



**COLDWELL
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COMMERCIAL**

CBS

**FOR
LEASE**

CBCMONTANA.COM

1215 MONAD RD

Billings, MT 59101

AVAILABLE SPACE

2,000 - 13,200 SF

LEASE RATE

\$1,375 - \$8,612 per month + utilities

AREA

1215 Monad is a 13,200 SF centrally located, multi-tenant property that contains 8,000 SF of shop space, 3,200 SF of showroom space and 2,000 SF of office/showroom.



OFFICE

Nathan Matelich, CCIM

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3135 Meadow View Dr., Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 2,000 - 13,200 SF

Lease Rate: \$1,375 - \$8,612/mo
(+ utilities)

Lot Size: .88 Acres

Building Size: 13,200 SF

Renovated: 2020

Zoning: I1-Light Industrial

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PROPERTY OVERVIEW

1215 Monad is an ideal property for 1-3 tenants looking for shop, showroom, retail and/or office space. Landlord is willing to do a build to suite by demising the property or doing a custom build out on the interior within a budget.

PROPERTY HIGHLIGHTS

- 8,000 SF Shop/Warehouse
- 3,200 SF Retail/Showroom
- 2,000 SF Office Space with Retail Exposure
- Attractive Finishes in Offices & Bathrooms
- High Traffic Counts on Monad with 9,520 Cars Per Day
- Separate heating and cooling systems for showroom and shop areas



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AVAILABLE SPACES

2,000 SF OFFICE SPACE

- 2,000 SF office space with retail exposure for lease
- Reception, showroom, 3 offices and conference room
- Rich wood finishes throughout with newly renovated bathrooms
- Base Rent = \$7 - \$9 PSF
- NNN = \$1.25 PSF (estimated)
- Lease rate is \$1,375 to \$1,708/mo + utilities depending on build out and finishes tenant requires

3,200 RETAIL/SHOWROOM

- Landlord willing to do a custom build to suit
- Newly renovated bathrooms
- Base Rent = \$7 to \$9 PSF
- NNN = \$1.25 PSF (estimated)
- Lease rate is \$2,200 to \$2,733/mo + utilities depending on build out and finishes tenant requires

8,000 SF SHOP SPACE

- 3 offices + open bullpen area
- 3 phase power
- 1 qty 10ft overhead door
- 1 qty 12 ft overhead door
- Base Rent = \$5 PSF
- NNN = \$1.25 PSF (estimated)
- Lease rate is \$4,170/mo + utilities

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2,000 SF Office Space



2,000 SF Office Space



2,000 SF Office Space



2,000 SF Office Space

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3,200 SF Retail Space



3,200 SF Retail Space



3,200 SF Retail Space

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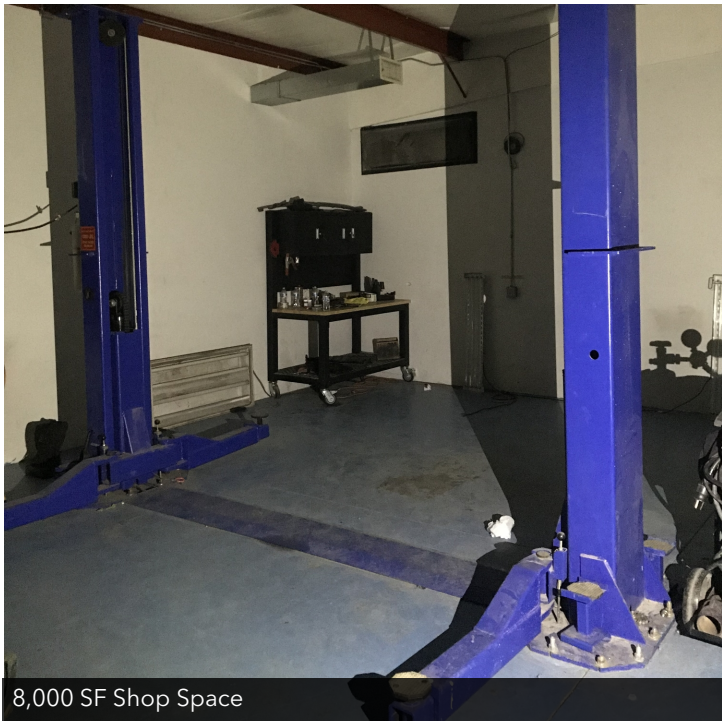
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8,000 SF Shop Space



8,000 SF Shop Space



8,000 SF Shop Space

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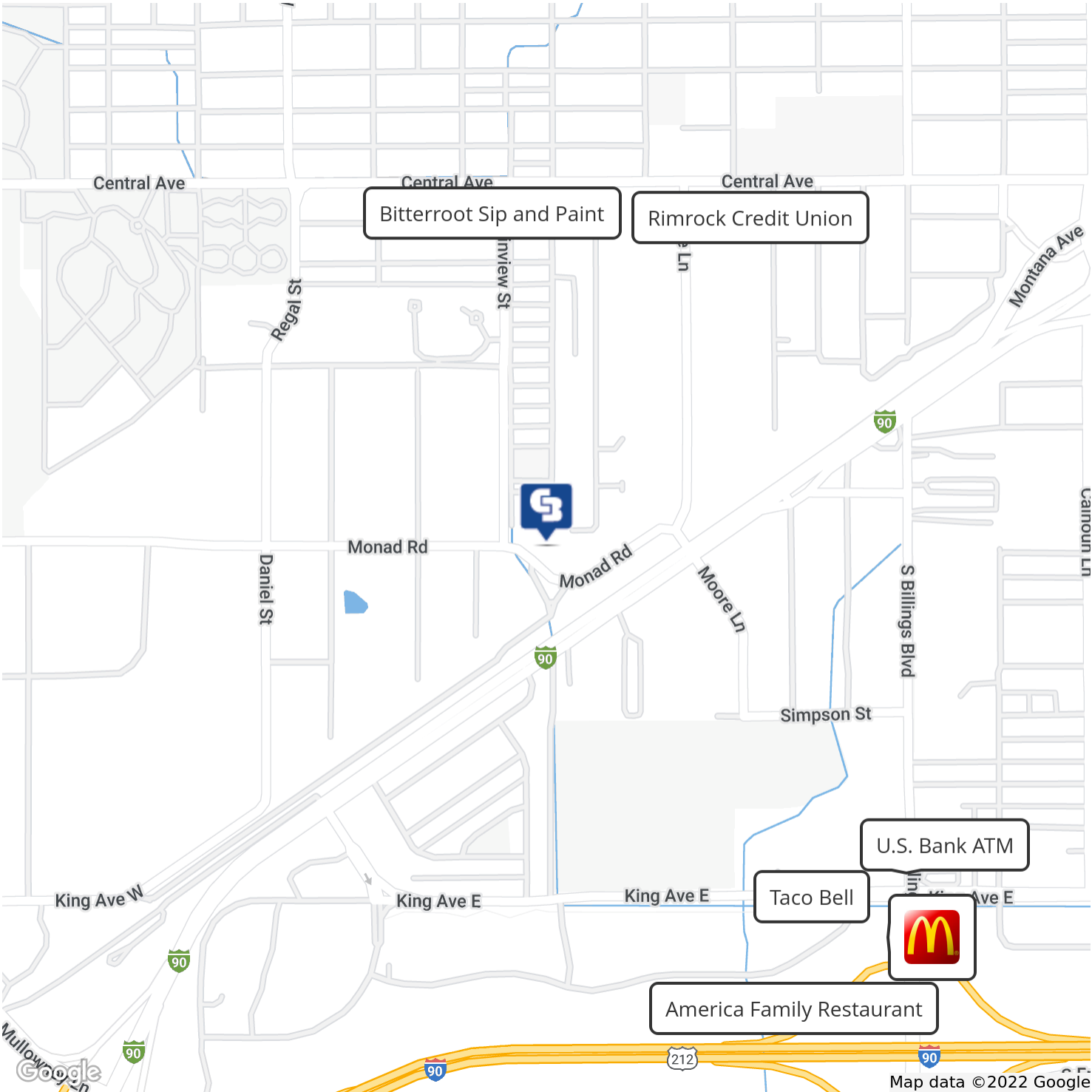


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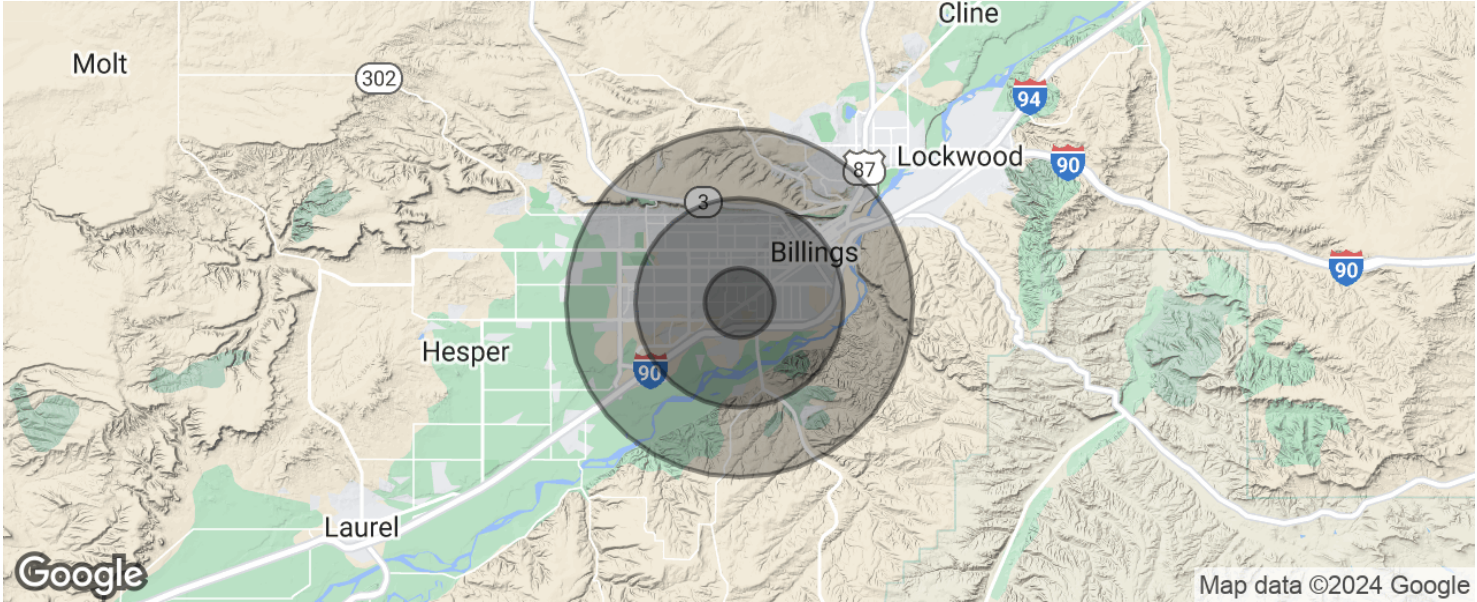


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,720	60,063	107,912
Median age	33.5	35.8	37.7
Median age (Male)	32.4	34.1	36.1
Median age (Female)	34.6	38.8	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,435	26,367	47,060
# of persons per HH	2.2	2.3	2.3
Average HH income	\$48,565	\$52,833	\$55,326
Average house value	\$150,739	\$169,152	\$179,101

* Demographic data derived from 2020 ACS - US Census

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