

LEASE

145 GRAND STREET, STE 6

145 Grand Street, Ste 6 Billings, MT 59101



LEASE RATE

\$15.00 SF/yr NNN

AVAILABLE SF

200 - 425 SF



CLICK TO VIEW MATTERPORT TOUR

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com

©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

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



PROPERTY DESCRIPTION

Now available for lease, Suite #6 at 145 Grand Ave offers an affordable, clean, and professional office solution in a highly visible corridor just outside of downtown Billings. This 425 SF first-floor 2 office suite provides easy, ground-level access—ideal for both clients and daily operations. Space is demisable down to 200 SF, or \$425/month if single office is needed.

The space is bright, well-maintained, and move-in ready, making it a perfect fit for small office users seeking a professional presence without unnecessary overhead. Tenants will benefit from monument signage opportunities on Grand Avenue, offering excellent exposure along this high-traffic arterial.

Located minutes from downtown, this property allows tenants to capture downtown traffic and client activity while enjoying convenient access and parking.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	200 - 425 SF

PROFESSIONAL OFFICE SUITE FOR LEASE

- Lease Rate: \$750/month
- Size: 425 SF
- Location: First floor | Ground-level access

If you're looking for a cost-effective, professional office in a strong Billings location, Suite #6 at 145 Grand Ave delivers visibility, convenience, and flexibility for a wide range of users.

IDEAL PROPERTY FOR:

- CPA or accounting services
- Attorney or legal services
- Financial services or advisory firms
- Photographers or creative professionals
- Massage therapists or wellness providers
- Insurance agents
- Consultants
- Real estate or mortgage professionals
- Therapy or counseling services

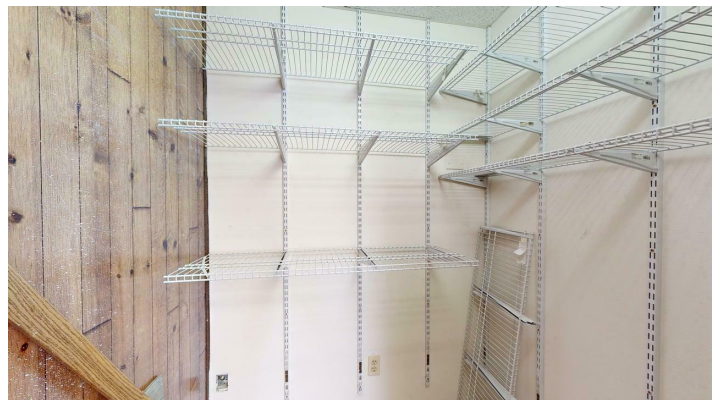
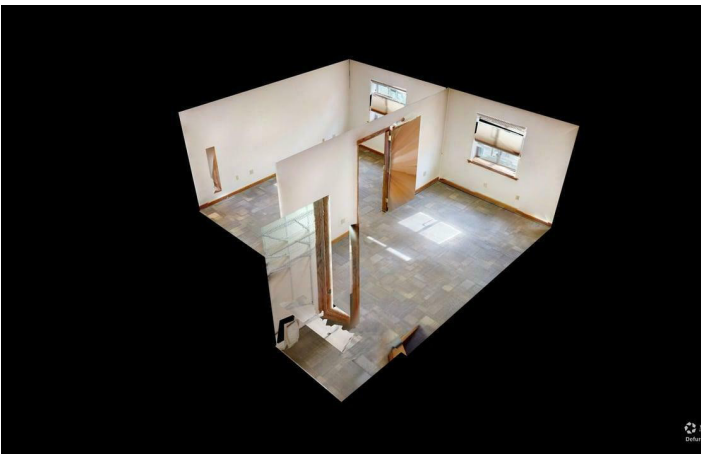
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



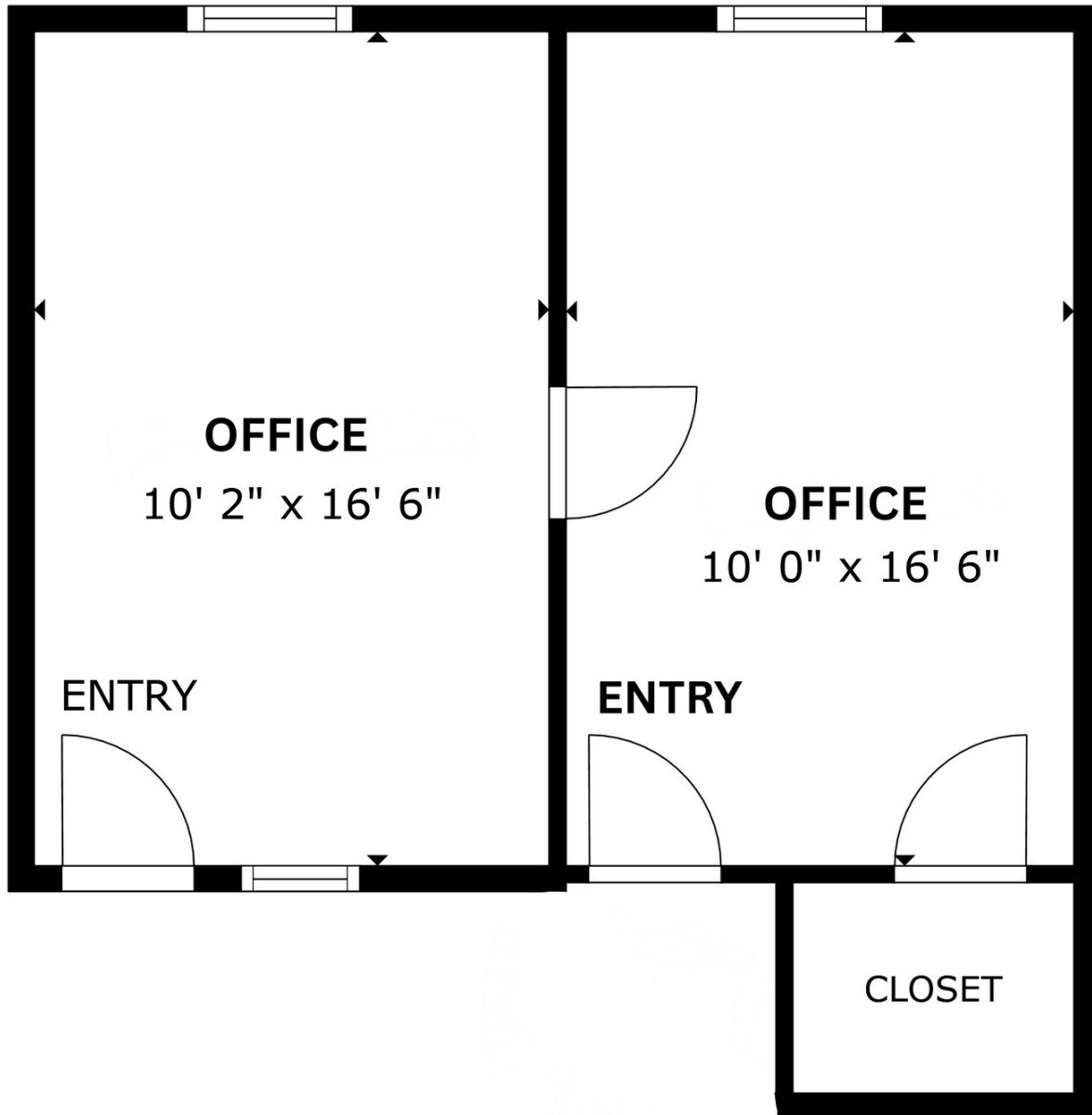
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



FLOOR PLAN

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



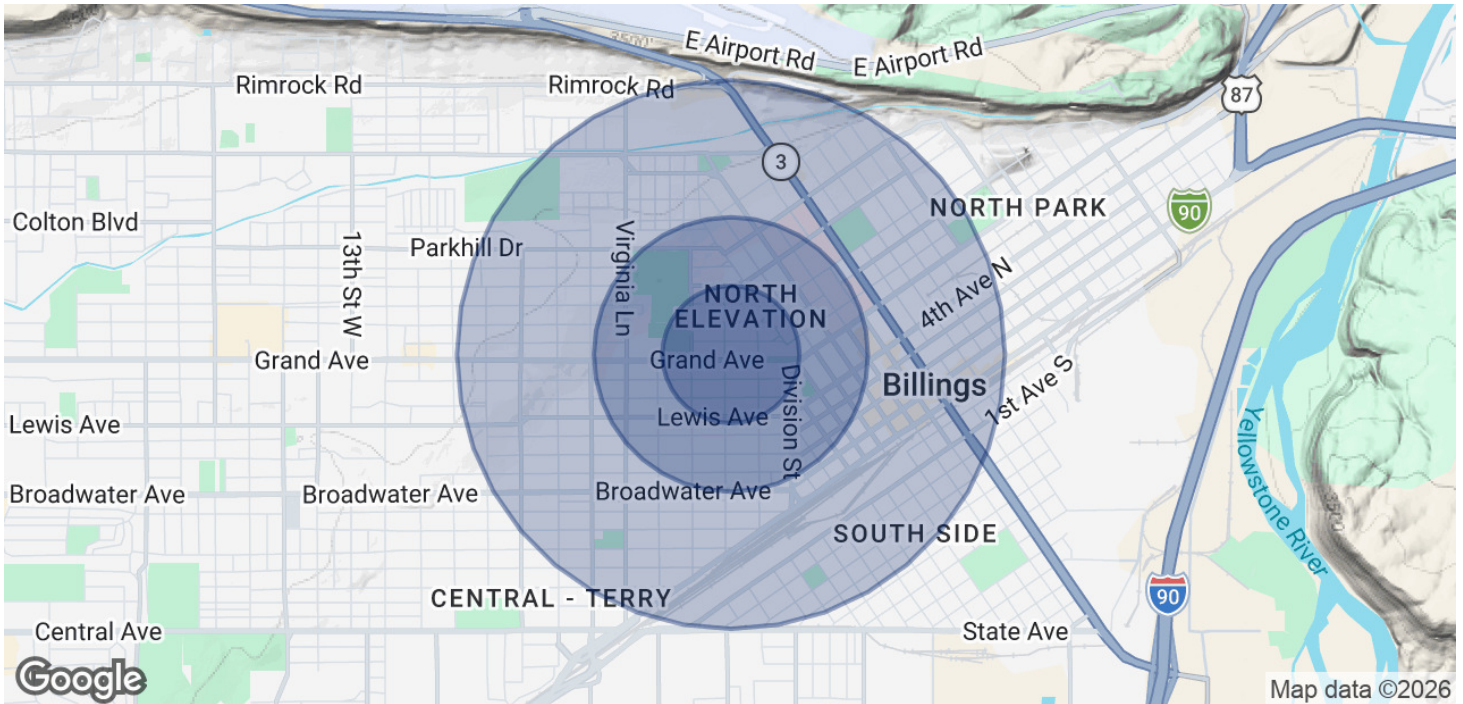
Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	460	1,773	9,150
Average Age	42	42.3	36.7
Average Age (Male)	41.4	41.5	35.6
Average Age (Female)	45.8	44.2	38

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	246	933	4,453
# of Persons per HH	1.9	1.9	2.1
Average HH Income	\$35,561	\$44,277	\$56,009
Average House Value	\$76,796	\$160,609	\$213,445

2023 American Community Survey (ACS)

Bruce Knudsen
(406) 698-8636
bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

145 GRAND STREET, STE 6
145 Grand Street, Ste 6 Billings, MT 59101



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

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Bruce Knudsen

(406) 698-8636

bruce@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS