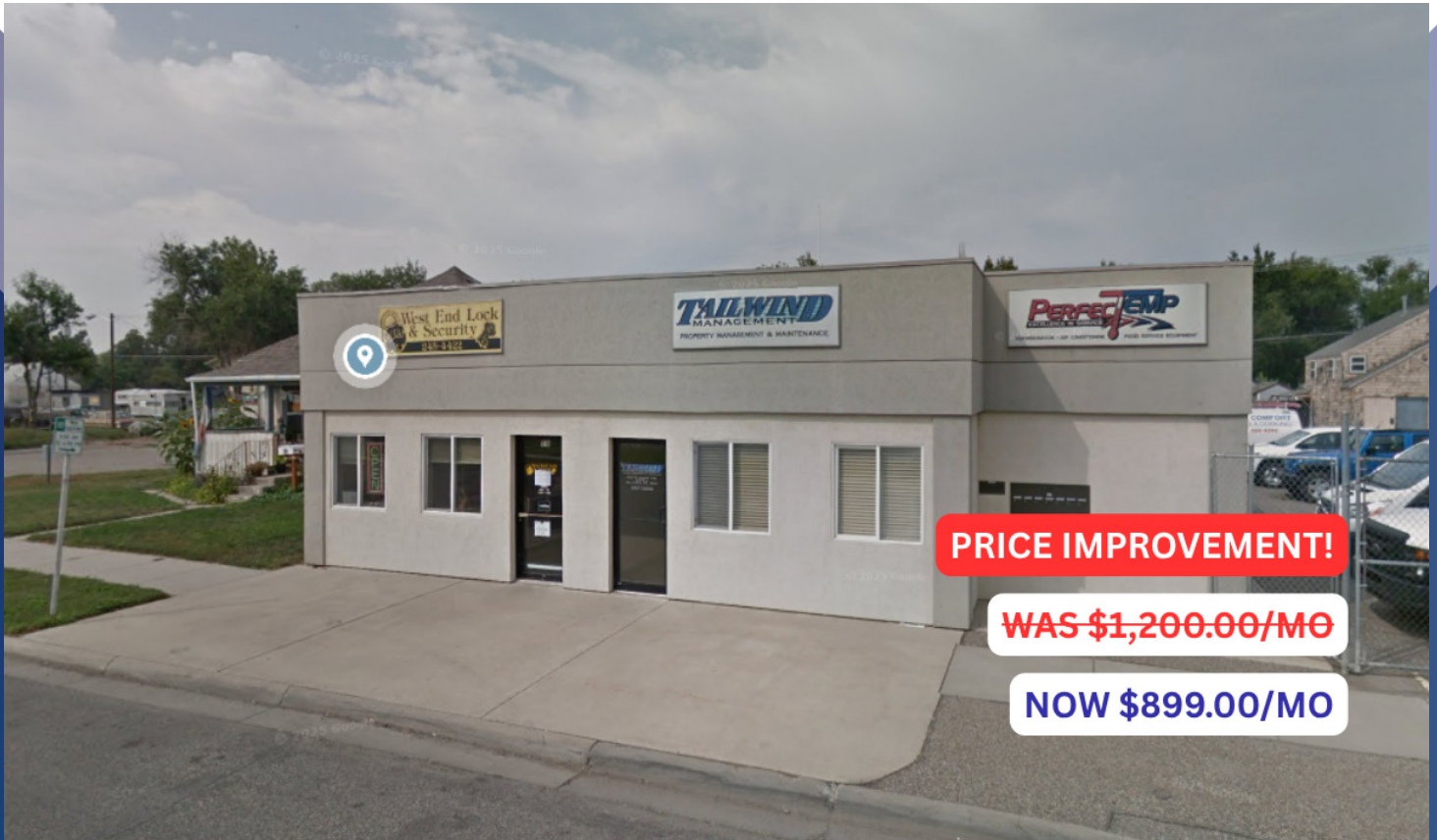


LEASE

525 SAINT JOHNS AVE

525 Saint Johns Ave Billings, MT 59101



LEASE RATE \$899.00/MO, All Utilities Paid by LL

BUILDING SIZE 1,500 SF

Todd Sherman
(406) 570-8961
todd@cbcmontana.com

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525 SAINT JOHNS AVE

Billings, MT 59101



PROPERTY HIGHLIGHTS

- Lease Rate: \$899.00/MO, All Utilities Paid by LL
- Spacious Private Offices: Three large, well-lit offices offering comfort and flexibility for a variety of professional uses
- Modern Amenities: Two clean, conveniently located bathrooms for staff and client use
- Ample On-Site Parking: Plenty of dedicated parking to accommodate employees and visitors with ease
- Prime Location: Just minutes from downtown Billings, providing excellent visibility and quick access to major roads and amenities

PROPERTY DESCRIPTION

This conveniently located commercial space offers three large offices, two bathrooms, and plenty of parking, making it an ideal setup for a professional office, small business, or service provider. Situated close to downtown Billings, this property provides easy access for clients and employees alike, with nearby amenities and a central location that enhances visibility and convenience. Whether you're expanding your business or starting fresh, this functional and accessible space offers the flexibility and layout you need to hit the ground running.

OFFERING SUMMARY

Lease Rate:	\$899.00/MO(Gross)
Number of Units:	1
Available SF:	1,500 SF
Lot Size:	7,331 SF

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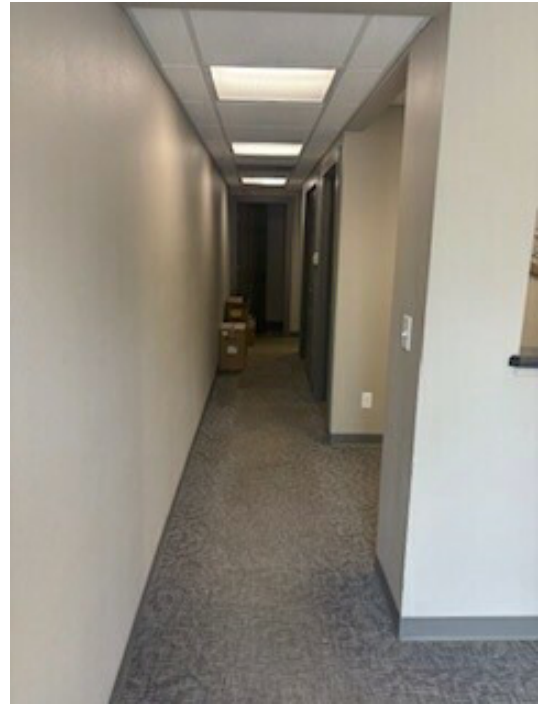


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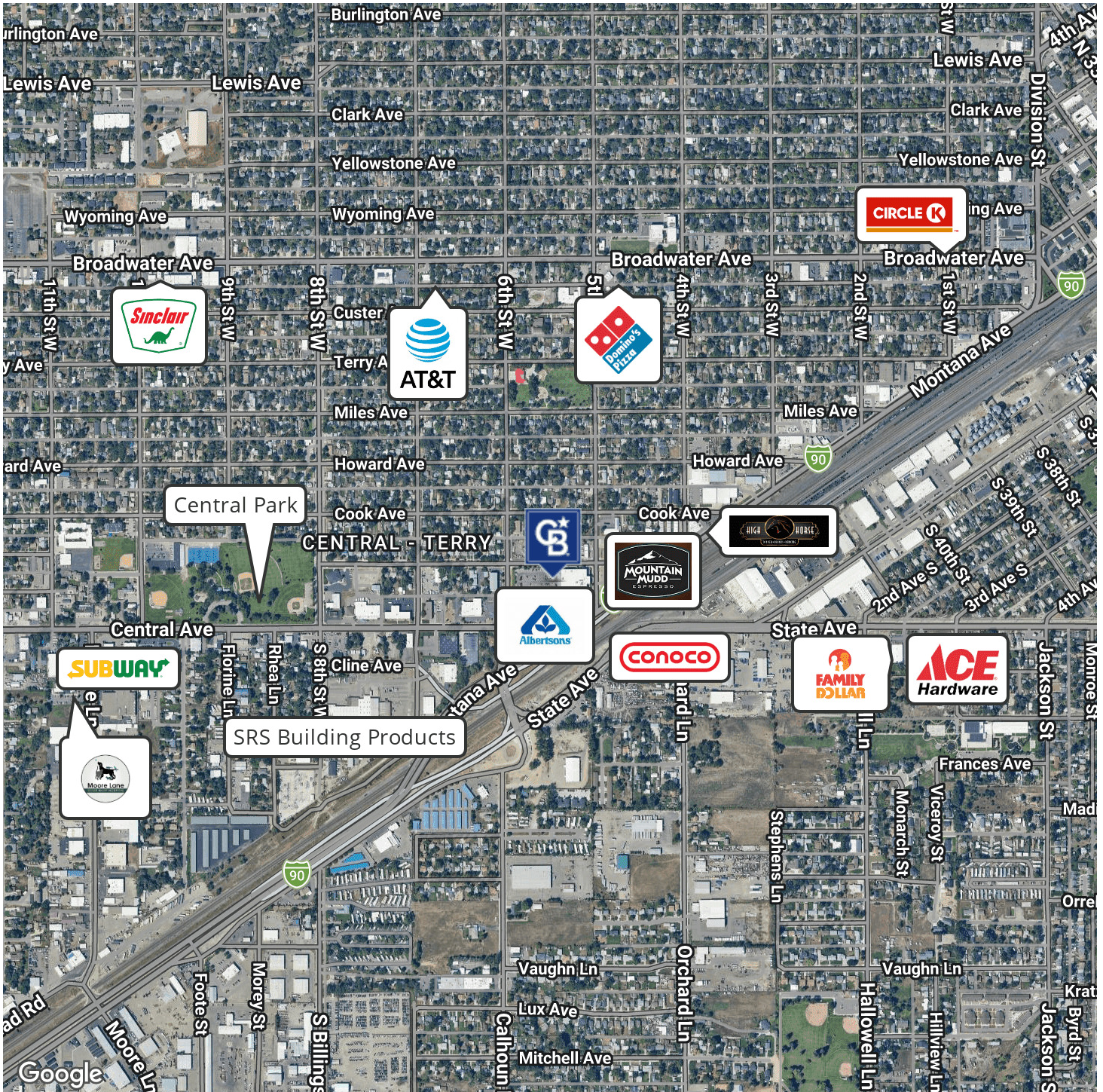


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TODD SHERMAN

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

Board Member: Big Sky Economic Development Association

Board Member: Billings Home Builder Association

Board Member: Sustainable Montana

Active Member Downtown Billings Rotary Club

Active Member of Western States Petroleum Association

Active Member of Montana Tavern Association

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