

# LEASE

## 935 LAKE ELMO DR

935 Lake Elmo Dr Billings , MT 59105



**LEASE RATE**

**\$12.00 SF/yr**



**CLICK TO VIEW VIDEO**

**Todd Sherman**

(406) 570-8961

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**George Warmer, CCIM**

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## LOCATION DESCRIPTION

Located in the highly sought-after Heights area, this 2,151 sq. ft. office space is available for lease at \$2,151 per month. The suite offers excellent visibility, easy access, and a professional setting ideal for a wide range of businesses.

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,151 SF
Building Size:	12,920 SF

## 360° VIRTUAL TOUR

## PROPERTY HIGHLIGHTS

- Prime location in The Heights
- 2,151 Sq. Ft. | \$2,151/Month
- Ample ingress/egress and convenient parking
- Common area ADA-compliant restroom
- Private in-suite restroom
- Elevator access to the space

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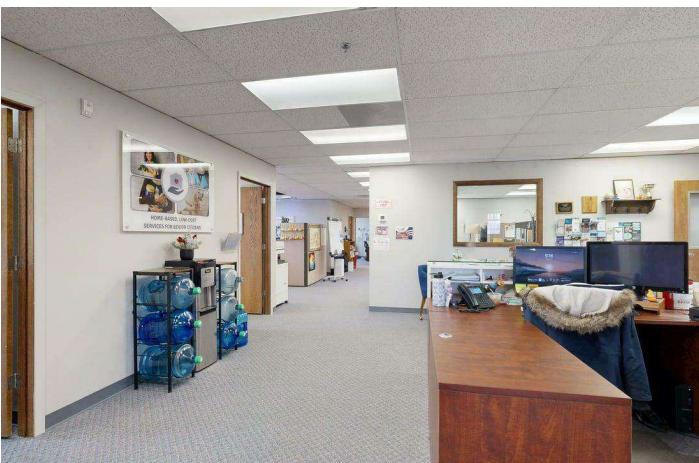
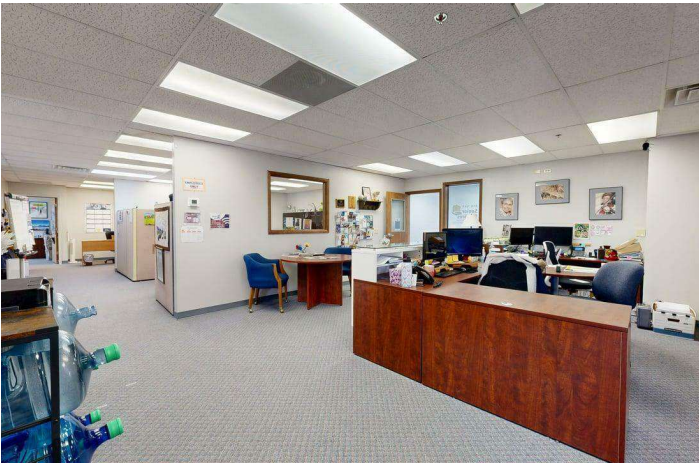


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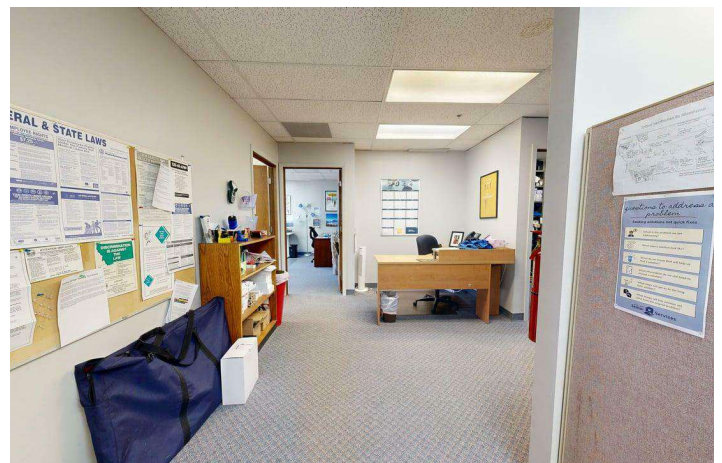
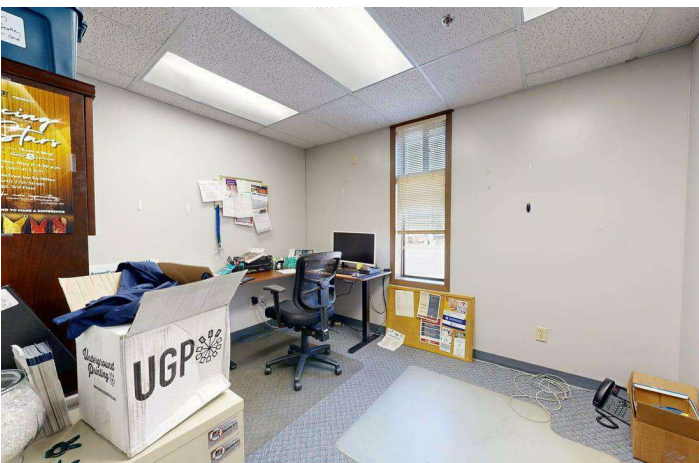
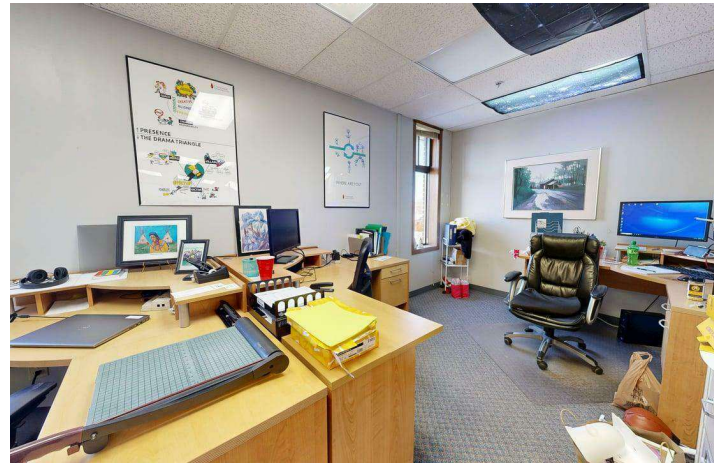
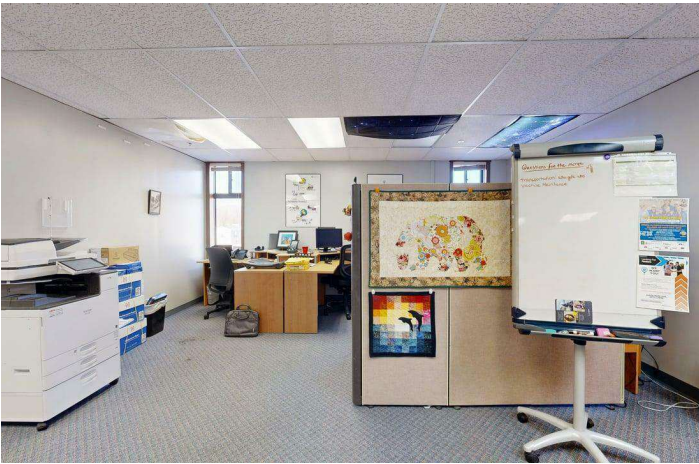
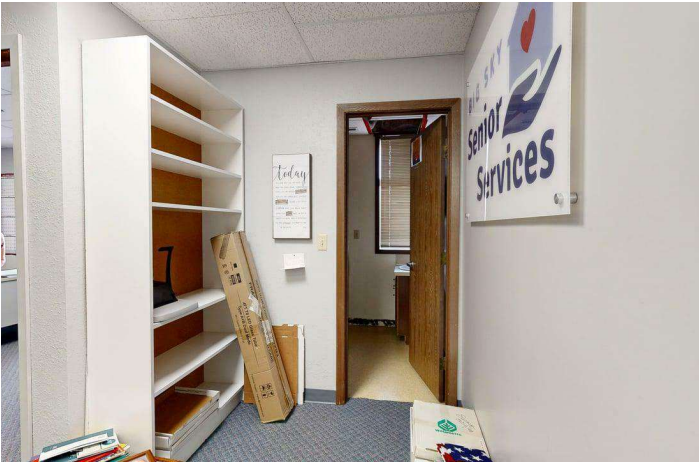


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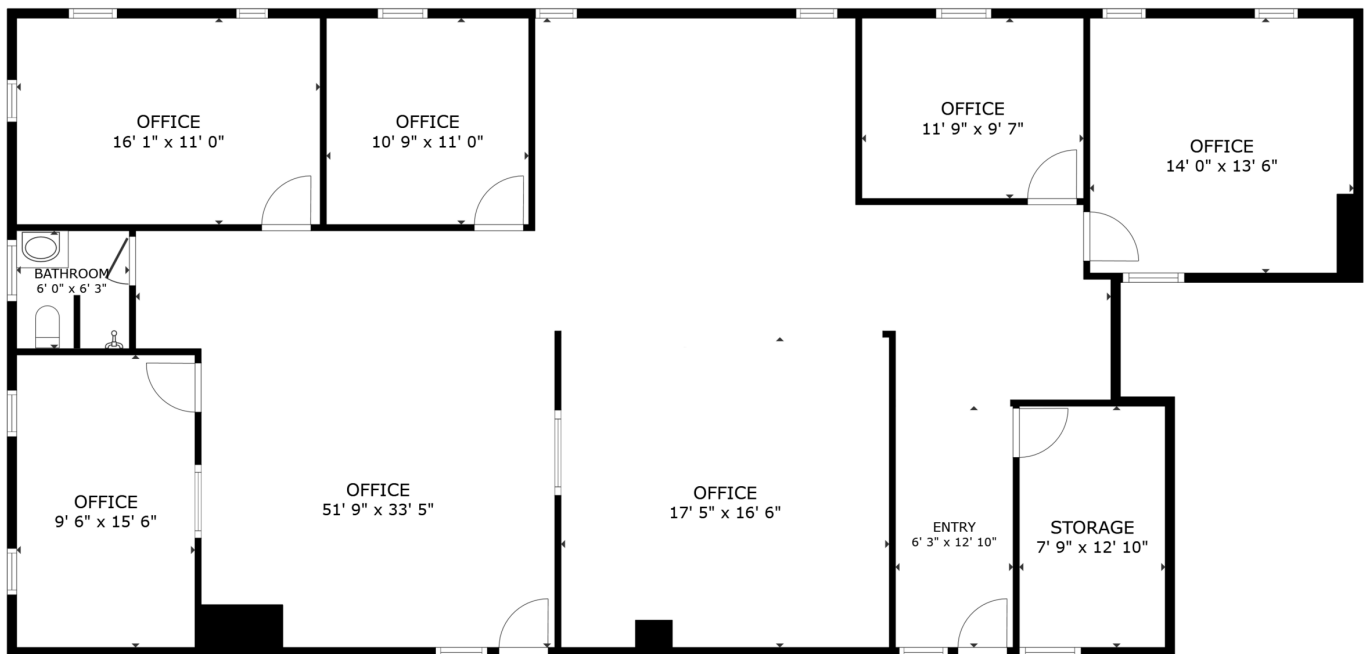


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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 2,151 sq.ft.  
TOTAL : 2,151 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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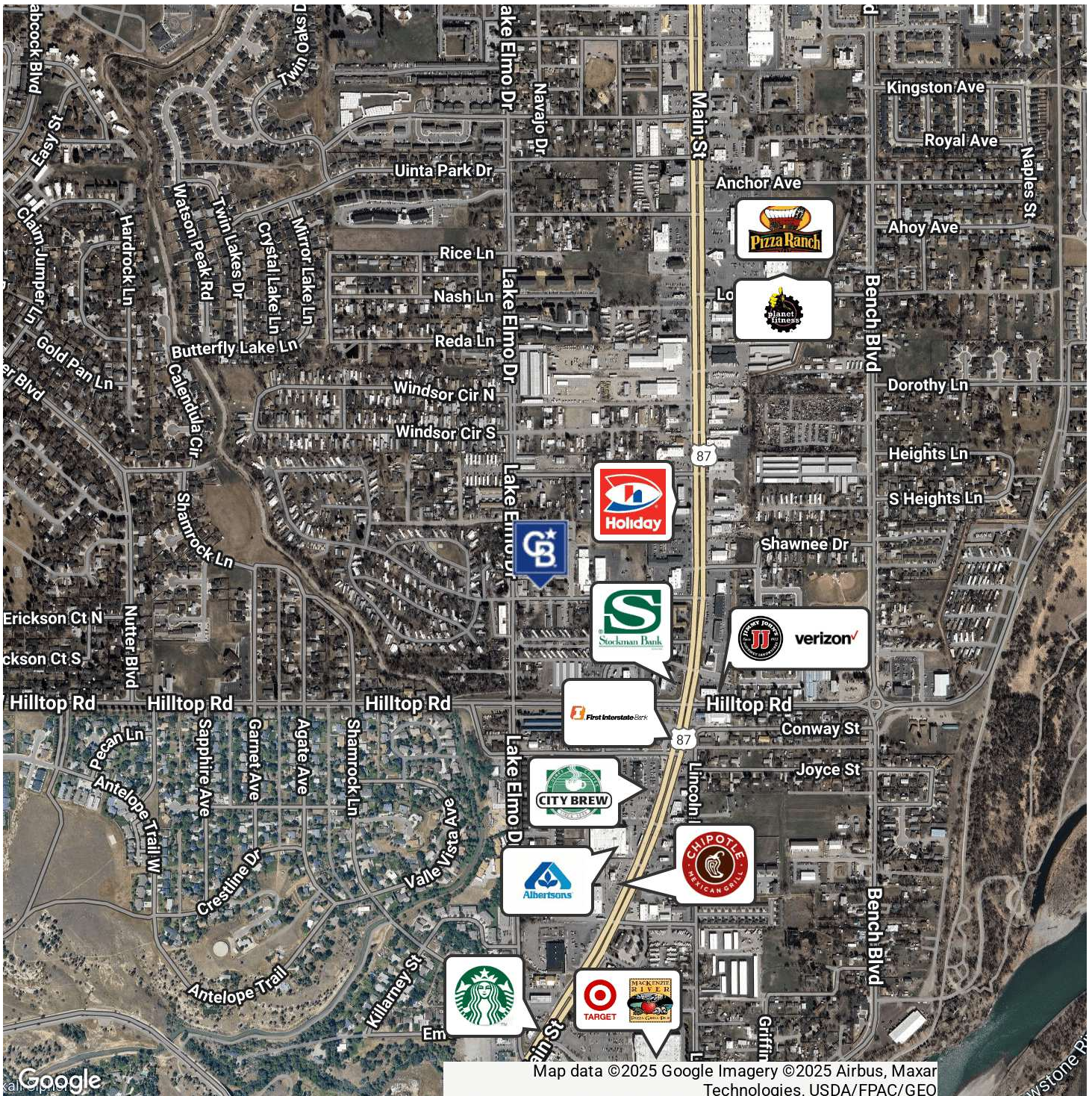


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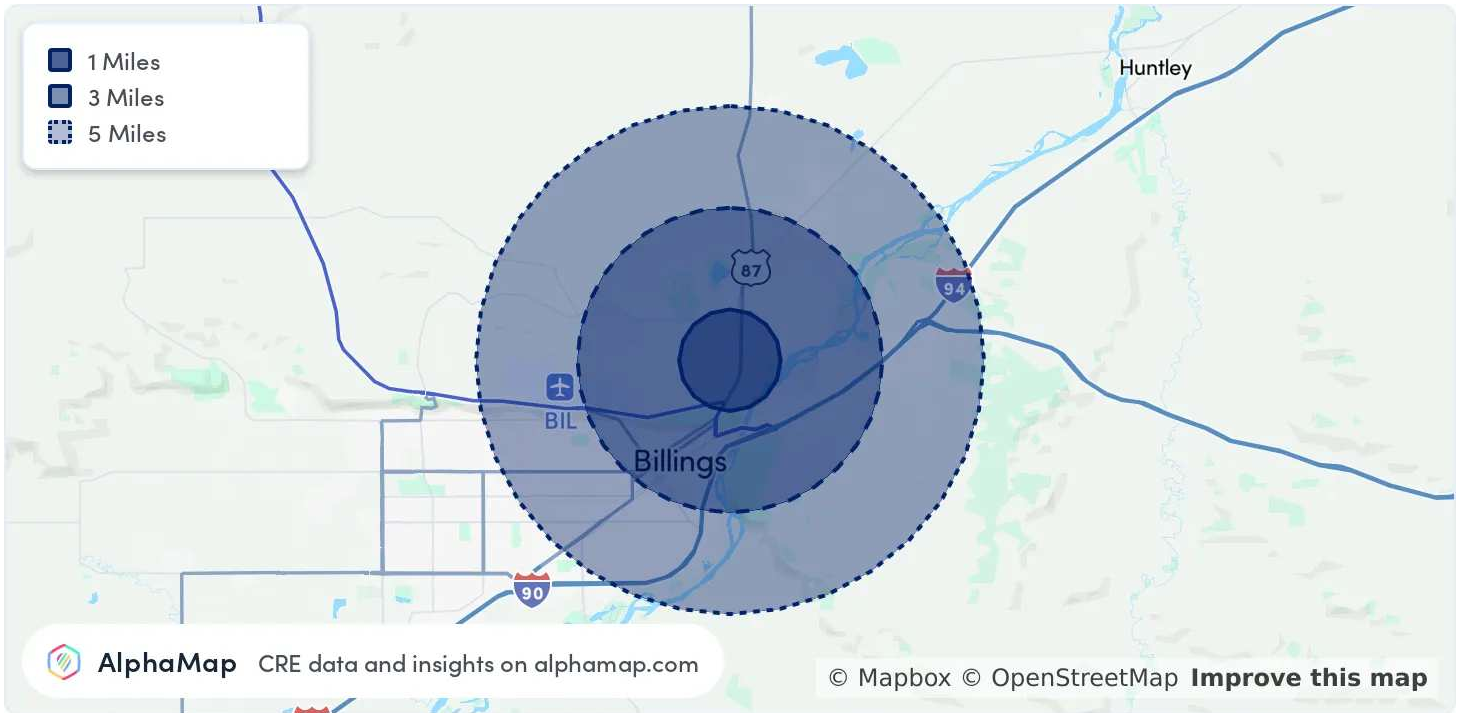


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,553	41,845	87,519
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	40	40

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,470	17,133	36,376
Persons per HH	2.4	2.4	2.4
Average HH Income	\$73,766	\$85,858	\$85,848
Average House Value	\$293,162	\$361,473	\$362,606
Per Capita Income	\$30,735	\$35,774	\$35,770

Map and demographics data derived from AlphaMap

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

## PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

## EDUCATION

University of Oregon

BS in Business Communications

## MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

### CBS

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# BROKER BIO

935 LAKE ELMO DR

Billings, MT 59101



## GEORGE WARMER, CCIM

### Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-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 Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of 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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