

# LEASE

## 1555 CAMPUS WAY, STE E

1555 Campus Way, Ste E Billings, MT 59102



**LEASE RATE**      \$15.00 SF/yr  
**SIZE**                1,037 SF

**Bruce Knudsen**  
(406) 698-8636

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Lease Rate

**\$1,814.00  
PER MONTH**

## OFFERING SUMMARY

Available SF:	1,037 SF
Zoning:	PUD-Planned Unit Development
Price PSF	\$15 NNN
NNN	\$5.99 SF

## PROPERTY OVERVIEW

- 1,037 SF Office For Lease
- Reception
- 3 Offices
- Bullpen/Conference Room
- Common Area Restrooms

## LOCATION OVERVIEW

1555 Campus Way is a Class A professional office building located in midtown Billings, MT. Featuring new carpet, rich wood finishes, and a traditional layout with predominantly private offices, these suites offer a refined and professional setting within an established business campus. The property is adjacent to a park, providing employees with convenient outdoor space for lunch breaks or mid-day walks — enhancing both workplace experience and client appeal.

Ownership is intentionally curating a quiet, capital-oriented professional corridor tailored to appointment-based firms that value confidentiality, stability, and long-term positioning. Ideal tenants include wealth managers, estate planning attorneys, boutique CPA and tax advisory firms, insurance brokers, commercial real estate professionals, private lenders, business brokers, investment-focused law firms, and other asset-focused service providers. This is a low-traffic, discreet environment designed for established firms seeking long-term occupancy within a complementary professional ecosystem.

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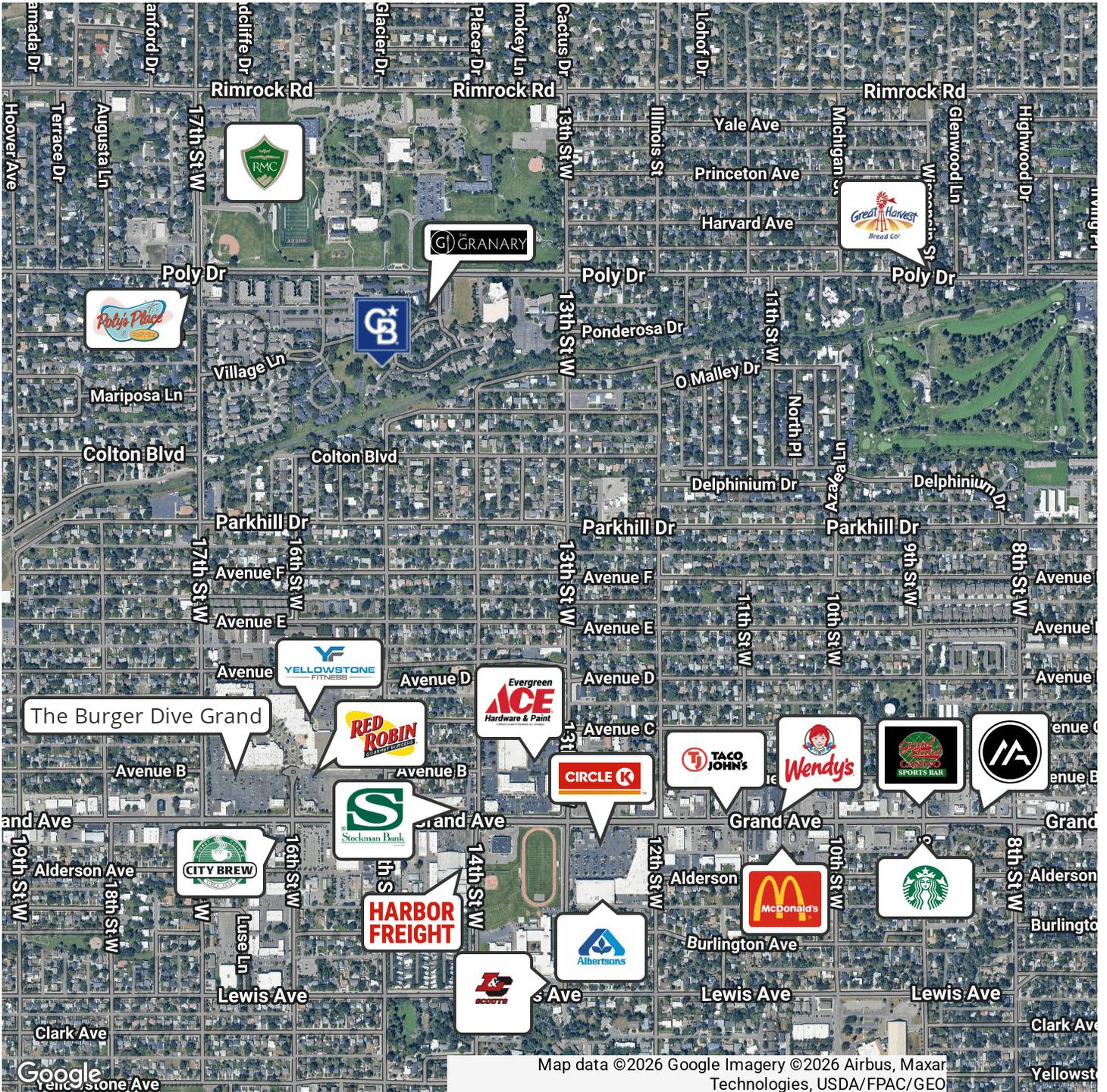
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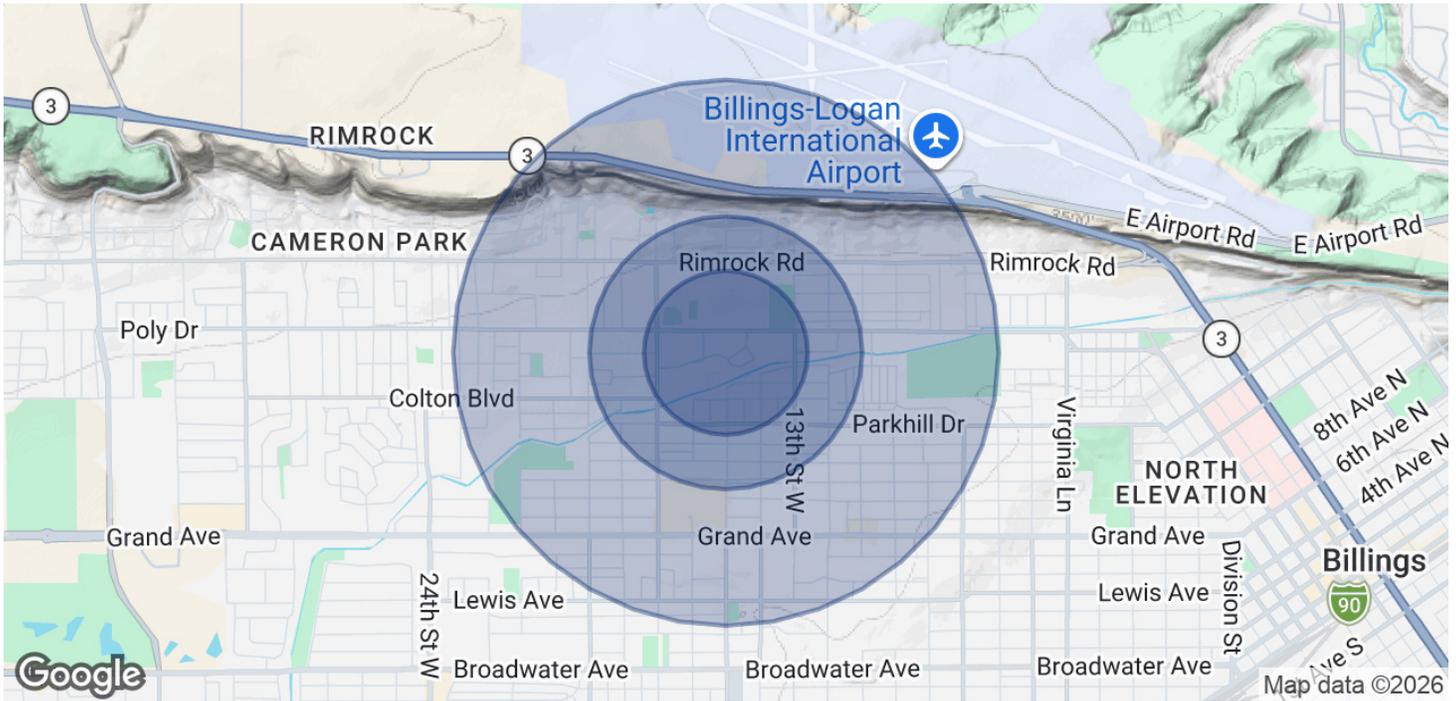


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,446	3,545	11,381
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	643	1,503	4,910
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$114,857	\$116,586	\$110,766
Average House Value	\$498,601	\$492,505	\$442,044

Demographics data derived from AlphaMap

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## BRUCE KNUDSEN

Commercial Sales Broker

bruce@cbcmontana.com

Direct: (406) 698-8636 | Cell: (406) 698-8636

### PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

### MEMBERSHIPS

Montana Association of Realtors

National Association of Realtors

#### CBS

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Billings, MT 59102  
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