

Lease

935 Lake Elmo Drive, Ste D

935 Lake Elmo Drive, Ste D Billings, MT 59105



LEASE RATE \$13.00 SF/yr
AVAILABLE SF 1,026 SF

Todd Sherman
(406) 570-8961
todd@cbcmontana.com

George Warmer, SIOR, CCIM
(406) 855-8946
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PROPERTY HIGHLIGHTS

- Spacious open work area
- One private office
- Kitchenette
- Additional storage space
- Spacious on-site parking lot
- ADA accessible
- Ramps and elevator access

OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	1,026 SF

360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Located in Billings Heights, this 1,026-square-foot office suite offers a functional layout for a variety of professional or service-based businesses. The space features a spacious open work area, one private office, a kitchenette, and additional storage. Multiple windows and ample overhead lighting create a bright, comfortable working environment.

The property also offers a spacious parking lot and ADA accessibility with ramps and elevators, providing convenient access for employees and clients. Positioned along the established Lake Elmo Drive commercial corridor, the suite is surrounded by residential neighborhoods, restaurants, retailers, and other local businesses.

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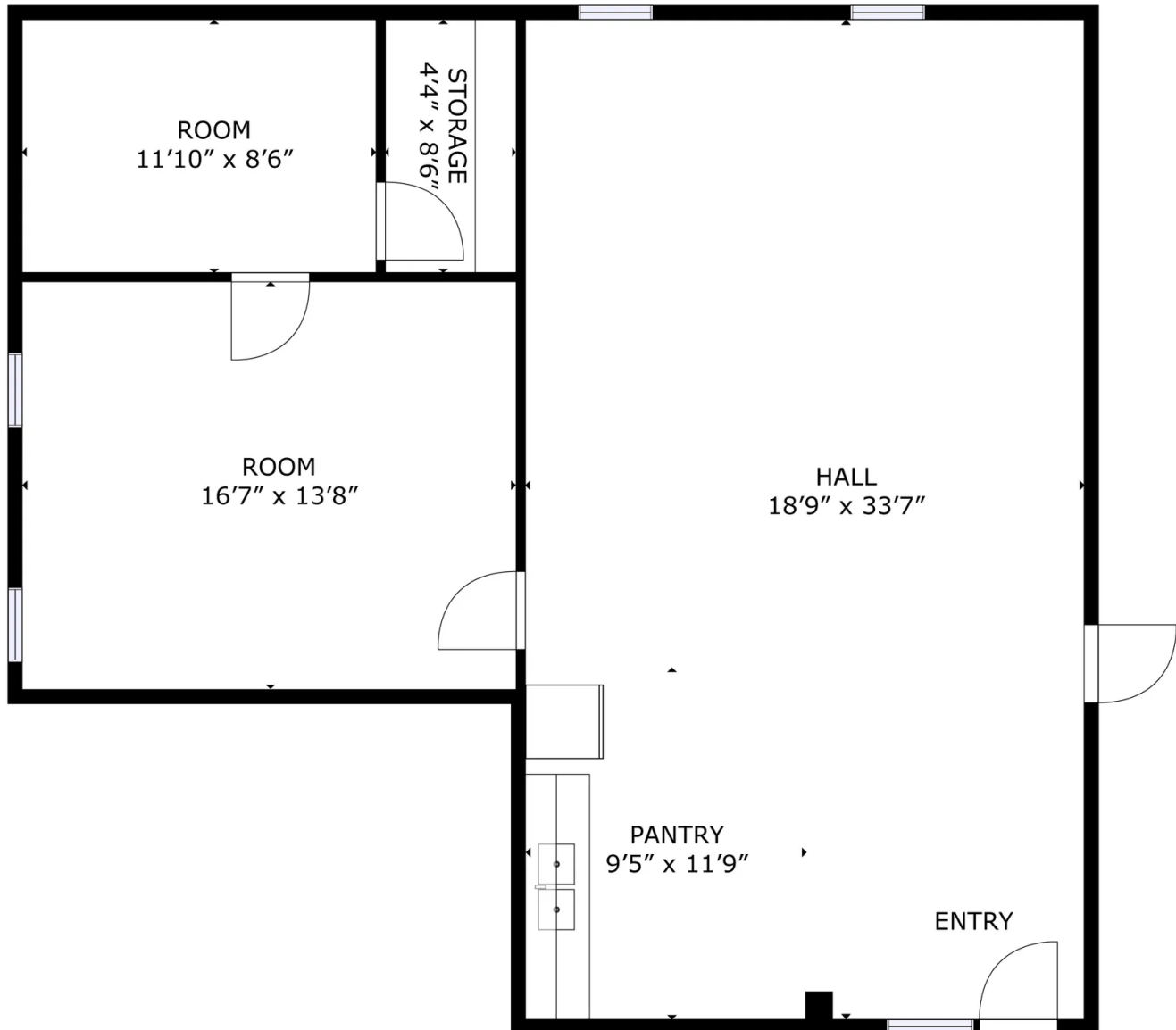
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GROSS INTERNAL AREA
TOTAL: 1026 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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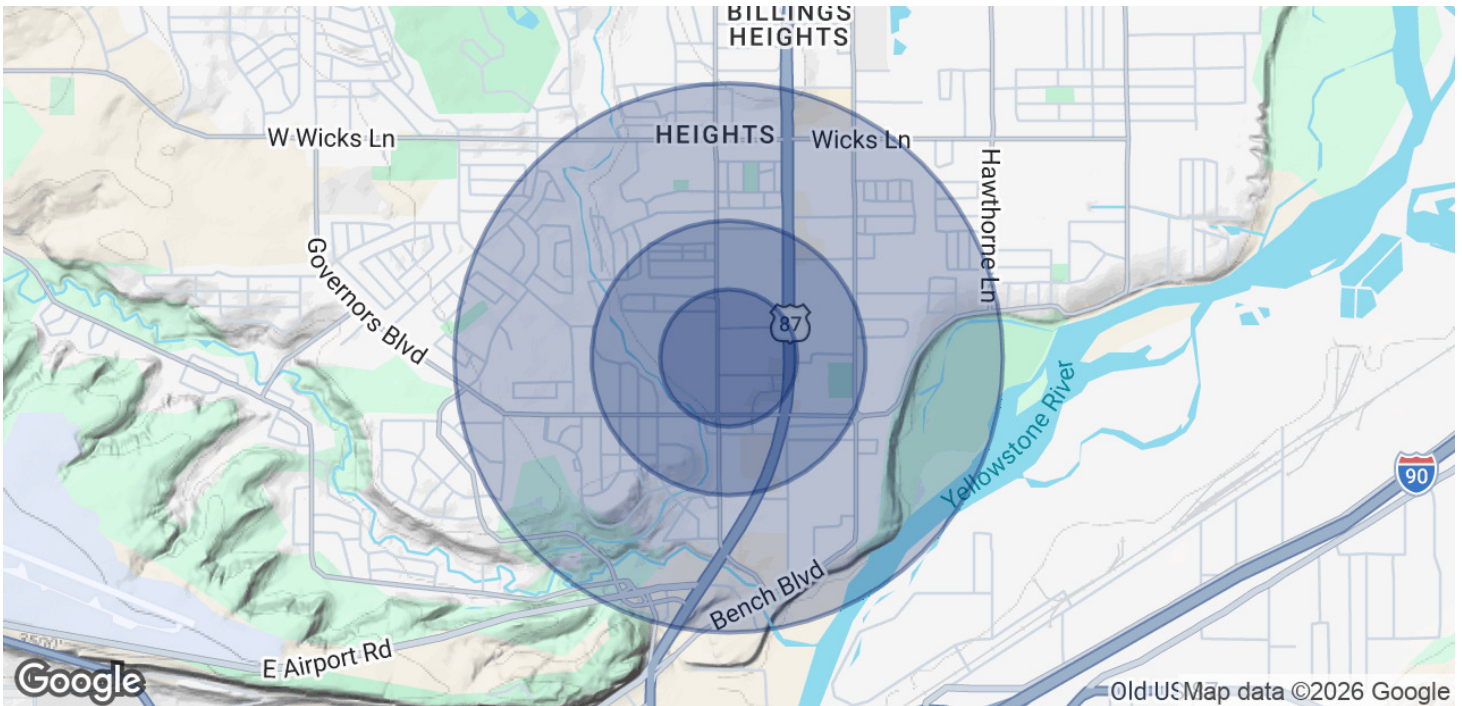


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	548	2,239	9,802
Average Age	29.6	31.9	34.5
Average Age (Male)	27.9	32	34.8
Average Age (Female)	36.6	35.6	36.5

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	277	1,075	4,252
# of Persons per HH	2	2.1	2.3
Average HH Income	\$52,263	\$59,829	\$71,437
Average House Value	\$181,661	\$216,828	\$259,463

2023 American Community Survey (ACS)

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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #RRE-RBS-LIC-54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon
BS in Business Communications

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: Billings Home Builder Association
Board Member: Sustainable Montana
Active Member Downtown Billings Rotary Club
Active Member of Western States Petroleum Association
Active Member of Montana Tavern Association

CBS

3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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George Warmer, SIOR, CCIM

Principal Broker

george@cbcmontana.com
Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Member: SIOR
Member: CCIM
Board Member: Metra Park
Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2025 Transactions of Note

Loves

LOVES TRUCKING, LAUREL MT
LAND
GAS STATION DEVELOPMENT

5509 KING AVE E
INDUSTRIAL
14,500 SF SHOP SPACE

5907 BLUFF LANE
INDUSTRIAL
9,443 SF SHOP SPACE

2815 S 48TH ST
INDUSTRIAL
STORAGE UNITS

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE

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