

LEASE

1629 AVENUE D, STE B5

1629 Avenue D, Ste B5 Billings, MT 59102



LEASE RATE \$11.00 SF/yr
BUILDING SF 150 SF

David Mitchell, SIOR/CCIM
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PROPERTY HIGHLIGHTS

- 150 SF of professional office space
- Excellent Midtown location ideally situated near the West Park Promenade
- Single office setting
- \$11.00/SF/YR + \$6.50 NNN

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	150 SF
Building Size:	25,744 SF

LOCATION DESCRIPTION

B-5 is a second floor, single room suite in the 1629 Ave. D "B-building". The 150 SF office is ideal for a wide range of small group activities or single operator commercial applications.

The suite is offered at \$11.00/SF NNN, making this an affordable option for the cost-savvy business owner.

1629 Ave D is situated just behind the West Park Promenade offering a superb location for your professional office or business headquarters. The West Park Promenade is within walking distance and provides easy access to thirty stores and businesses, providing nearby amenities to all clientele who visit the building. This creates an ideal environment for any professional looking for a like-new office suite to grow their business.

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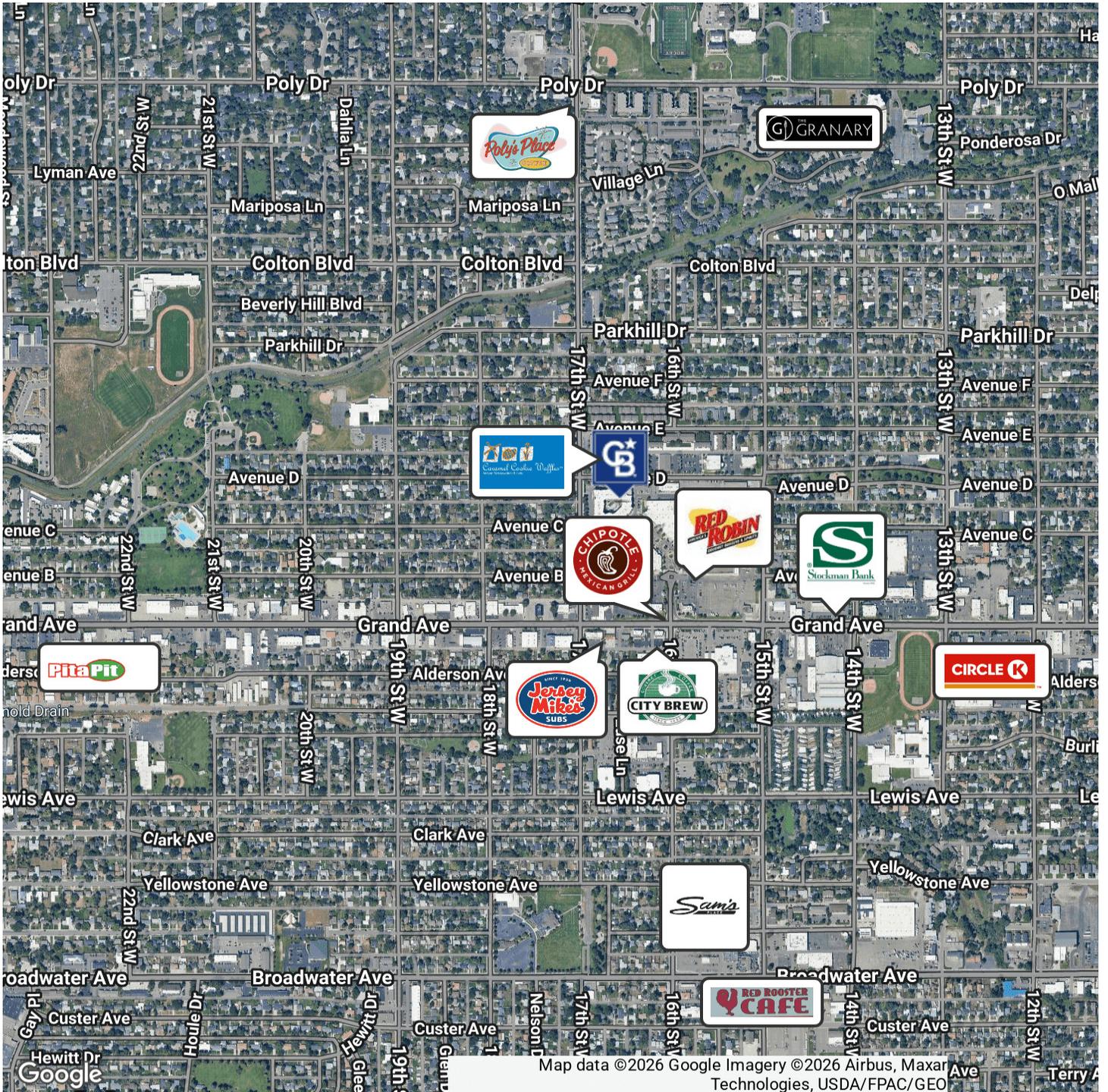


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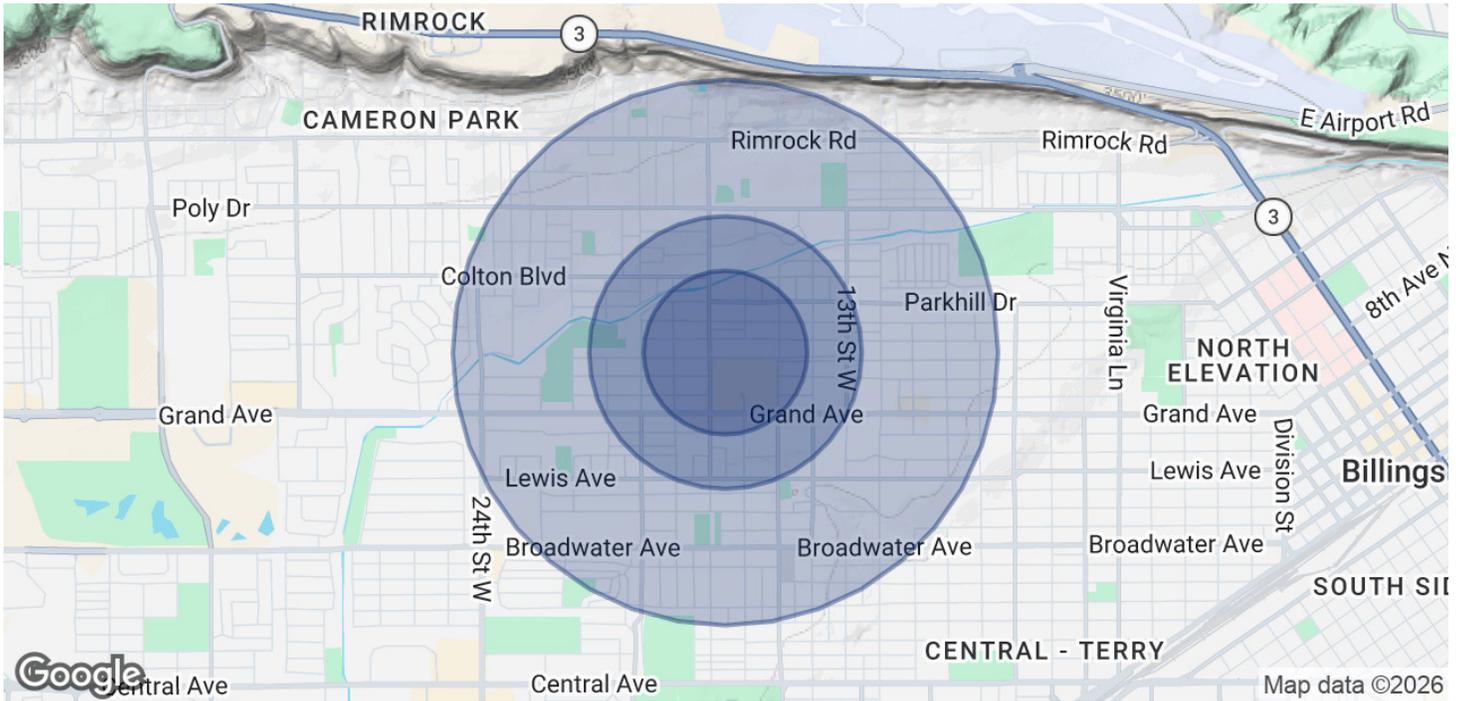


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	840	3,690	14,280
Average Age	46	42	41
Average Age (Male)	44	40	39
Average Age (Female)	47	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	454	1,742	6,270
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$113,591	\$105,631	\$99,698
Average House Value	\$435,278	\$395,007	\$397,381

Demographics data derived from AlphaMap

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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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 from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

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

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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