

Lease

1629 Avenue D, A5

1629 Avenue D, A5 Billings, MT 59102



LEASE RATE **\$10.50 SF/yr**

AVAILABLE SF **620 SF**

David Mitchell, SIOR, CCIM
(801) 860-4299
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PROPERTY HIGHLIGHTS

- Lease Rate: \$10.50/SF
- CAM estimate: \$8.00/SF
- Size : 620 SF
- Monthly Rent estimate: \$950.00 (including CAM)

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	620 SF

360° VIRTUAL TOUR

LOCATION DESCRIPTION

This is an excellent first-floor office opportunity in one of Billings' most desirable professional areas. Conveniently located just behind West Park Promenade, this space offers both accessibility and visibility for your business.

This well-appointed office suite features a welcoming reception area, three private offices with enclosed doors, and two large windows that provide excellent natural light. Conveniently located near Avenue D and 17th Street West, the property offers easy access to major roadways and is surrounded by a variety of established businesses, making it an ideal location for professional office users.

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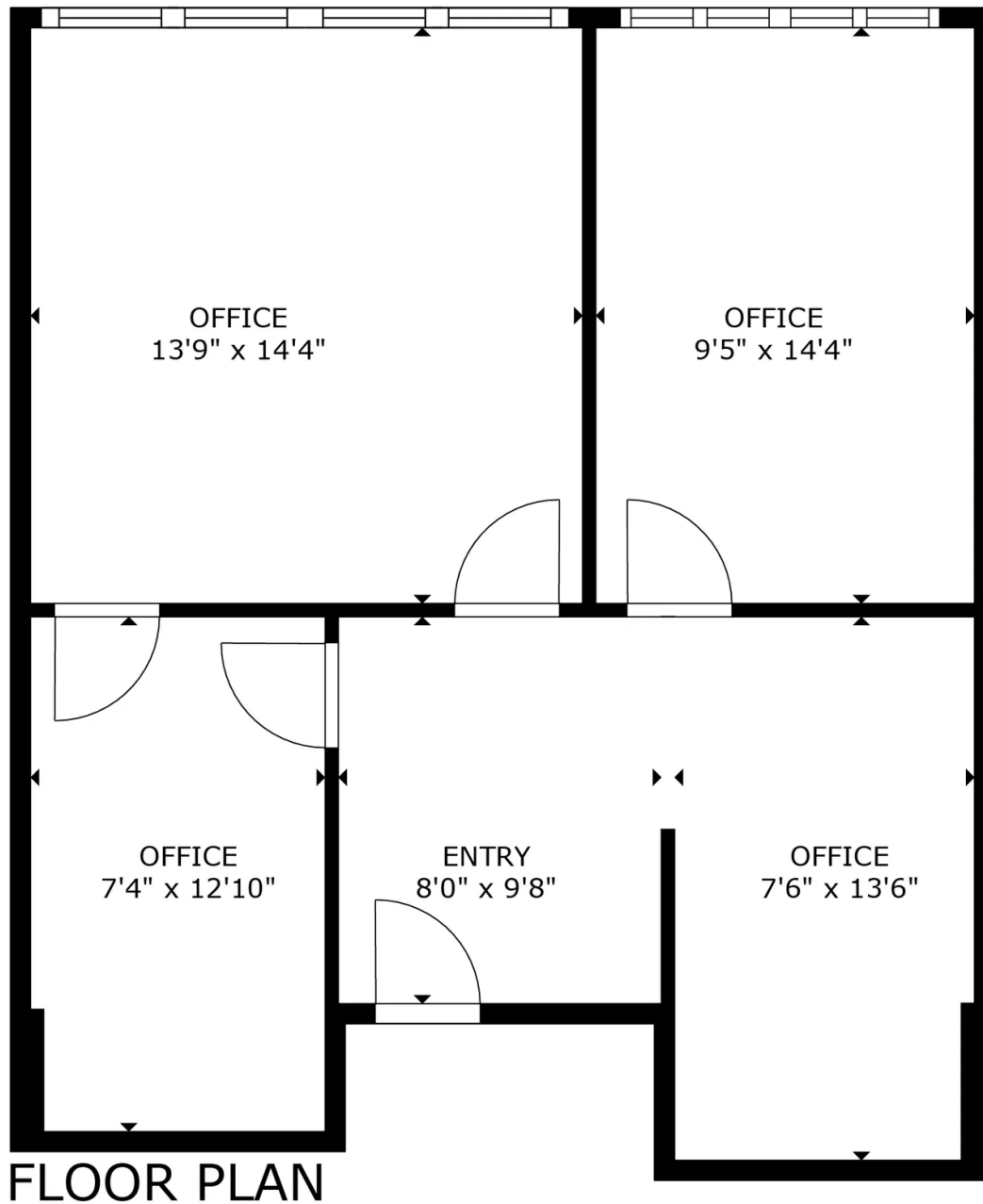
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GROSS INTERNAL AREA
FLOOR PLAN: 623 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



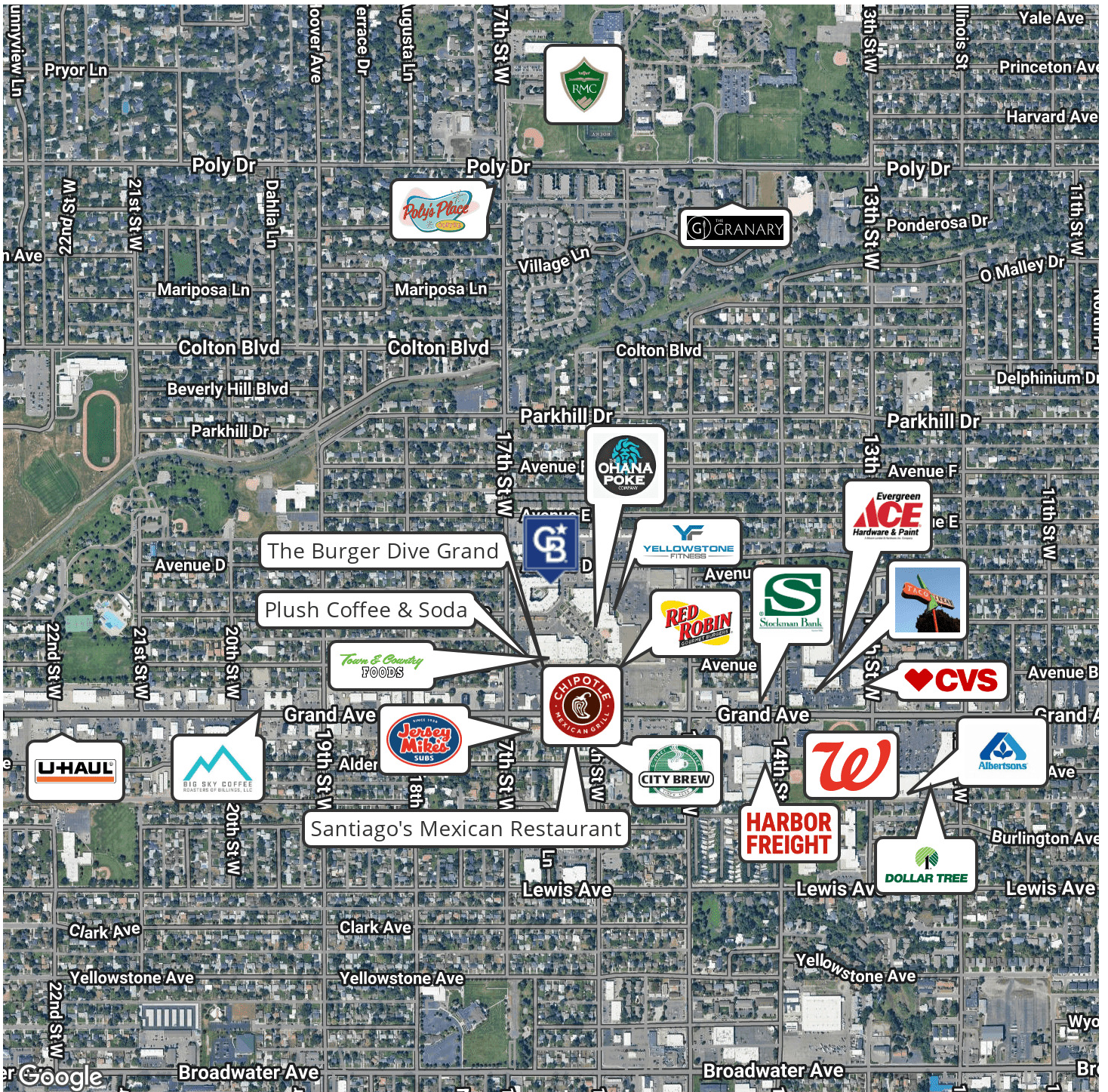
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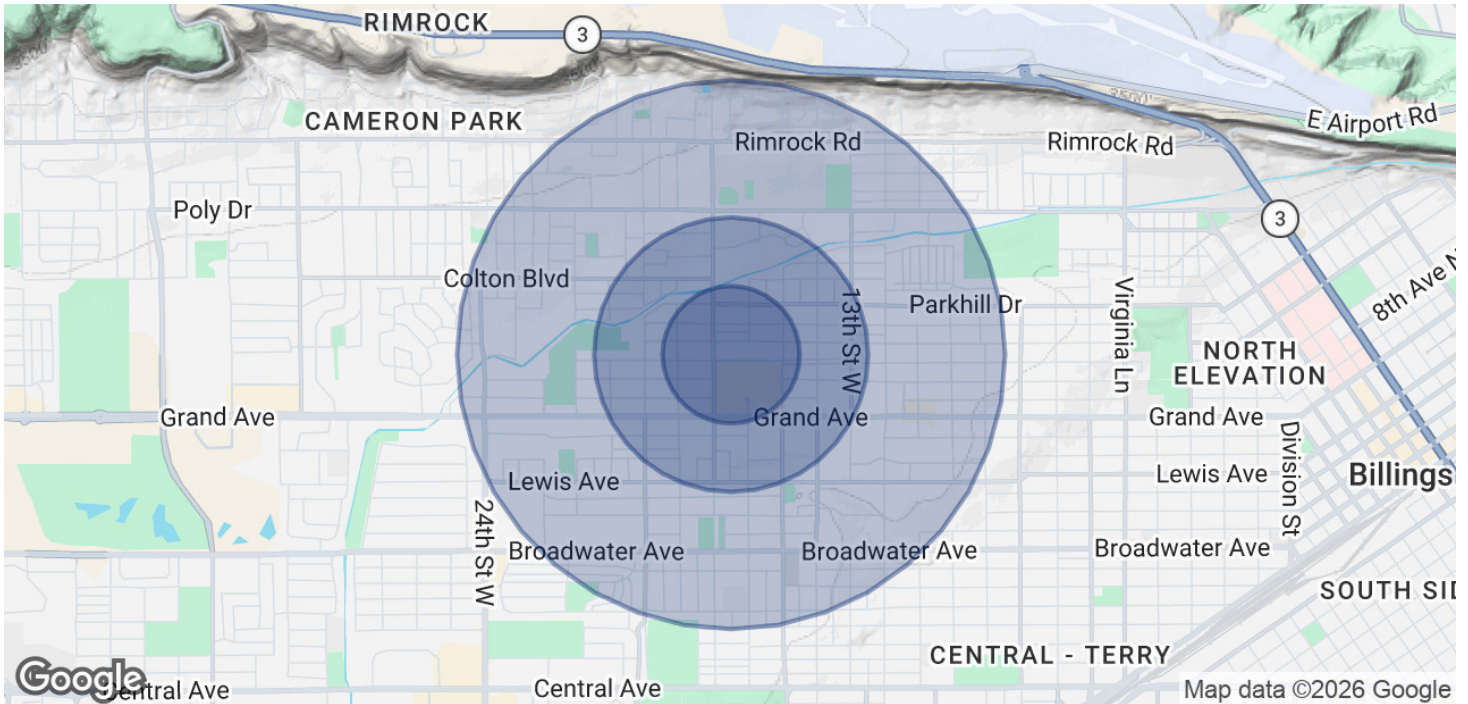
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	846	3,430	13,251
Average Age	34.3	39.6	40.4
Average Age (Male)	35	42.1	40
Average Age (Female)	33.2	37.8	41.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	437	1,677	6,019
# of Persons per HH	1.9	2	2.2
Average HH Income	\$135,294	\$137,812	\$123,878
Average House Value	\$300,715	\$317,765	\$332,743

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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