

Lease

2910 3rd Avenue North

2910 3rd Avenue North Billings, MT 59101



LEASE RATE	\$9.50 SF/yr
AVAILABLE SF	2,000 - 4,179 SF

Mike Bruschwein
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360° VIRTUAL TOUR

LOCATION DESCRIPTION

Downtown Billings Office Space for Lease | 2910 3rd Ave N

4,179 SF | \$9.50/SF NNN | Move-In Ready Office Build-Out | Divisible

Located in the heart of downtown Billings' Central Business District, this ±4,179 SF office space offers a rare opportunity to occupy a fully built-out, professional office environment in one of the city's most walkable and established commercial corridors. The space most recently served as the Billings Police Department's Crime Prevention Center, and features a functional layout of private offices, workstations, and support space suited for professional, government, nonprofit, or service-based users.

The space can easily be demised into two ±2,000 SF suites, offering flexibility for a single larger user or two smaller tenants. The landlord is offering a carpet and paint allowance to help tenants refresh the space to fit their brand and needs, making this a turnkey opportunity with minimal build-out time or cost.

PROPERTY HIGHLIGHTS

- 4,179 SF of existing office build-out; divisible into two 2,000 SF spaces
- \$9.50/SF NNN
- Landlord-provided carpet and paint allowance
- Zoned CBD (Central Business District)
- Located in downtown Billings, within walking distance of City Hall, the Yellowstone County Courthouse, and downtown's retail, dining, and business core

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	2,000 - 4,179 SF

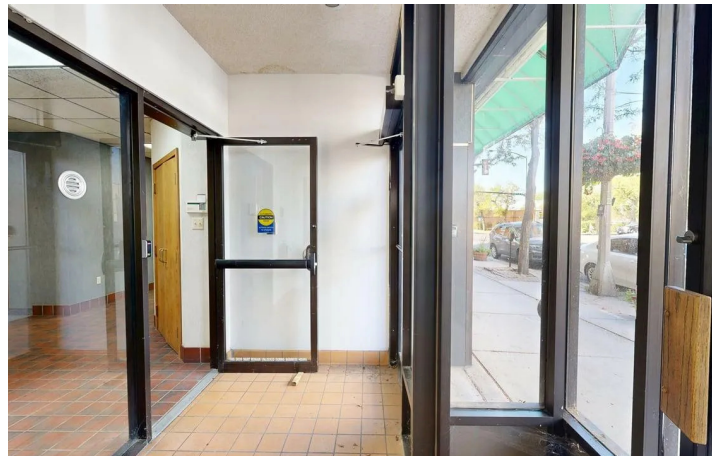
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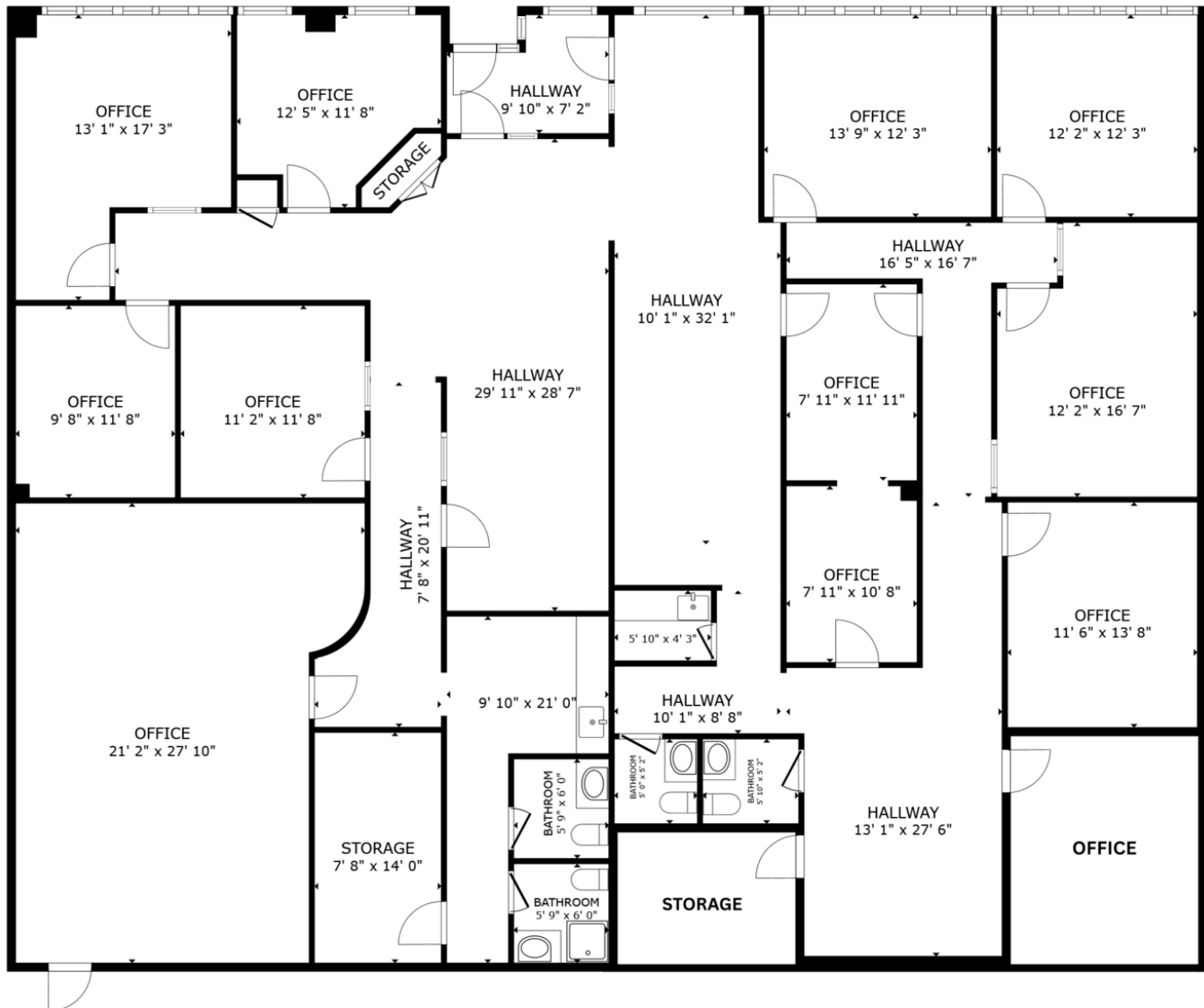
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FLOOR PLAN

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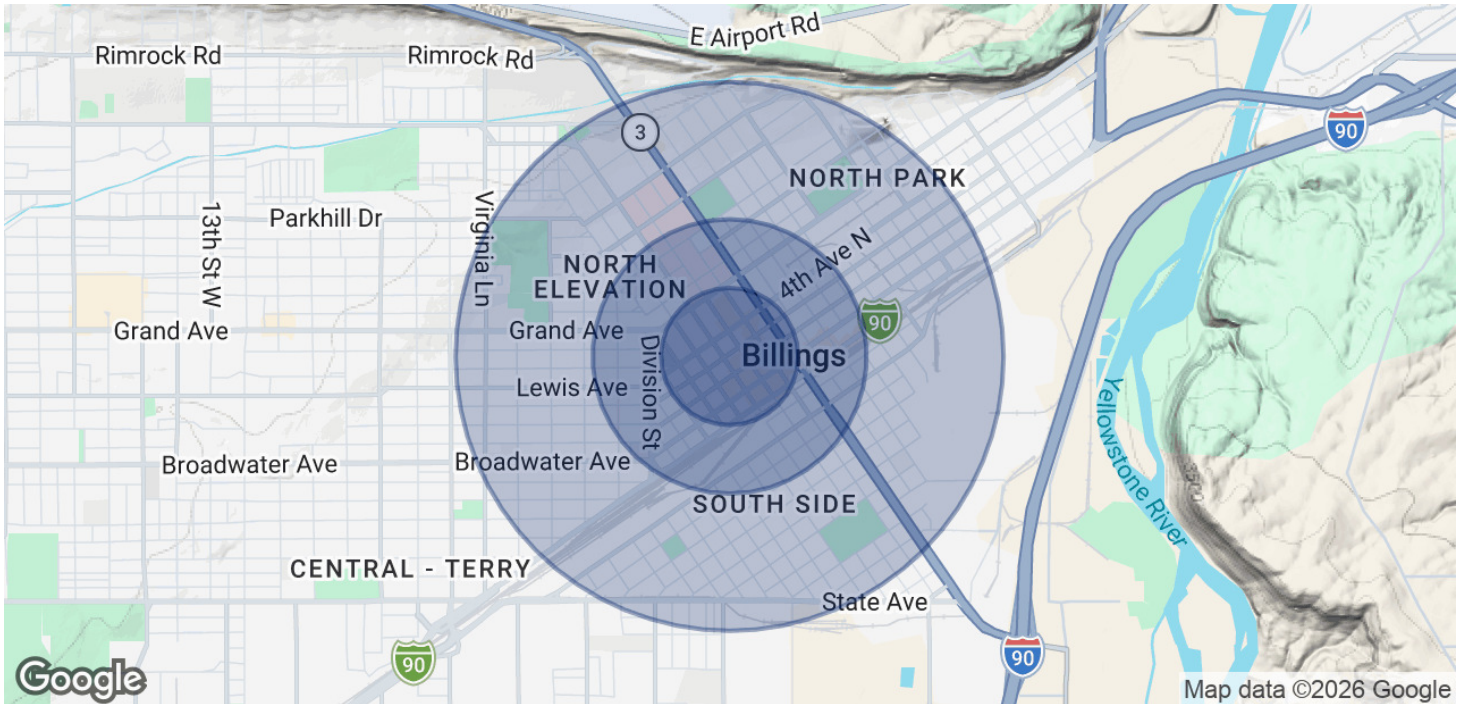


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	551	2,563	10,794
Average Age	41.3	41	36.5
Average Age (Male)	40.6	40.1	35.8
Average Age (Female)	45.7	42.8	37.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	302	1,381	5,228
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$35,139	\$50,462	\$59,323
Average House Value	\$76,551	\$217,603	\$226,908

2023 American Community Survey (ACS)

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MIKE BRUSCHWEIN

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MT #RRE-RBS-LIC-92467

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, Ziply Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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