

LEASE

1629 AVENUE D, STE A10

1629 Avenue D, Ste A10 Billings, MT 59102



LEASE RATE \$14 SF/yr

AVAILABLE SF 740 SF

David Mitchell, SIOR/CCIM

(801) 860-4299

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	740 SF

LOCATION DESCRIPTION

Located within a well-maintained multi-tenant office building, this suite offers a professional and functional environment ideal for a variety of business users. The entry is shared, thoughtfully designed common areas, and a flexible layout that can accommodate private offices, collaborative workspace, or client-facing operations.

The building provides convenient access, and a central location that is easily accessible for both employees and clients. This property has a parking lot to the east of the building and street parking on the south side of the building. This area is active with restaurants, coffee shops, shopping and West Park promenade within the area.

This is an excellent opportunity for businesses seeking a clean, efficient office environment with the added value of a shared professional atmosphere.

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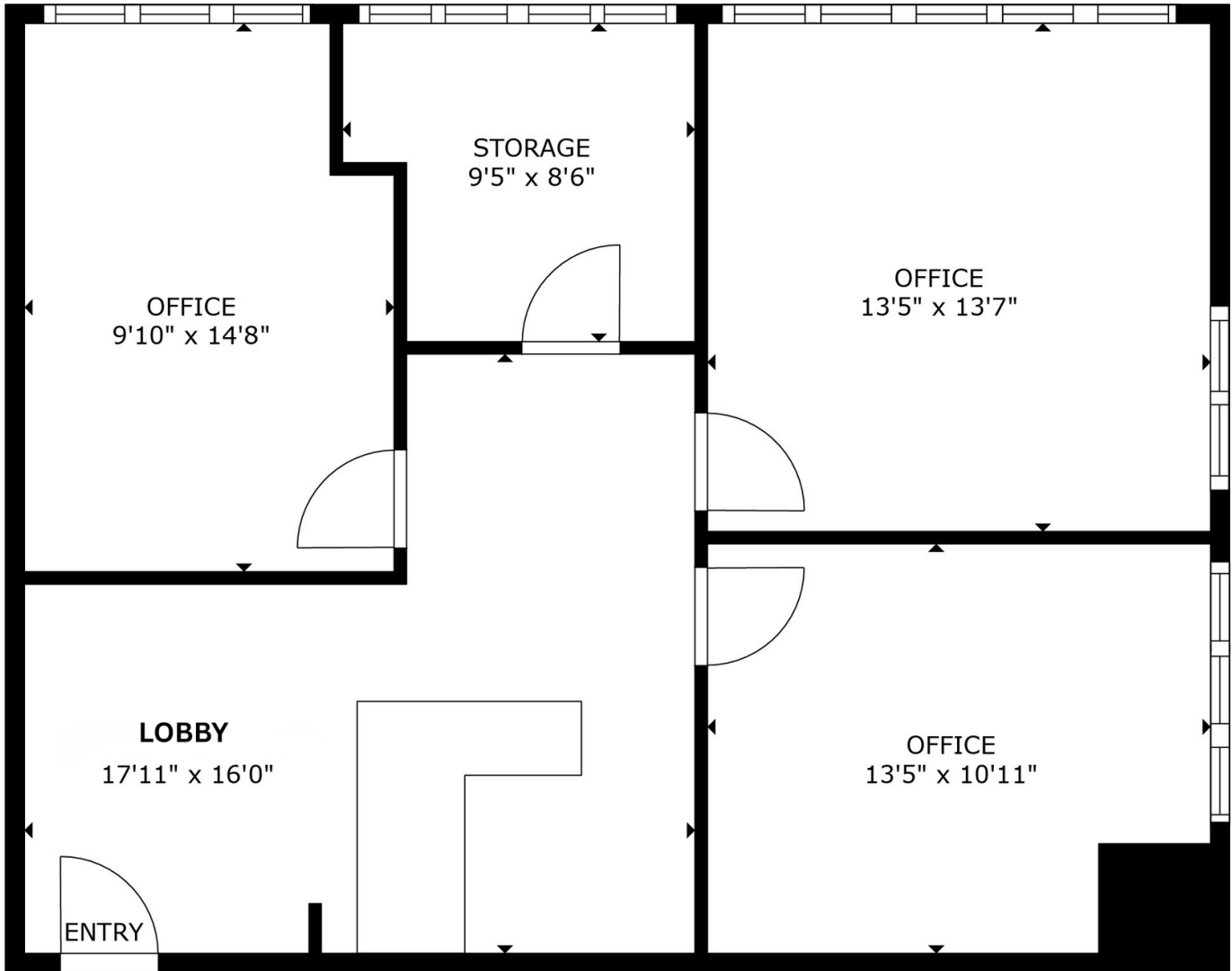
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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 785 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



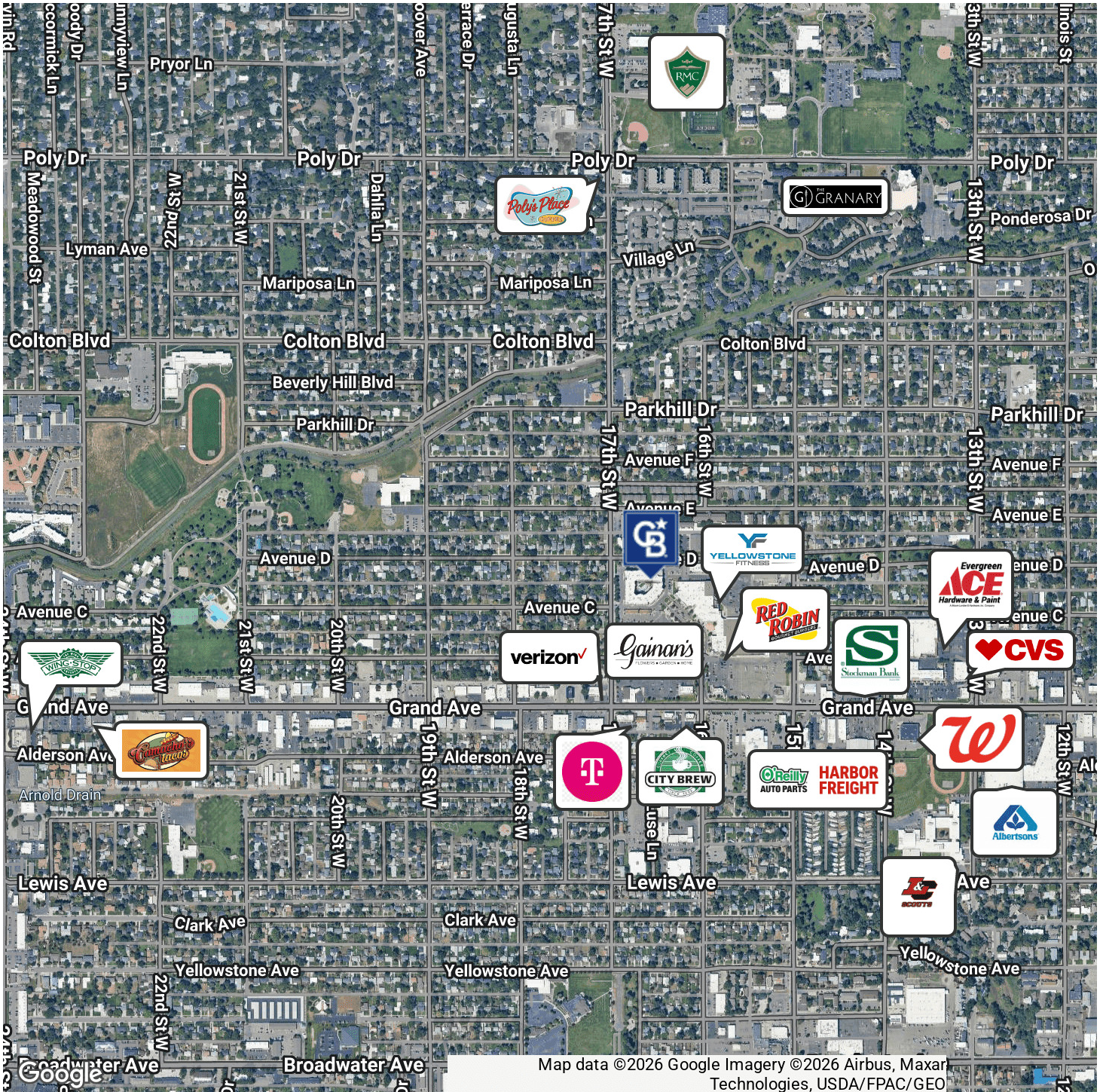
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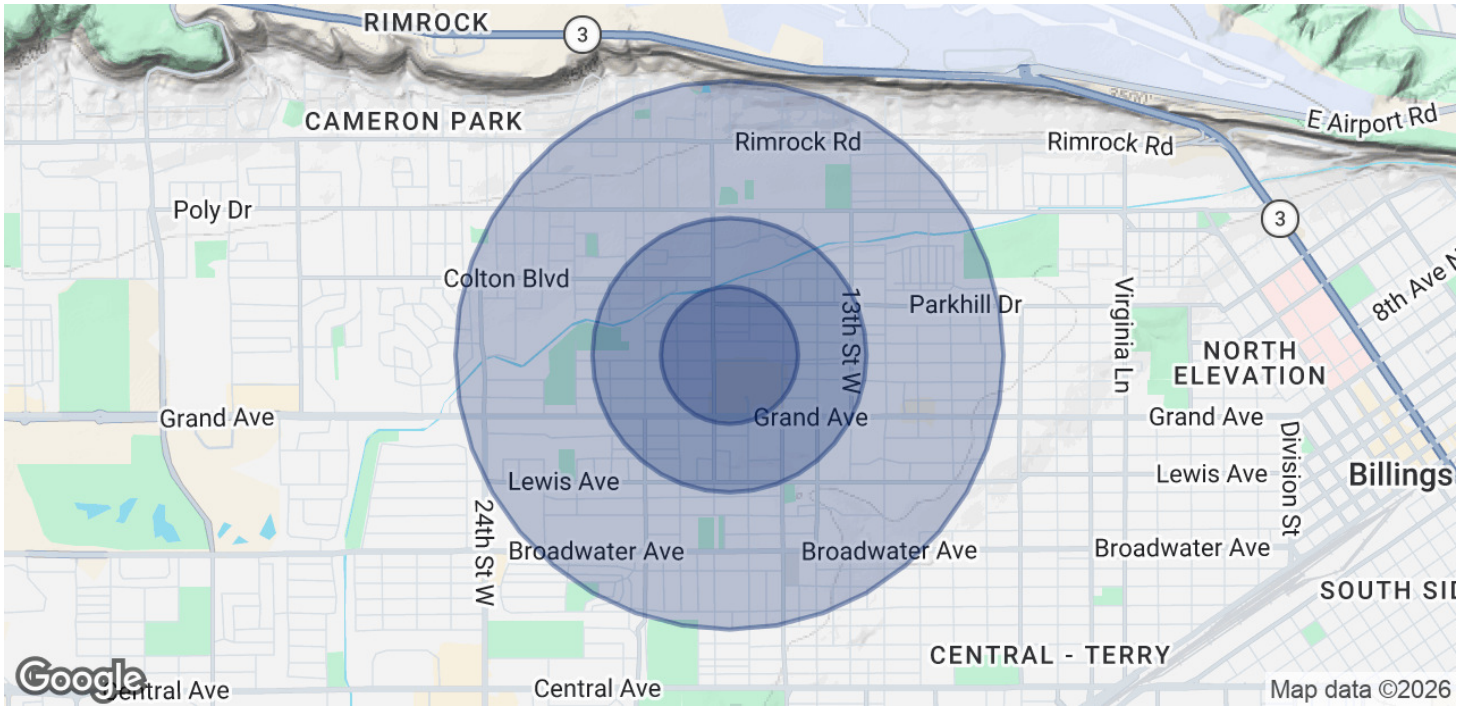
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	846	3,436	13,241
Average Age	34.4	39.7	40.4
Average Age (Male)	35	42.1	40
Average Age (Female)	33.3	37.9	41.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	439	1,678	6,015
# of Persons per HH	1.9	2	2.2
Average HH Income	\$135,174	\$138,435	\$123,925
Average House Value	\$301,139	\$318,023	\$332,932

2023 American Community Survey (ACS)

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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