

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



LEASE RATE \$1,814.00 - \$4,929.00 per month
SIZE 1,037 to 2,818 SF

Nathan Matelich, CCIM
(406) 781-6889

©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

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



Lease Rate

**\$1,814.00 -
\$4,929.00
PER MONTH**

OFFERING SUMMARY

Available SF: 1,037 - 2,818 SF

Zoning: PUD-Planned Unit Development

PROPERTY OVERVIEW

- Two Office Suites for Lease
- 1,037 and 1,781 sf Spaces can be Leased Separately or Together
- Building has been updated with new carpet
- Rich Wood Finishes Throughout
- Traditional Office Layout
- Common Area Restrooms
- \$15 NNN
- NNN = \$5.99

NOTE: Suites can be Leased Together @ \$4,929/mo + Utilities for 2,818 SF of Office

LOCATION OVERVIEW

1555 Campus Way is a Class A professional office building located in midtown Billings, MT. With new upgrades these spaces are ideal for accountants, attorneys, architects, engineers, insurance agents or any professional services firm that needs a layout with predominantly private offices. 1555 Campus Way is located in a professional office park adjacent to a beautiful park for those employees who wish to take their lunch break outside.

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,037 - 2,818 SF	Lease Rate:	\$1,814.00 - \$4,929.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Units D	Available	1,781 SF	+ utilities	\$3,115 per month	5 Offices Conference Room Break Room Copy Room Private Bathroom Storage Closet
Unit E	Available	1,037 SF	+ utilities	\$1,814 per month	Reception 3 Offices Bullpen/Conference Room Common Area Restrooms

Nathan Matelich, CCIM
(406) 781-6889

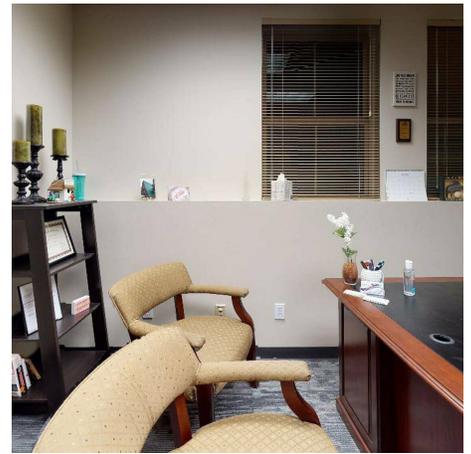


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889

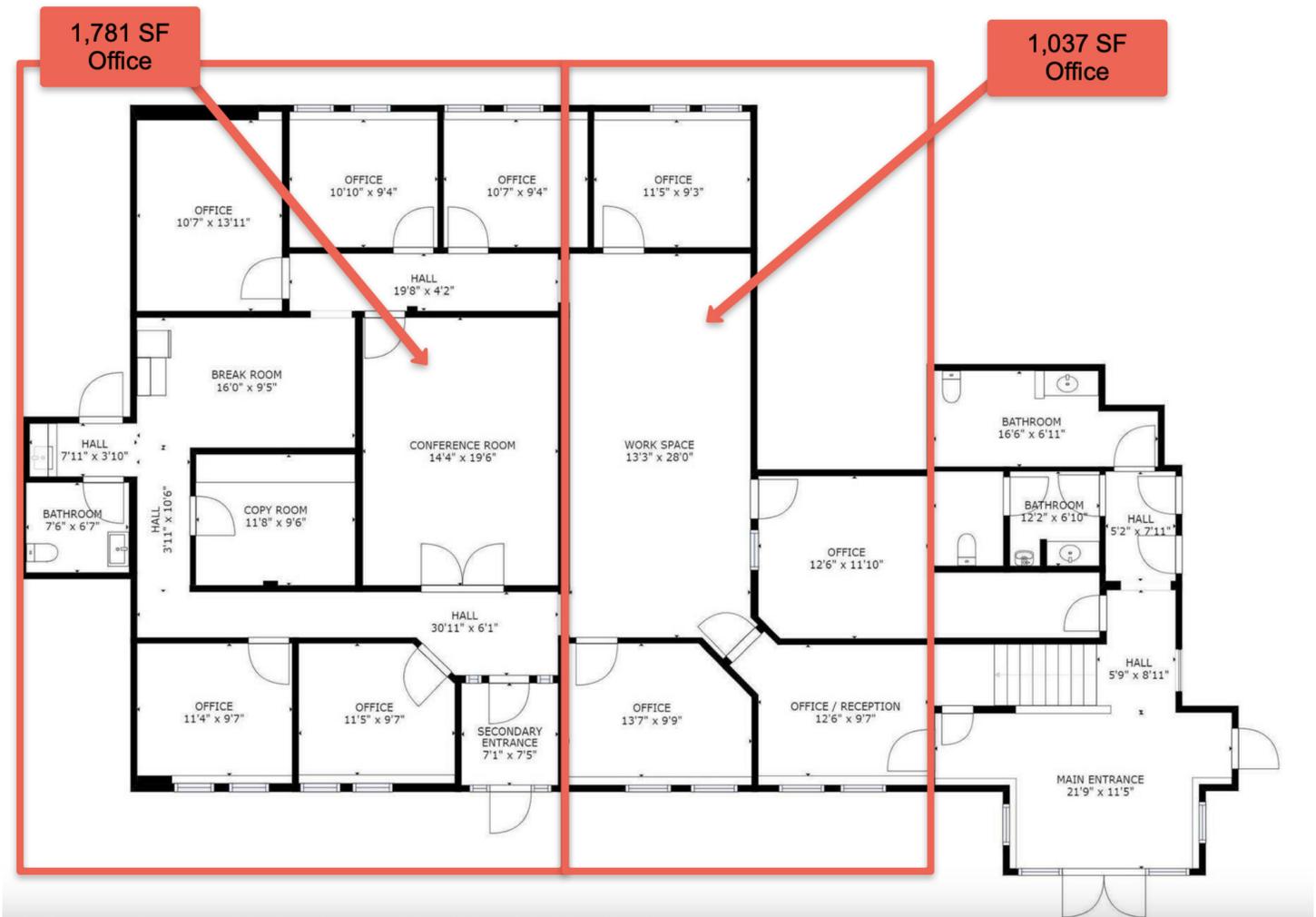


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889

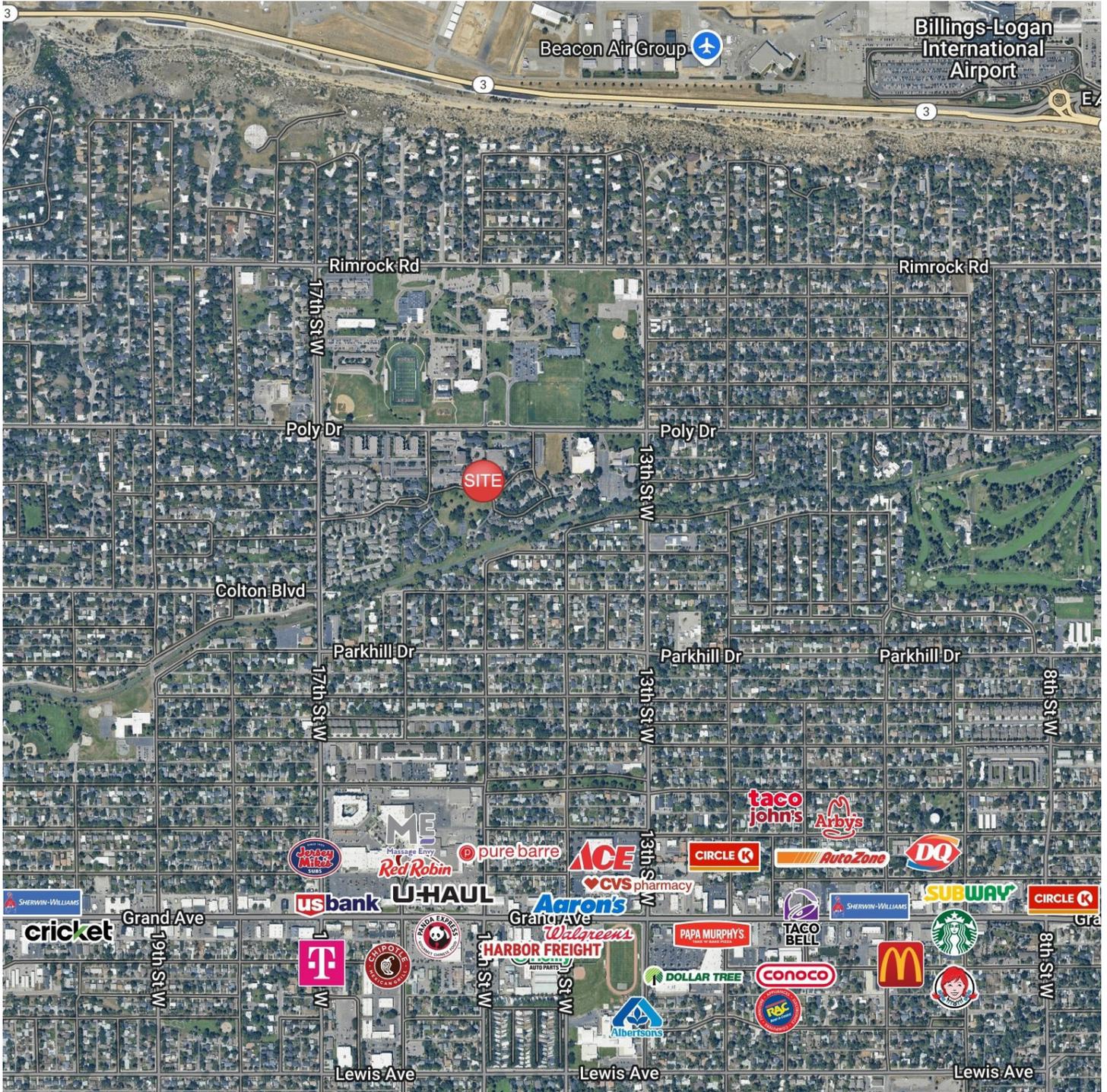


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



Nathan Matelich, CCIM
(406) 781-6889

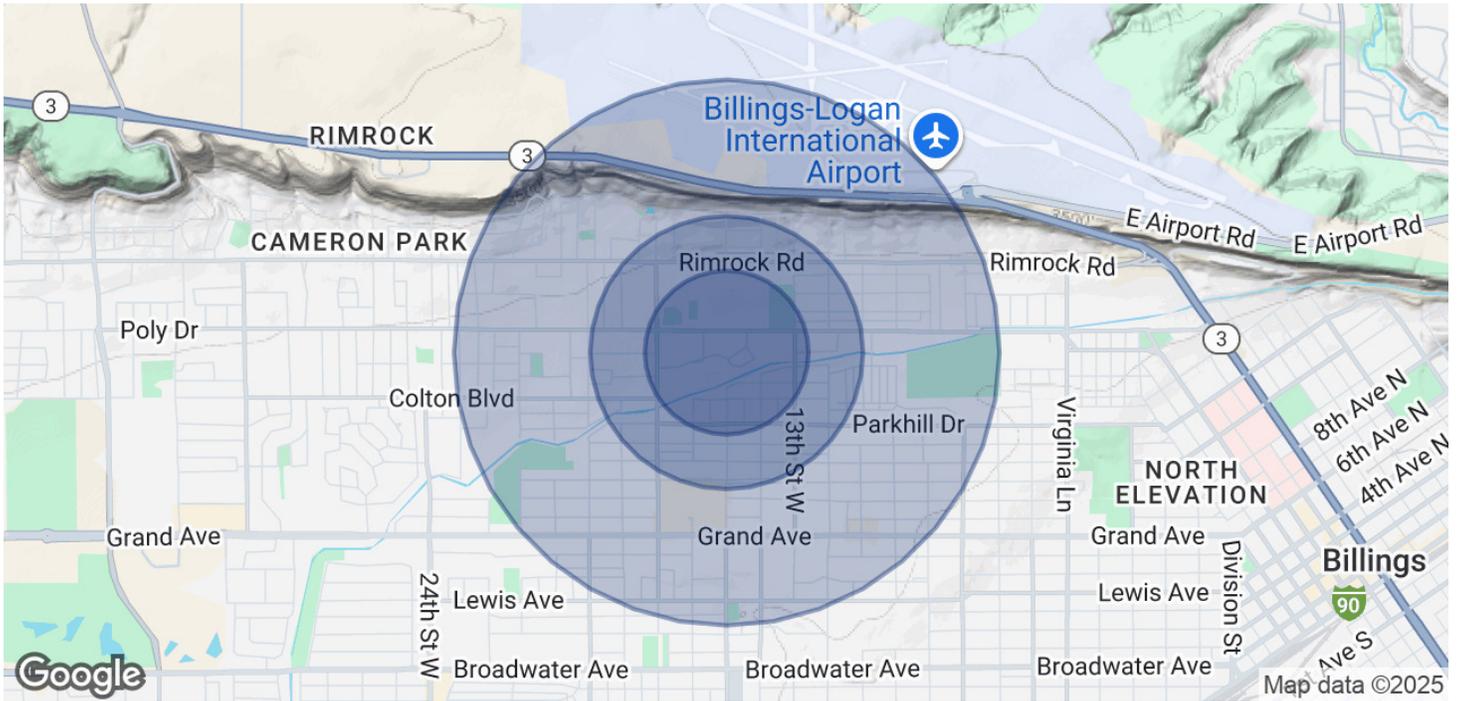


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1555 CAMPUS WAY, STE D & E

Billings, MT 59102



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,316	3,545	11,381
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	603	1,503	4,910
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$113,969	\$116,586	\$110,766
Average House Value	\$501,155	\$492,505	\$442,044

Demographics data derived from AlphaMap

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS