

LEASE

525 SAINT JOHNS AVE

525 Saint Johns Ave Billings, MT 59101



LEASE RATE \$1,500.00/MO

BUILDING SIZE 1,500 SF

Todd Sherman
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PROPERTY HIGHLIGHTS

- **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:	\$1,500.00/MO(Gross)
Number of Units:	1
Available SF:	1,500 SF
Lot Size:	7,331 SF
Building Size:	6,262 SF

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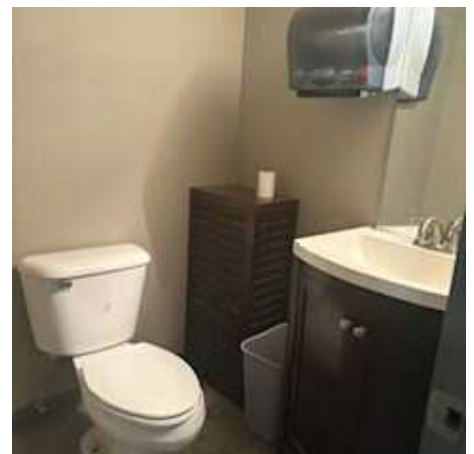


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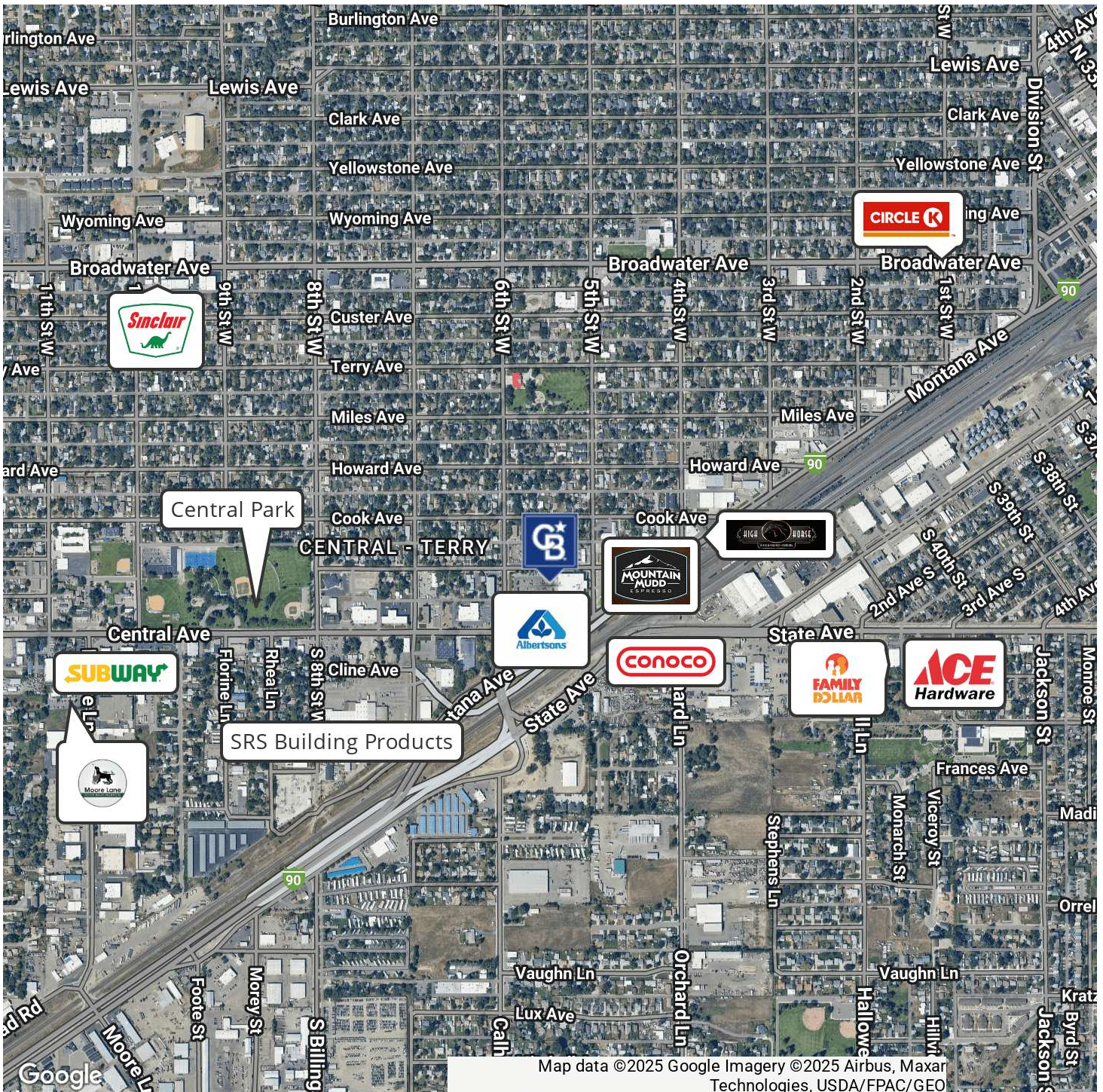


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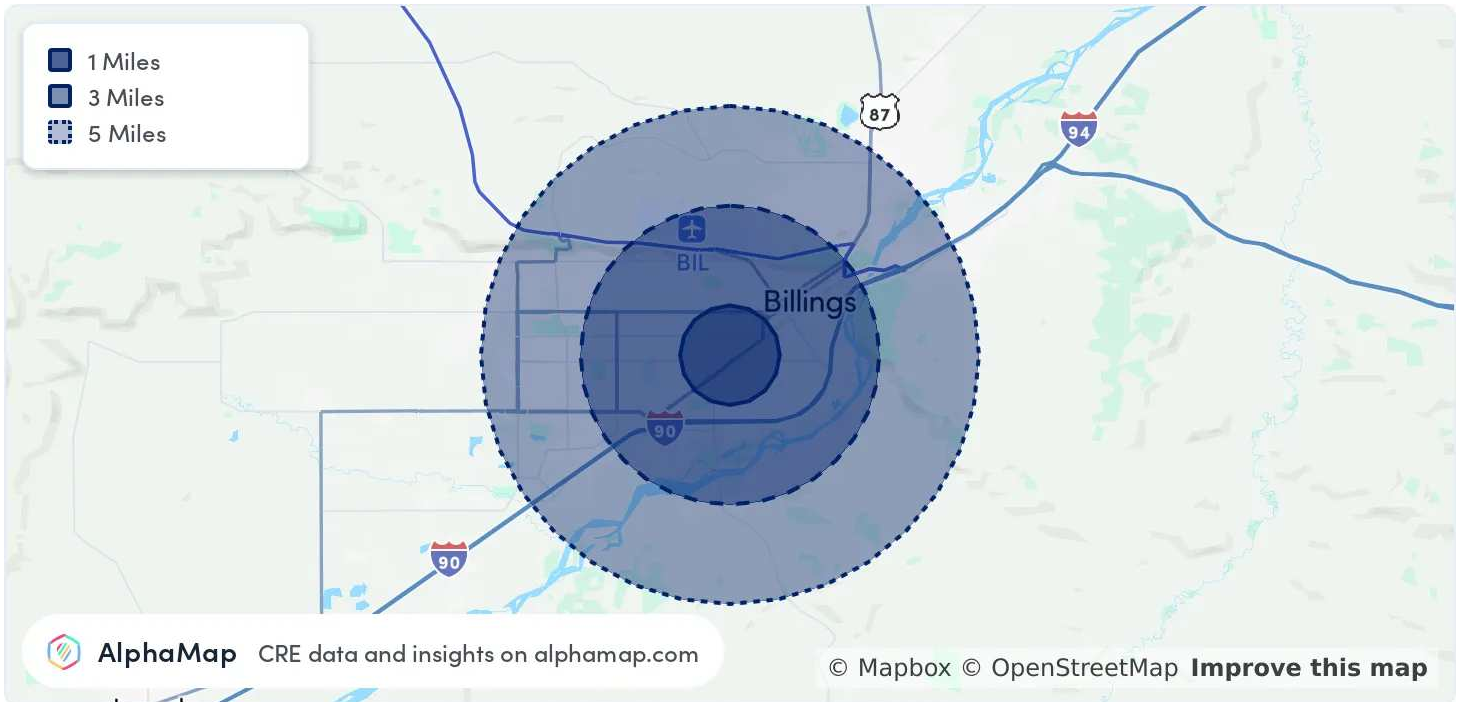


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,961	61,794	110,408
Average Age	38	40	41
Average Age (Male)	38	39	39
Average Age (Female)	39	41	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,341	26,955	47,235
Persons per HH	2.2	2.3	2.3
Average HH Income	\$65,514	\$82,225	\$90,788
Average House Value	\$286,374	\$360,286	\$386,078
Per Capita Income	\$29,779	\$35,750	\$39,473

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.

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