

LEASE

1301 DIVISION STREET

1301 Division Street Billings, MT 59101



LEASE RATE \$695.00 per month

AVAILABLE SF 437 SF

 [CLICK TO VIEW VIDEO](#)

Todd Sherman
(406) 570-8961

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LOCATION DESCRIPTION

Downtown office suite available for lease featuring a single private office with storage and a sink, totaling 437 square feet. The suite is located on a busy street with excellent visibility and includes off-street parking. A lobby space and conference room are available for use, along with a communal bathroom. Rent is \$695 per month including utilities, making it an ideal space for a small professional office in a convenient downtown location.

OFFERING SUMMARY

Lease Rate:	\$695.00 per month (Gross)
Available SF:	437 SF

VIDEO

PROPERTY HIGHLIGHTS

- 437 SF single private office
- Storage area and sink included
- Located on a busy street with great visibility
- Off-street parking
- Access to lobby space and conference room
- Communal bathroom
- \$695/month including utilities

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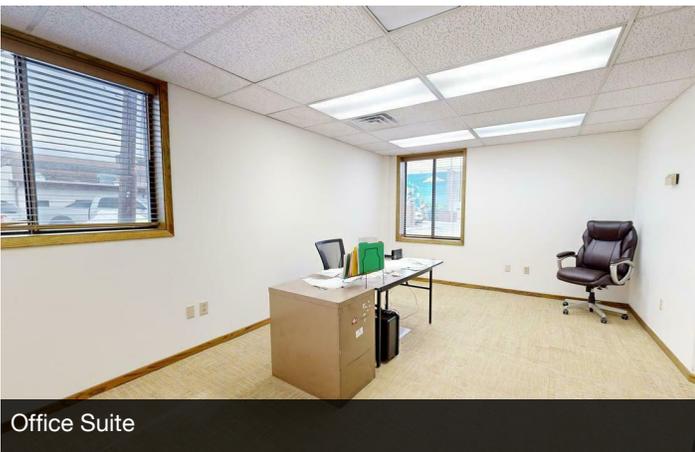
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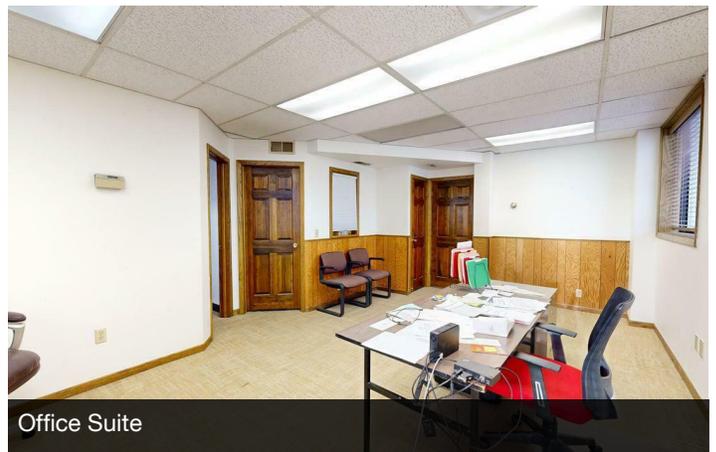
Conference Room



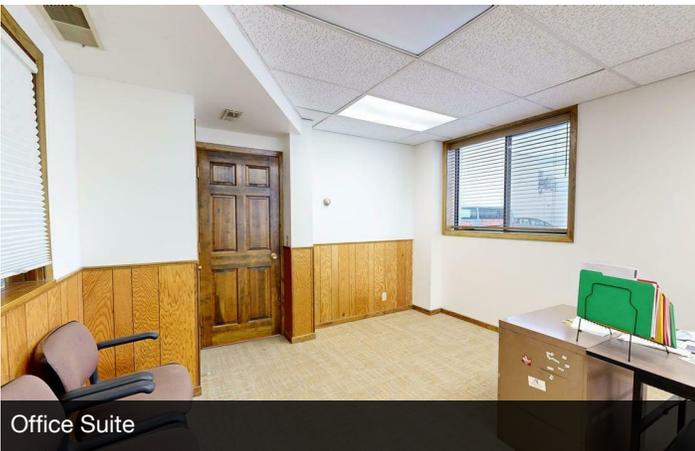
Office Suite



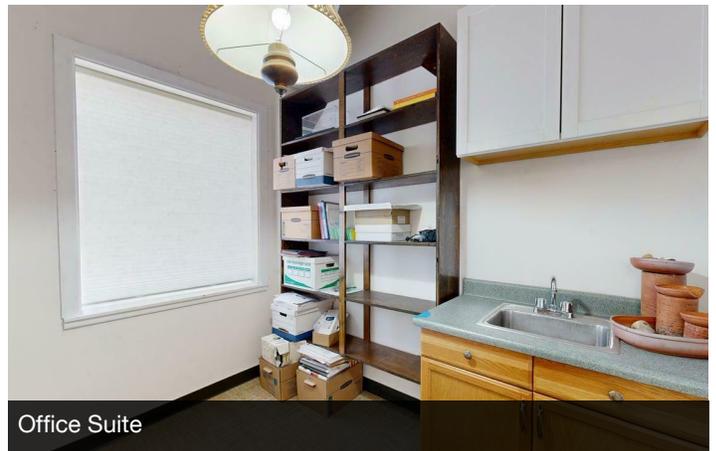
Office Suite



Office Suite



Office Suite



Office Suite

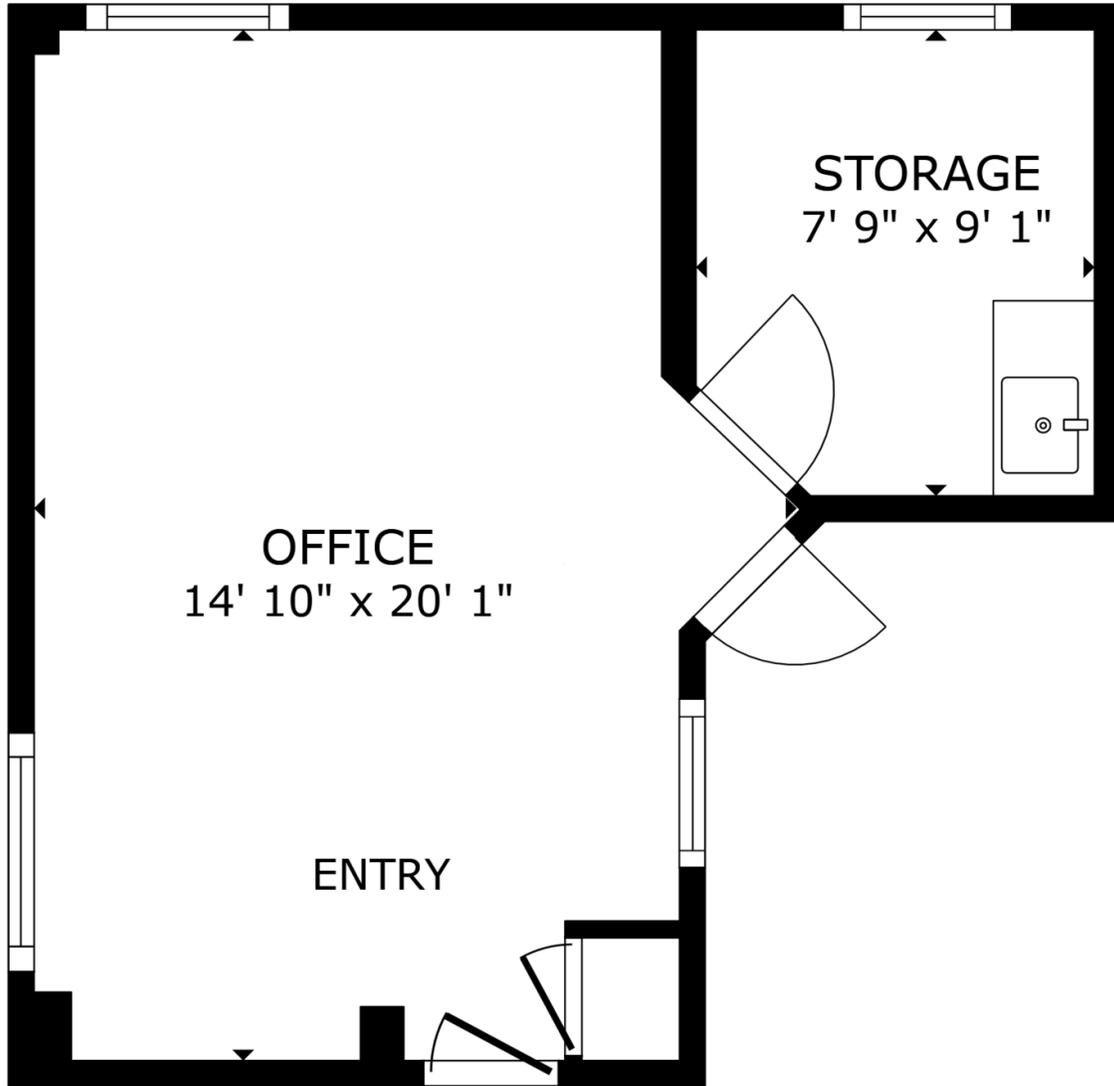
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 329 sq.ft.
TOTAL : 329 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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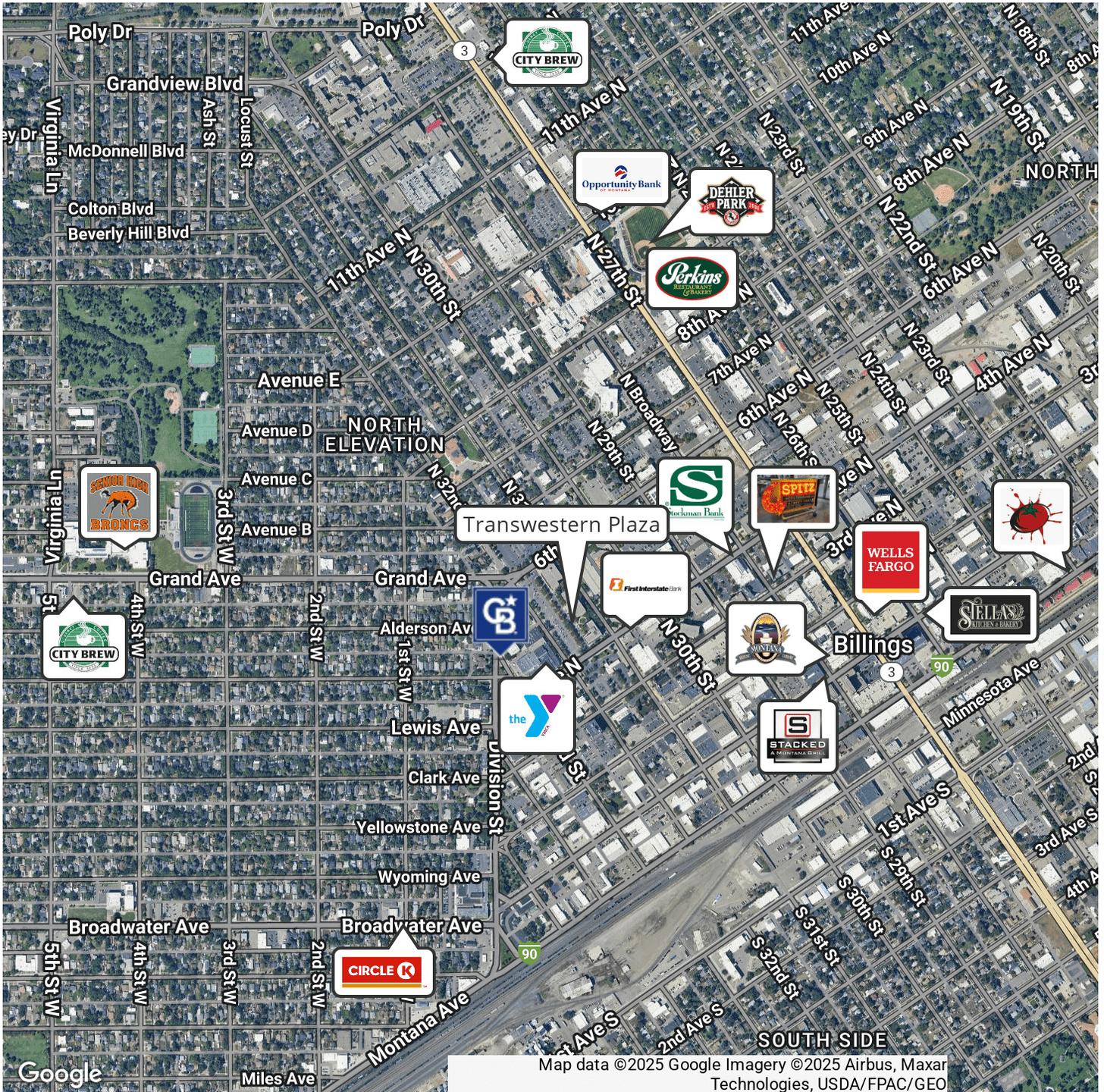


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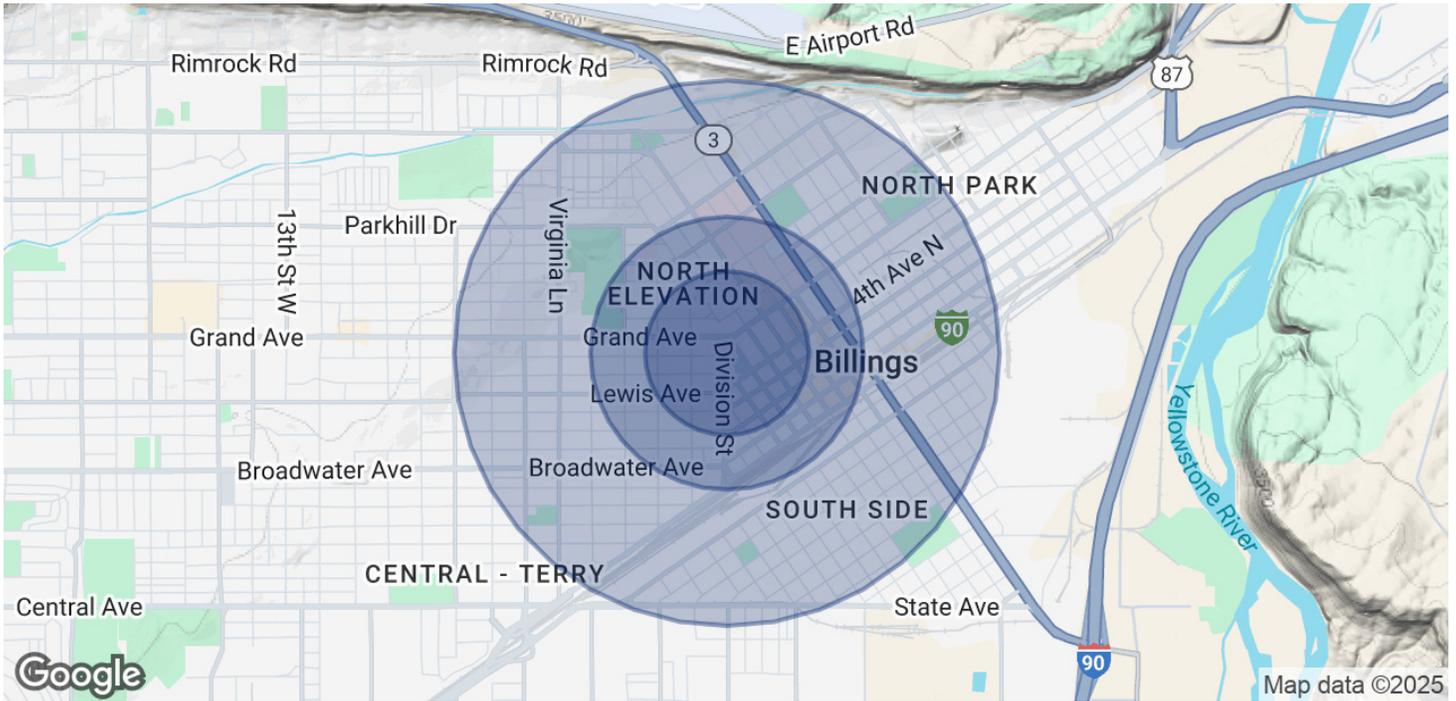
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	756	3,318	13,880
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	399	1,728	6,777
# of Persons per HH	1.9	1.9	2
Average HH Income	\$72,630	\$70,071	\$67,401
Average House Value	\$374,266	\$360,384	\$345,704

Demographics data derived from AlphaMap

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TODD SHERMAN

Commercial Realtor

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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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