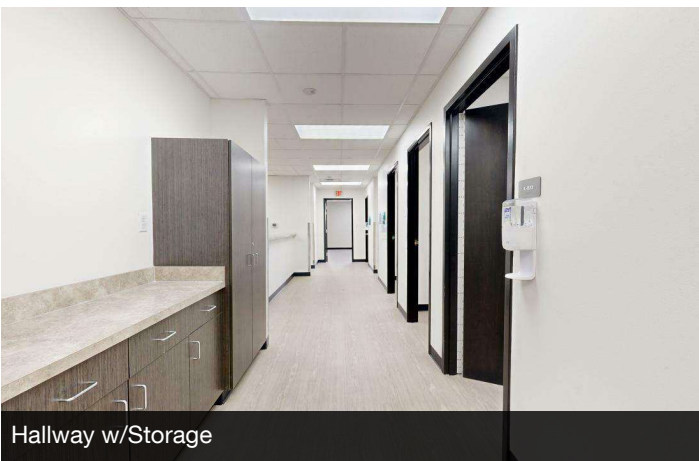
Exam Room



Oxygen Storage



X-Ray Room



Hallway w/Storage



Office Area

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

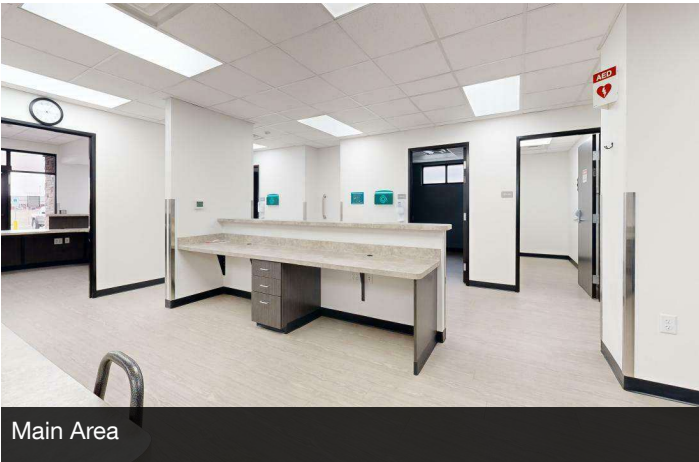
Billings, MT 59102



Procedure Room



Breakroom



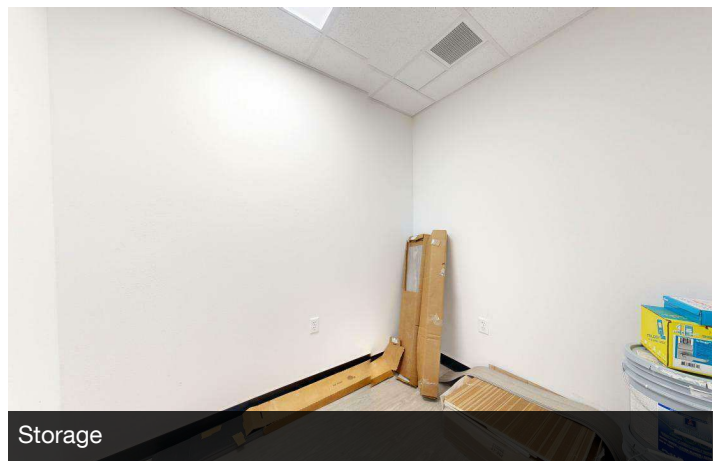
Main Area



Front Desk



Mechanical



Storage

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com

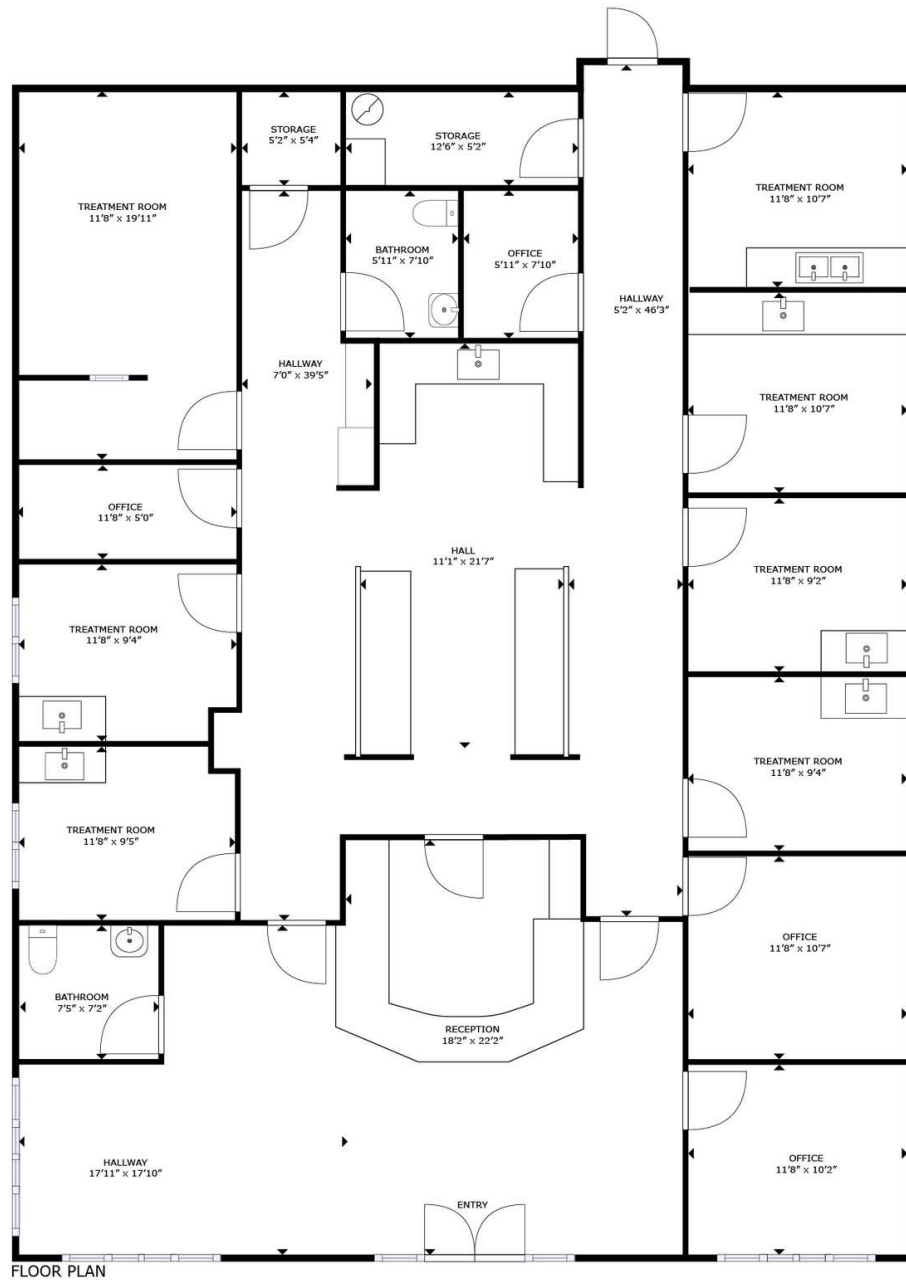


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



GROSS INTERNAL AREA
FLOOR PLAN: 2,947 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Michael Speidel
(406) 601-9695
michael@cbcmontana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmontana.com

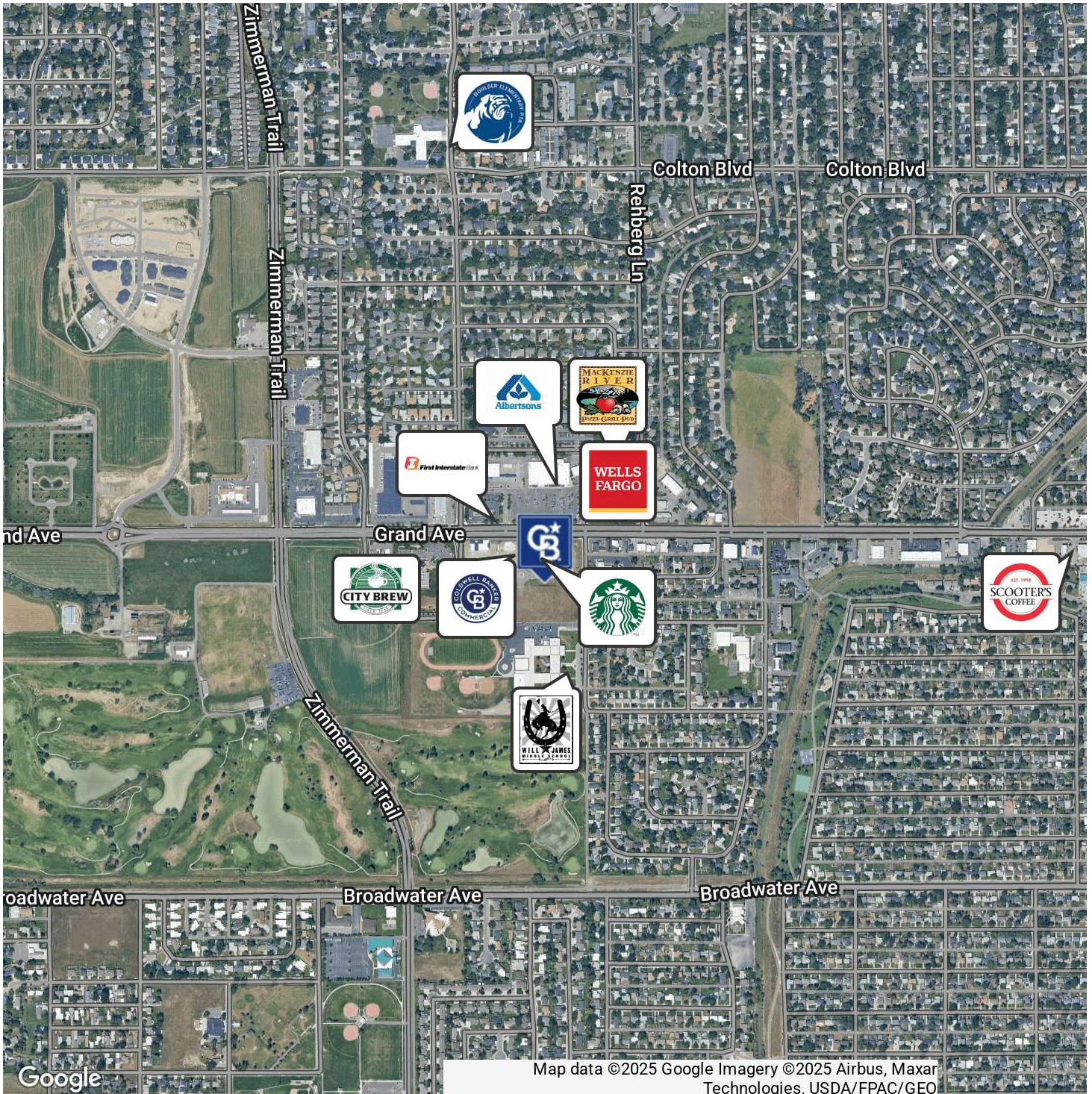


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



Michael Speidel

(406) 601-9695

michael@cbcmontana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmontana.com

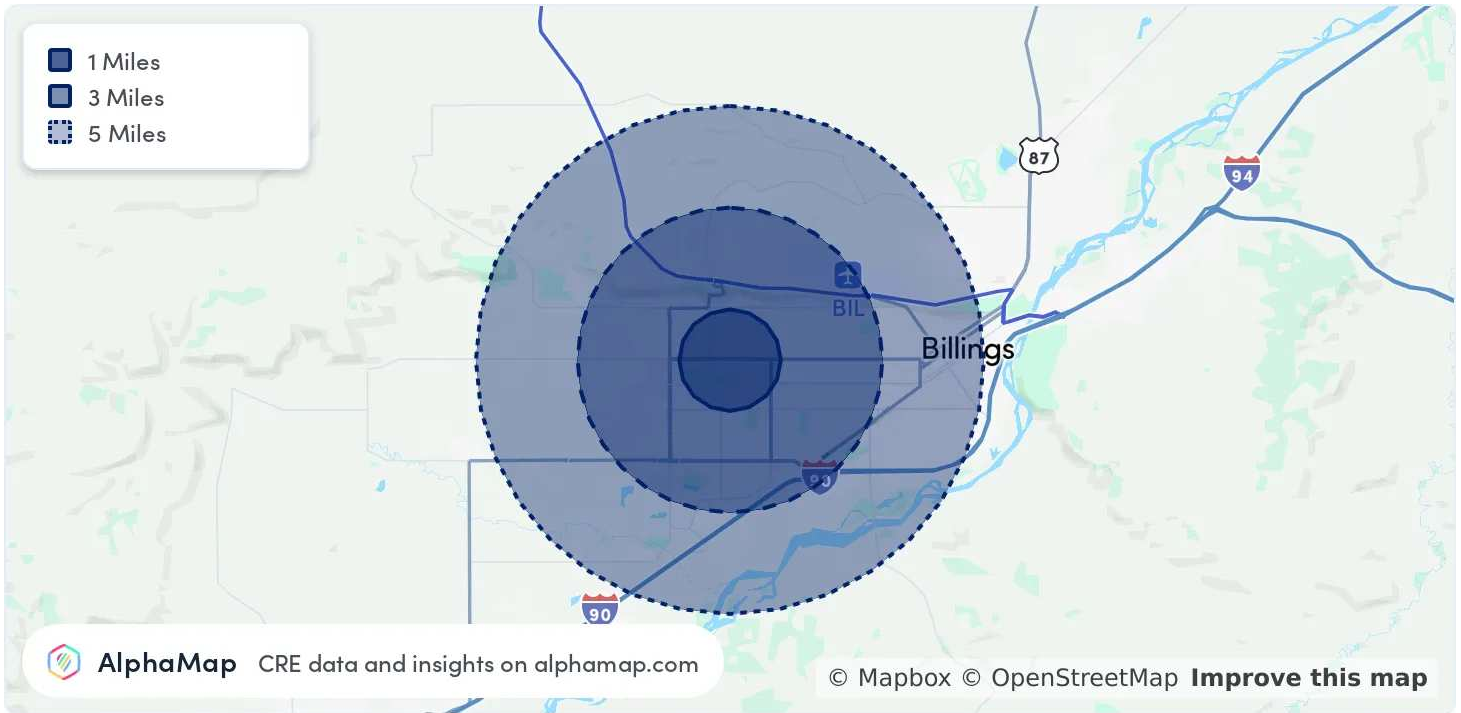


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,447	62,072	100,723
Average Age	45	42	41
Average Age (Male)	43	40	40
Average Age (Female)	47	44	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,997	26,813	43,054
Persons per HH	2.3	2.3	2.3
Average HH Income	\$98,104	\$104,419	\$99,487
Average House Value	\$413,259	\$421,652	\$422,249
Per Capita Income	\$42,653	\$45,399	\$43,255

Map and demographics data derived from AlphaMap

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS



MICHAEL SPEIDEL

Comm Sales Associate

michael@cbcmontana.com

Direct: (406) 601-9695 | Cell: (406) 601-9695

PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

3043 MEADOW VIEW DR

Billings, MT 59102



DAVID MITCHELL, SIOR/CCIM

Principal | Broker

d@cbcmontana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT for 2018, 2019, and 2020.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Silver Circle of Distinction, Coldwell Banker Commercial (2018 and 2019)

CBS

3135 Meadow View Dr.

Billings, MT 59102

406.656.2001

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS