

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



LEASE RATE

\$12.00 SF/yr



CLICK TO VIEW VIDEO

Michael Speidel
(406) 601-9695

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	34,806 SF
Available SF:	250 - 1,660 SF

PROPERTY OVERVIEW

Price per Square Foot is \$12.00 NNN (\$4.00 NNN).

Utilities factored into NNN as units are not separately metered.

All Tenants have the opportunity to advertise their business for free on the property's digital sign with over 18,000 cars per day.

LOCATION OVERVIEW

Professional Second-Floor Office Suites on Broadwater Avenue – Billings, MT

Discover a versatile second-floor office building with multiple suites available to accommodate a wide range of professional users. Situated on Broadwater Avenue—one of Billings' highest-traffic corridors—this location offers exceptional visibility and convenient access between Downtown and the West End. The property features an elevator to ensure comfortable access for clients and visitors of every need, along with flexible floorplans ideal for attorneys, financial professionals, counselors, medical providers, and growing businesses. With strong frontage, ample parking, and a professional environment, this is an outstanding opportunity to position your business in the heart of Billings

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	250 - 1,660 SF	Lease Rate:	\$12.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 201	Available	1,660 SF	NNN	\$12.00 SF/yr	6 separate offices, reception/common area, & conference room
Ste 204	Available	250 SF	NNN	\$12.00 SF/yr	Single Office Unit
Ste 236	Available	427 SF	NNN	\$12.00 SF/yr	Single Office Unit
Ste 238	Available	427 SF	NNN	\$12.00 SF/yr	Single Office Unit

Michael Speidel
(406) 601-9695

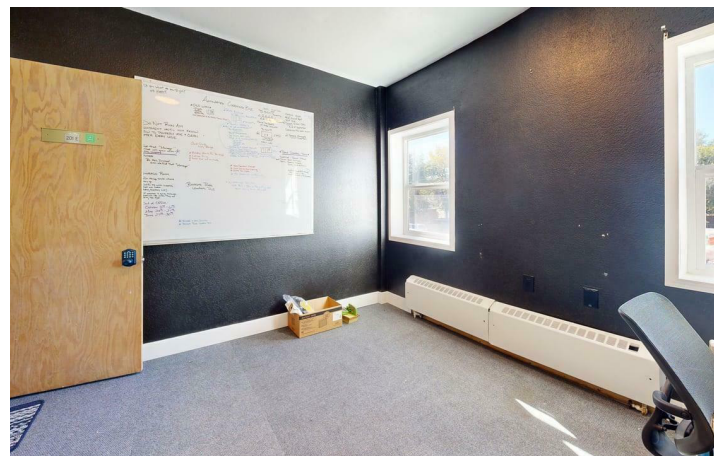
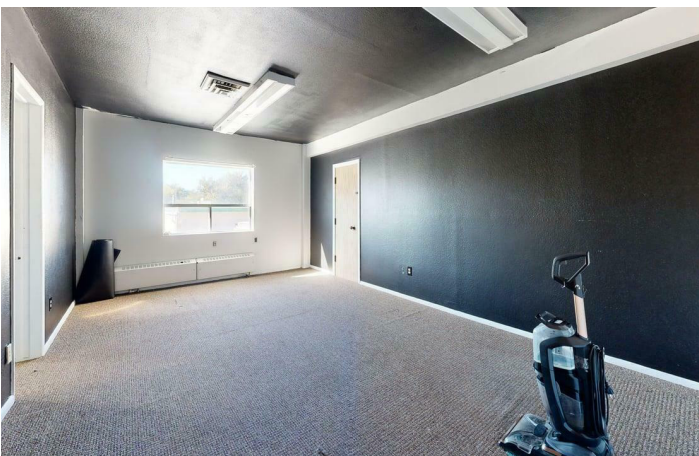
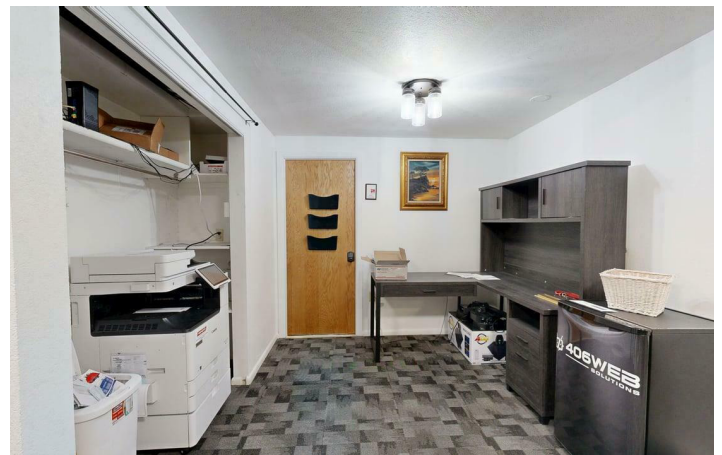


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

STE 201

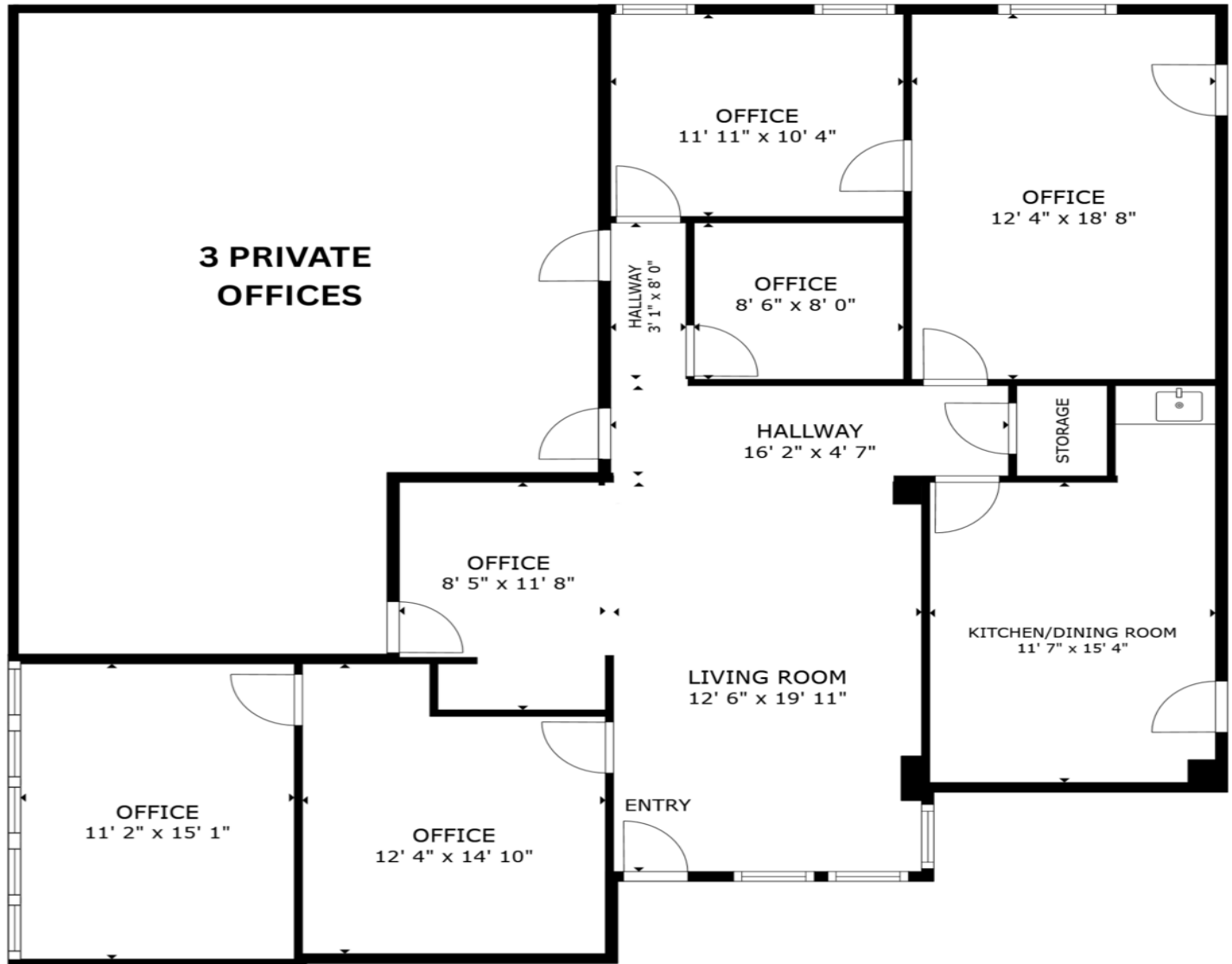
928 Broadwater Avenue, Offices Billings, MT 59101



Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,460 sq.ft.
TOTAL : 1,460 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Michael Speidel
(406) 601-9695

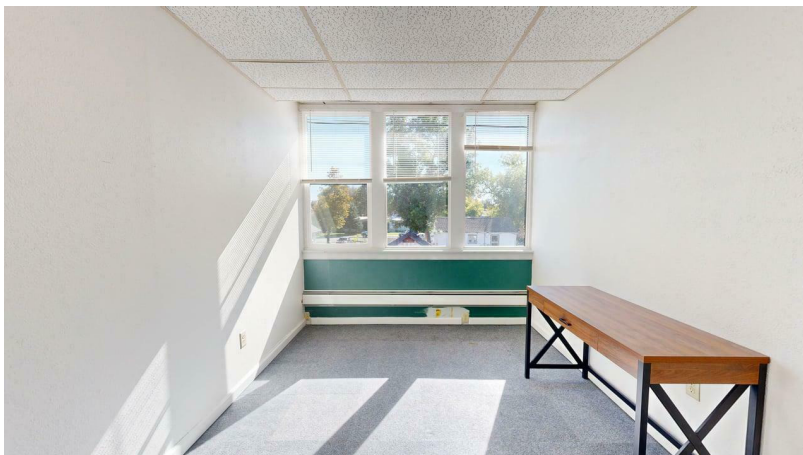


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

STE 204

928 Broadwater Avenue, Offices Billings, MT 59101



Michael Speidel
(406) 601-9695

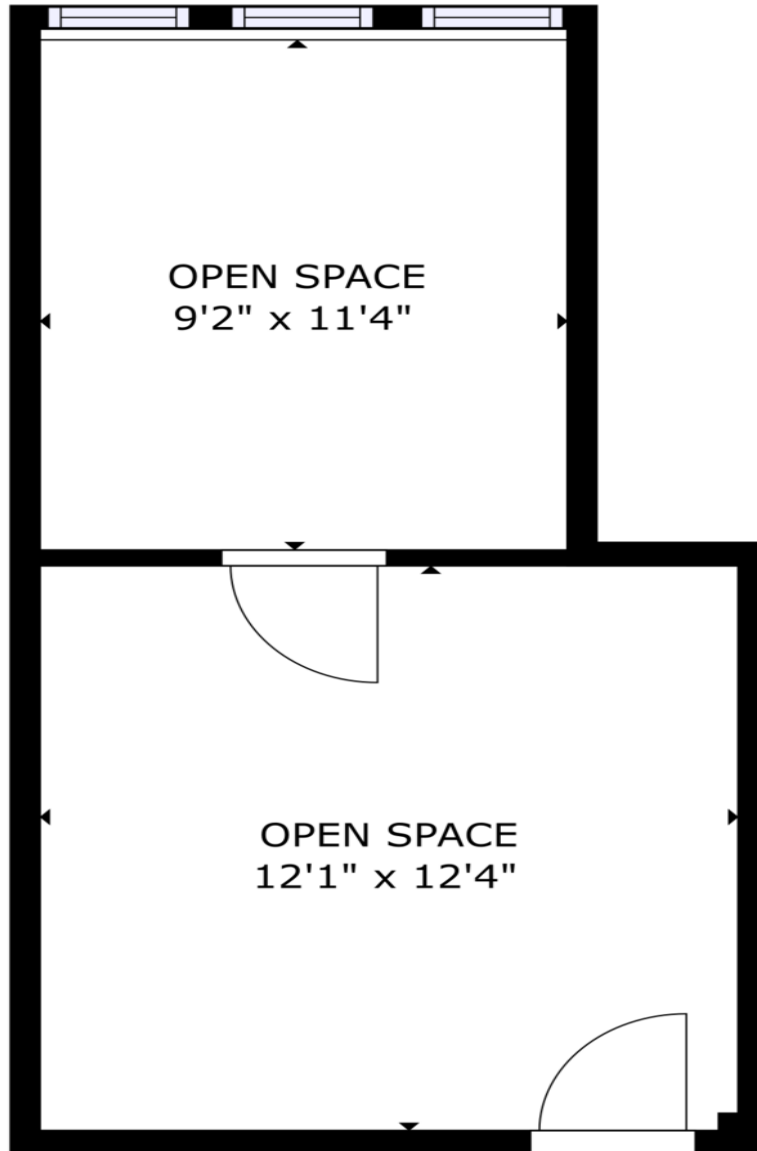


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

STE 204 FLOORPLAN

928 Broadwater Avenue, Offices Billings, MT 59101



GROSS INTERNAL AREA
FLOOR 1: 257 sq ft
TOTAL: 257 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

STE 236/238

928 Broadwater Avenue, Offices Billings, MT 59101



Michael Speidel
(406) 601-9695

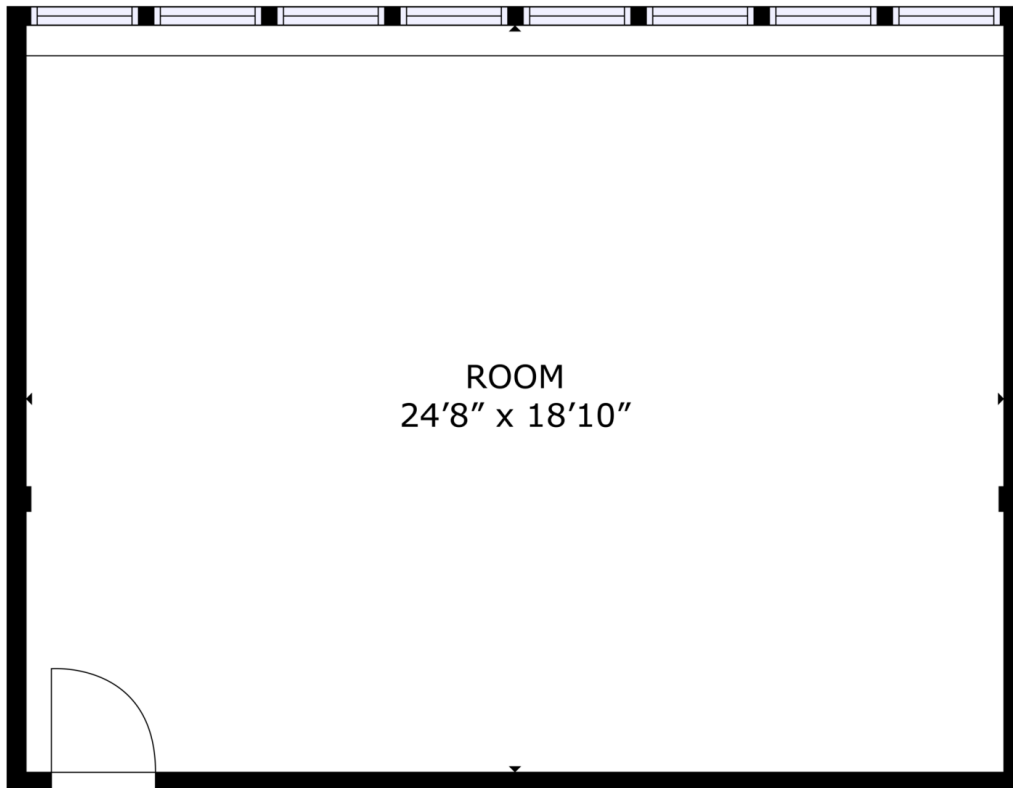


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

STE 236/238 FLOORPLAN

928 Broadwater Avenue, Offices Billings, MT 59101



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 465 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



Michael Speidel
(406) 601-9695

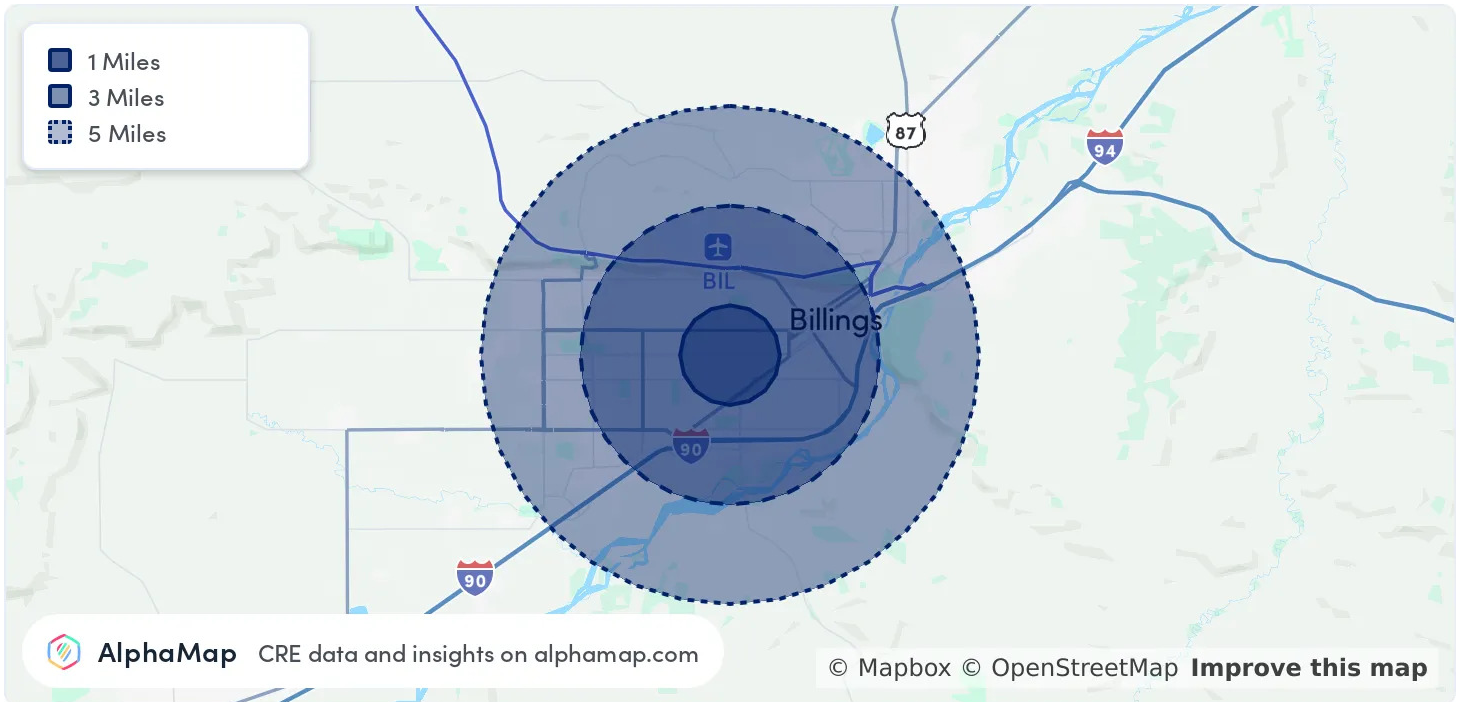


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,401	67,953	112,363
Average Age	39	41	41
Average Age (Male)	38	39	39
Average Age (Female)	40	42	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,811	29,659	47,976
Persons per HH	2.1	2.3	2.3
Average HH Income	\$73,101	\$83,811	\$91,282
Average House Value	\$301,772	\$364,250	\$387,747
Per Capita Income	\$34,810	\$36,439	\$39,687

Map and demographics data derived from AlphaMap

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

928 BROADWATER AVENUE, OFFICES

928 Broadwater Avenue, Offices Billings, MT 59101



MICHAEL SPEIDEL

Comm Sales Associate

michael@cbcmontana.com

Direct: (406) 601-9695 | Cell: (406) 601-9695

PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Michael Speidel
(406) 601-9695



**COLDWELL BANKER
COMMERCIAL**
CBS