

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



LEASE RATE

\$10.50 SF/yr

AVAILABLE SF

205, 390, 1,005, or 1,600 SF



CLICK TO VIEW VIRTUAL TOUR

Mike Bruschwein

(406) 697-6176

©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

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



FOR LEASE | LOWER-LEVEL COMMERCIAL SUITES

Position your business in a well-located commercial property along one of Billings' primary corridors. The lower level at 645 Grand Ave offers multiple suite options, providing flexibility for a variety of office or service-based users.

Available Suites

- Suite G: 205 SF (\$252/month)
- Suite F: 390 SF (\$480/month)
- Suite H: 1,005 SF (\$1,237/month)

Suites may be leased individually or combined to accommodate your space needs

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	205, 390, 1,005, or 1,600 SF
Building Size:	1,600 SF

IDEAL FOR

Professional services, wellness or counseling practices, administrative offices, creative workspaces, or small business operations seeking a functional and flexible layout.

Situated along Grand Avenue, offering a central and accessible location for both clients and employees.

Base Rent: \$10.50/SF/YR + NNN
NNN: \$4.27/SF/YR

PROPERTY HIGHLIGHTS

- Located within a 7,195 SF commercial building along Grand Avenue
- Flexible Layout Options – Multiple suite sizes suitable for a range of users
- Quiet, Professional Setting – Ideal for focused work environments
- Versatile Use – Well-suited for office, studio, counseling, or service-oriented businesses
- Convenient Access – Central location with easy connectivity to downtown and surrounding areas
- Shared Amenities – Access to restrooms and common areas (if applicable)

Mike Bruschwein
(406) 697-6176

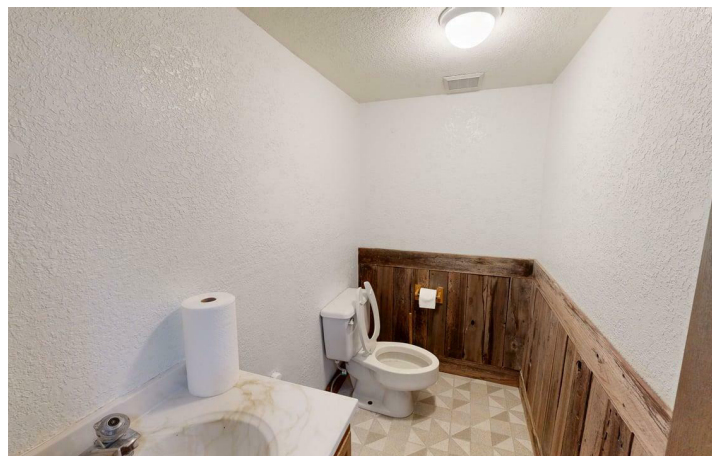
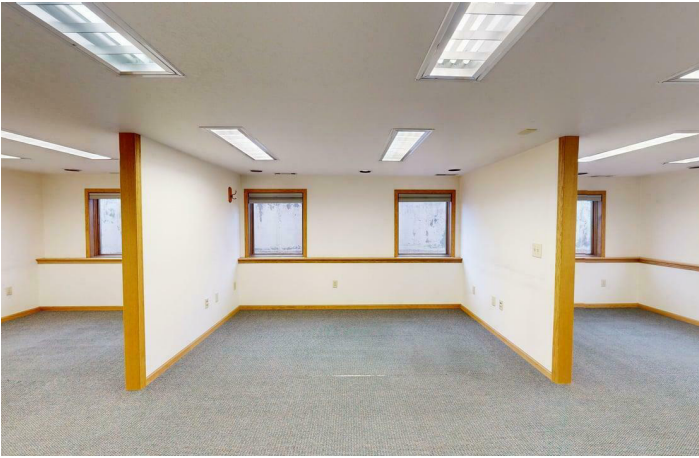


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



Mike Bruschwein
(406) 697-6176

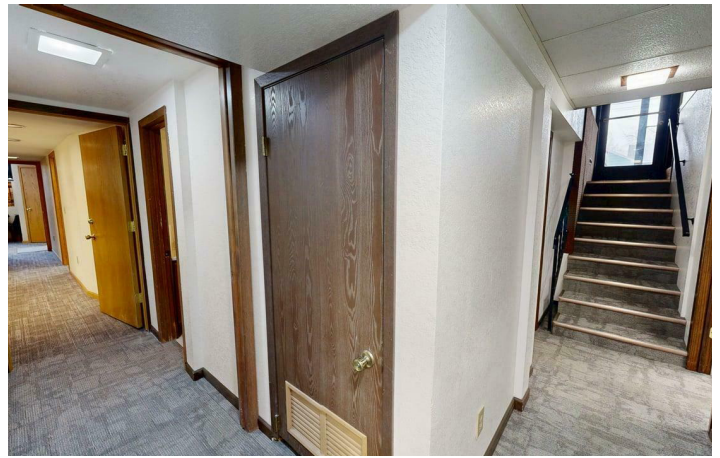


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



Mike Bruschwein
(406) 697-6176



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



NSP

Mike Bruschein
(406) 697-6176



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



Mike Bruschein
(406) 697-6176



**COLDWELL BANKER
COMMERCIAL**
CBS

©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.

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,085	4,352	14,963
Average Age	46.3	46.9	38.2
Average Age (Male)	42.8	44	38.4
Average Age (Female)	41.8	43.8	38.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	550	2,175	6,837
# of Persons per HH	2	2	2.2
Average HH Income	\$89,327	\$83,276	\$83,316
Average House Value	\$292,921	\$291,145	\$293,132

2023 American Community Survey (ACS)

Mike Bruschwein
(406) 697-6176



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

645 GRAND AVE, FOR LEASE

645 Grand Avenue Billings, MT 59101



MIKE BRUSCHWEIN

Comm Sales Associate

mike@cbcmontana.com

Direct: (406) 697-6176 | Cell: (406) 697-6176

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Mike Bruschwein
(406) 697-6176



**COLDWELL BANKER
COMMERCIAL**
CBS