

# LEASE

## 1690 RIMROCK RD, STE H

1690 Rimrock Rd, Ste H Billings, MT 59102



**LEASE RATE** \$20.00 SF/yr  
**AVAILABLE SF** 1,071 SF

 [CLICK TO VIEW VIDEO](#)

**Mike Bruschwein**  
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## 360° VIRTUAL TOUR

### KEY FEATURES

- Elegant, contemporary office suite with high-end finishes and secured access.
- Four private offices, reception area, break room, and ADA bathroom.
- State-of-the-art medical-grade ventilation system, making this space a perfect fit for medical or dental use.
- Radiant floor heat and multiple mini-split units for additional heating and cooling.
- Ample on-site parking

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,071 SF
Lot Size:	59,073 SF

### PROPERTY DESCRIPTION

Class A Office Space for Lease  
Rimrock Professional Center | Billings, MT

Experience this premier Class A office offering, ideally suited for discerning professional firms seeking a centrally located office suite. Situated in the heart of Billings, this meticulously maintained property delivers unmatched visibility, accessibility, and modern sophistication. This suite is perfect for dental, medical, podiatry, optometry, chiropractor, and related professional offices. The space is also suitable for non-medical professional uses such as web developers, software engineers, architects, mechanical or civil engineers, attorneys, certified financial planners, licensed mental health counselors, physical/occupational/speech therapists, psychologists, certified rehabilitation counselors, CPAs, and licensed real estate brokers.

### HIGHLIGHTS

- Size: 1,071 SF available
- Lease Type: Triple Net
- Lease Rate: \$20/sf/yr + \$6/sf/yr NNN (\$2,320.50/month)
- Term: Flexible options available
- Availability: Immediate occupancy

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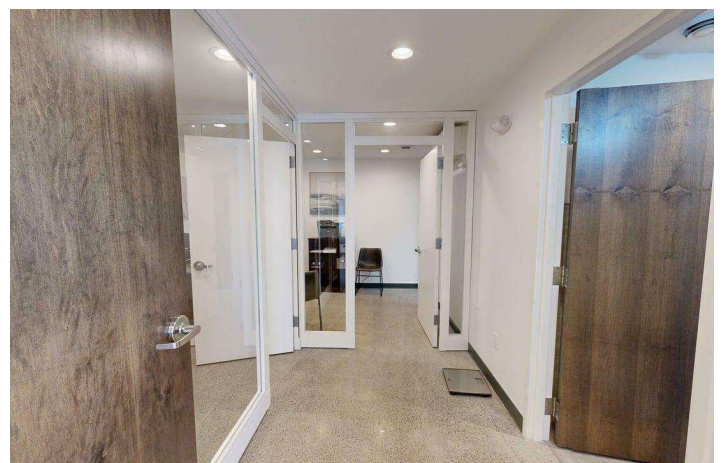
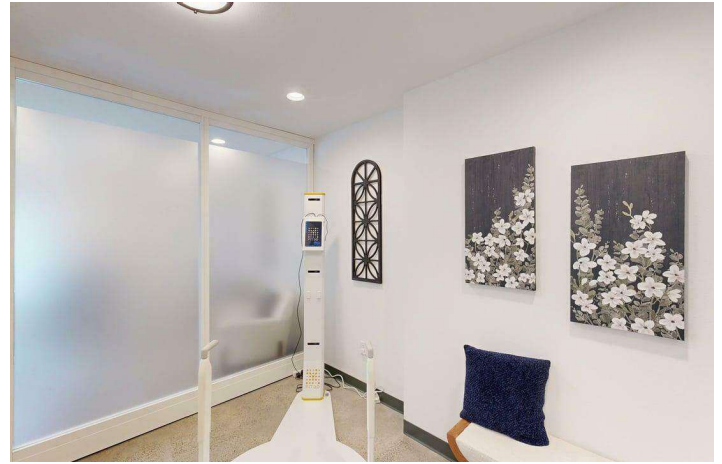
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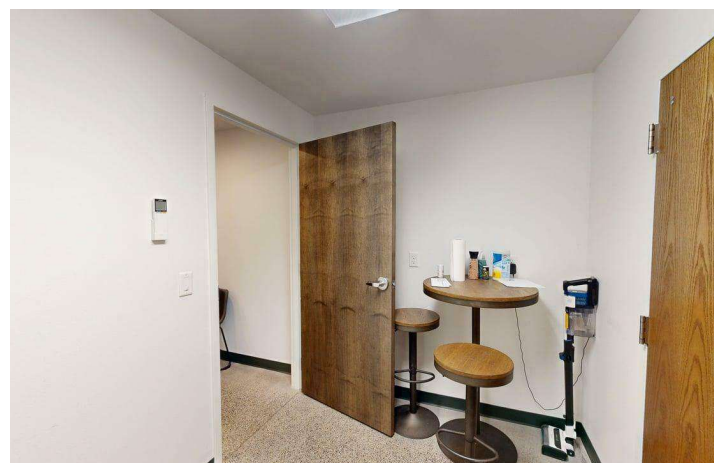
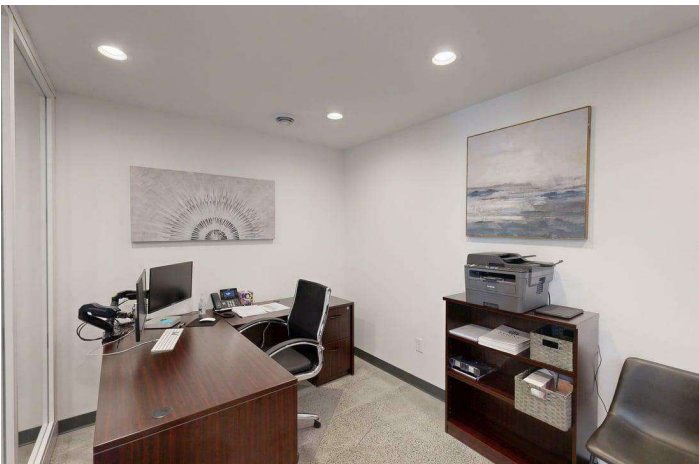
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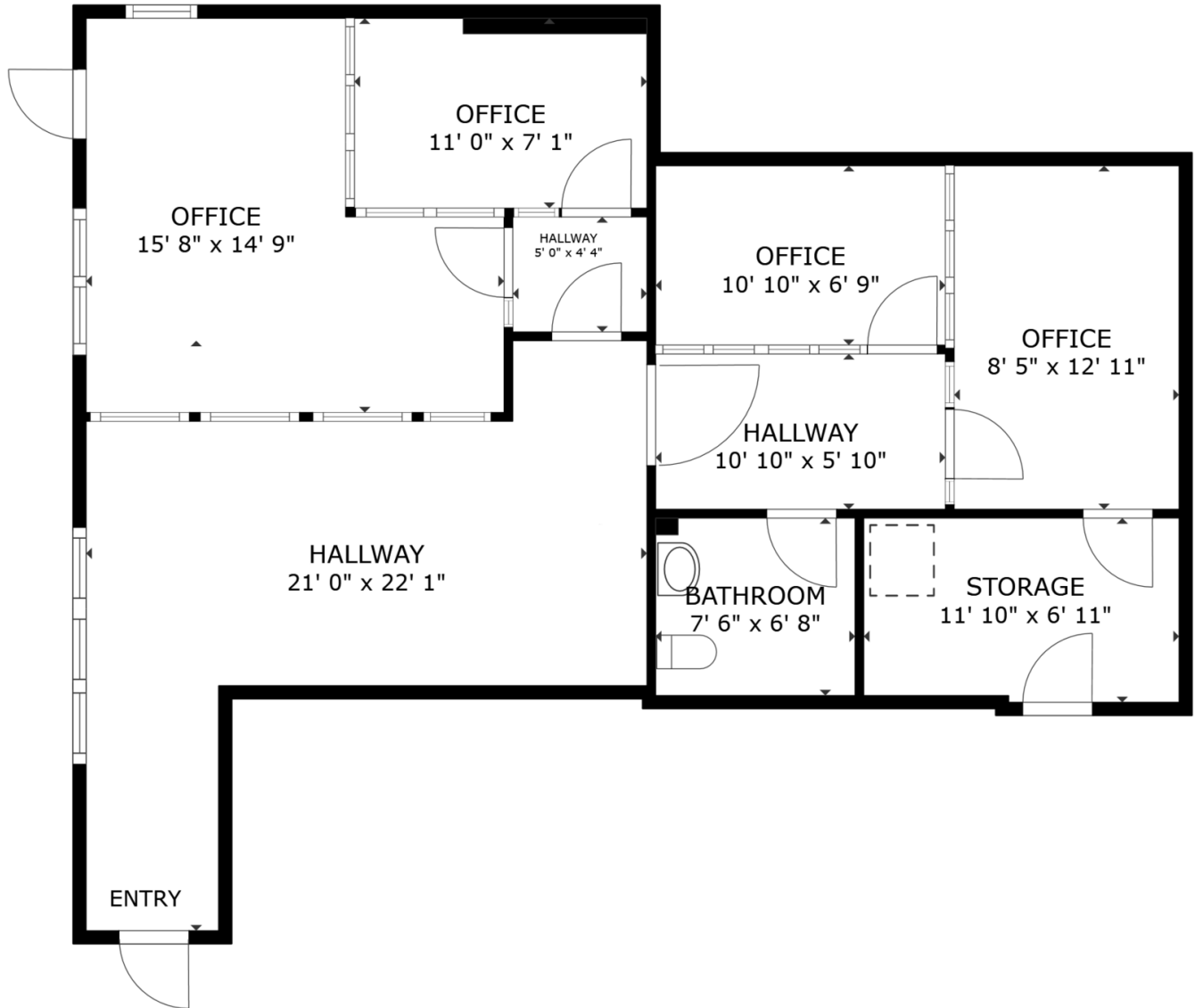


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## FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 969 sq.ft.  
TOTAL : 969 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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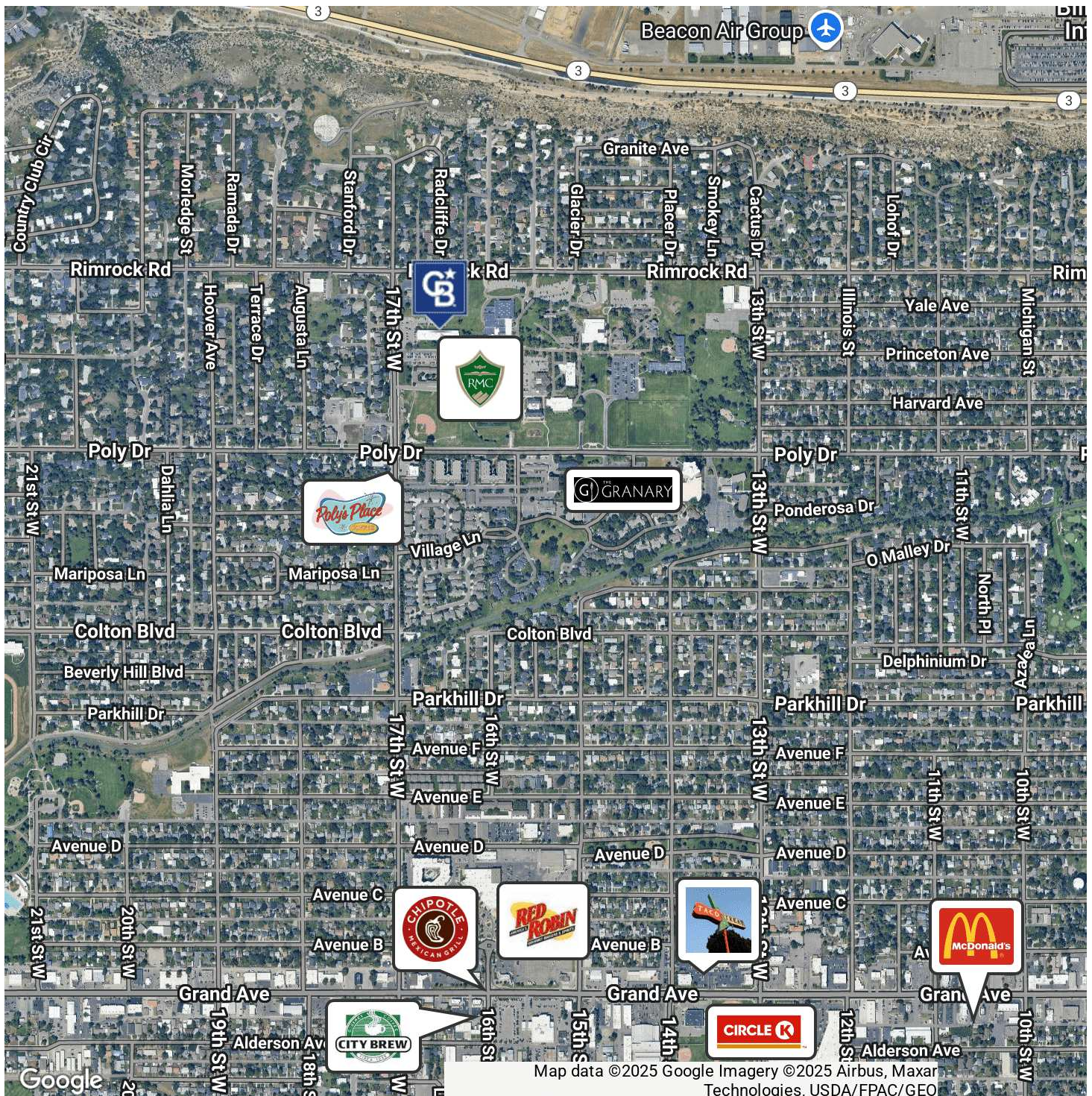
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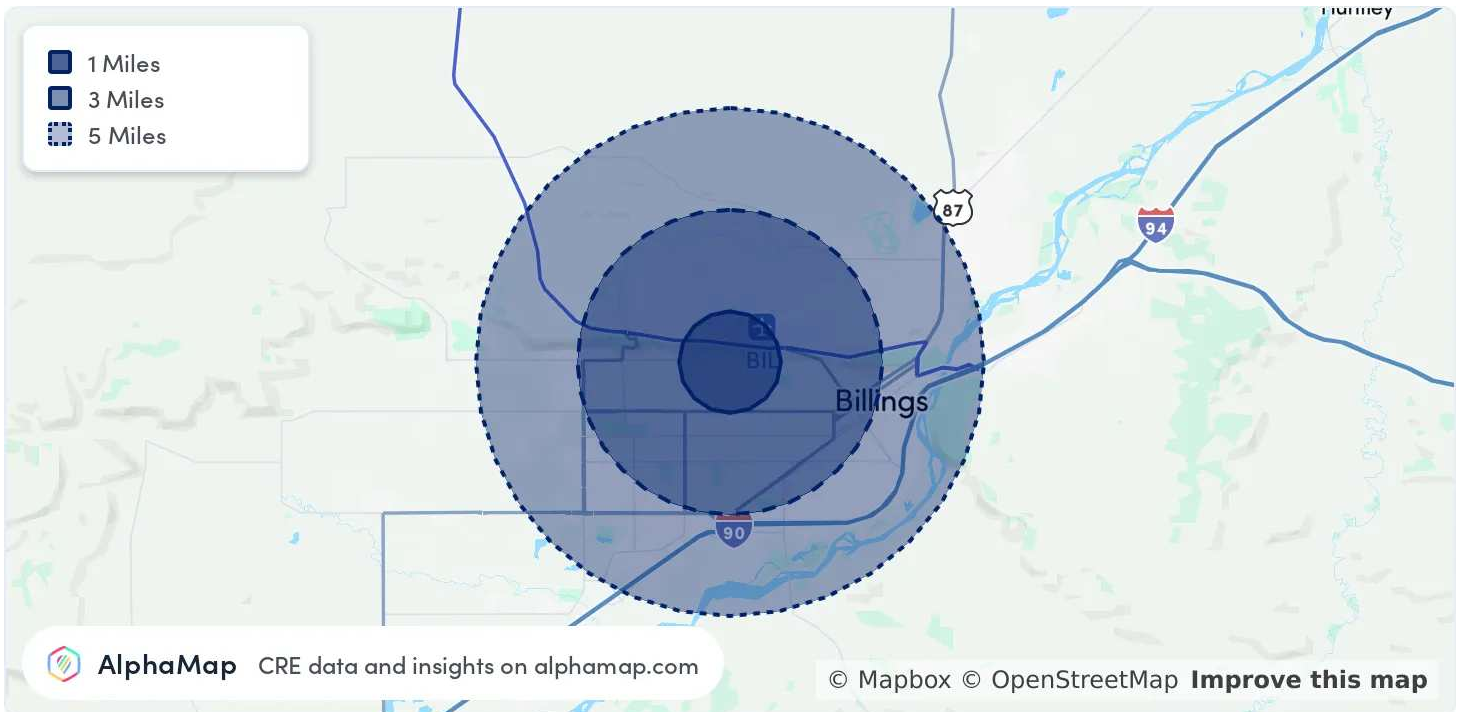
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,755	63,366	115,271
Average Age	42	42	41
Average Age (Male)	41	40	39
Average Age (Female)	44	43	42

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,692	27,985	49,083
Persons per HH	2.4	2.3	2.3
Average HH Income	\$121,085	\$91,781	\$94,510
Average House Value	\$481,650	\$378,505	\$398,976
Per Capita Income	\$50,452	\$39,904	\$41,091

Map and demographics data derived from AlphaMap

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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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