

LEASE

50 27TH STREET W SUITE D

Billings, MT 59102



LEASE RATE

\$20 SF/yr

George Warmer, SIOR, CCIM

(406) 855-8946

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PROFESSIONAL DENTAL OFFICE AVAILABLE FOR LEASE

A fully built-out professional dental office is now available for lease, offering approximately ±3,400 square feet of efficient, well-designed clinical and administrative space.

The suite features five operatories, two restrooms, a dedicated chart/records room, and a technical electrical room. A separate physical plant room houses the water heater, air compressor, suction system, and additional storage. The layout also includes a large central sterilization/lab area, consultation room, main doctor's office, staff lounge, and a welcoming reception area with reception desk.

New carpet was installed throughout in 2025, providing a fresh, updated interior.

- Suite Size: ±3,400 SF
- Lease Rate: \$20.00 PSF, Modified Gross
- Availability: July 2026

This space is ideal for dental or other compatible medical users seeking a turnkey clinical layout with minimal build-out required.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (MG)
Available SF:	3,400 SF
Lot Size:	1.86 Acres
Lot Size:	1.86 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	233	1,645	5,509
Total Population	531	3,592	12,536
Average HH Income	\$84,325	\$86,701	\$84,381

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HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- ±3,400 SF fully built-out professional dental office
- Five (5) operatories
- Central sterilization / lab area
- Consultation room and main doctor's office
- Reception area with reception desk
- Two (2) restrooms
- Chart / records room
- Technical electrical room
- Dedicated physical plant room (water heater, air compressor, suction, and storage)
- Staff lounge
- New carpet installed in 2025
- \$20.00 PSF Modified Gross
- Available July 2026



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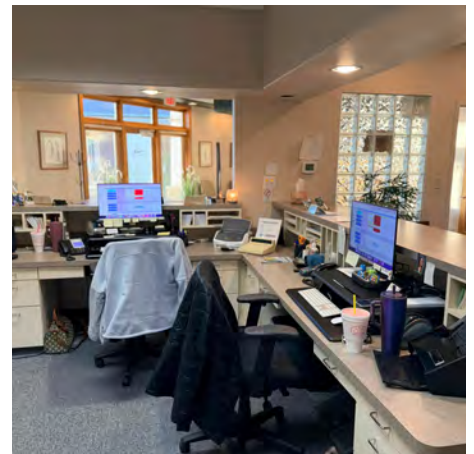
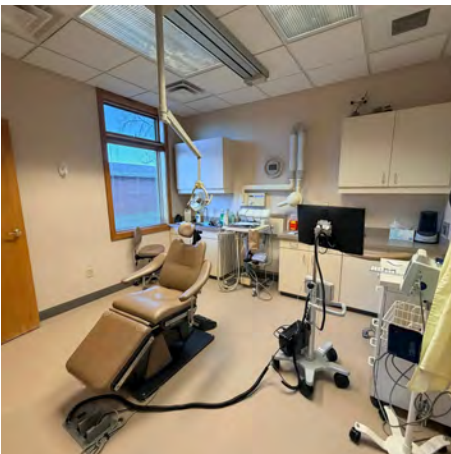


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PHOTOS

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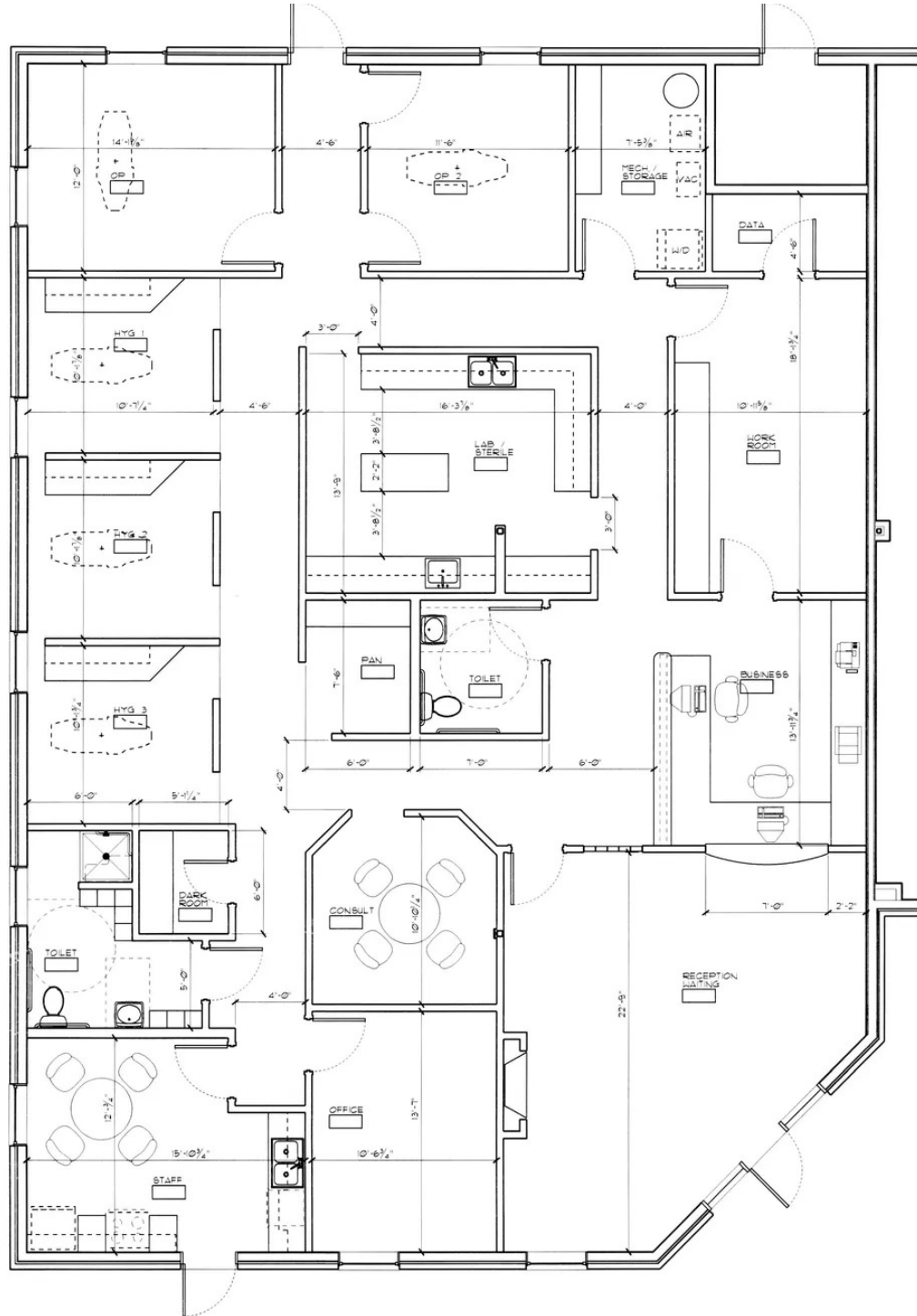


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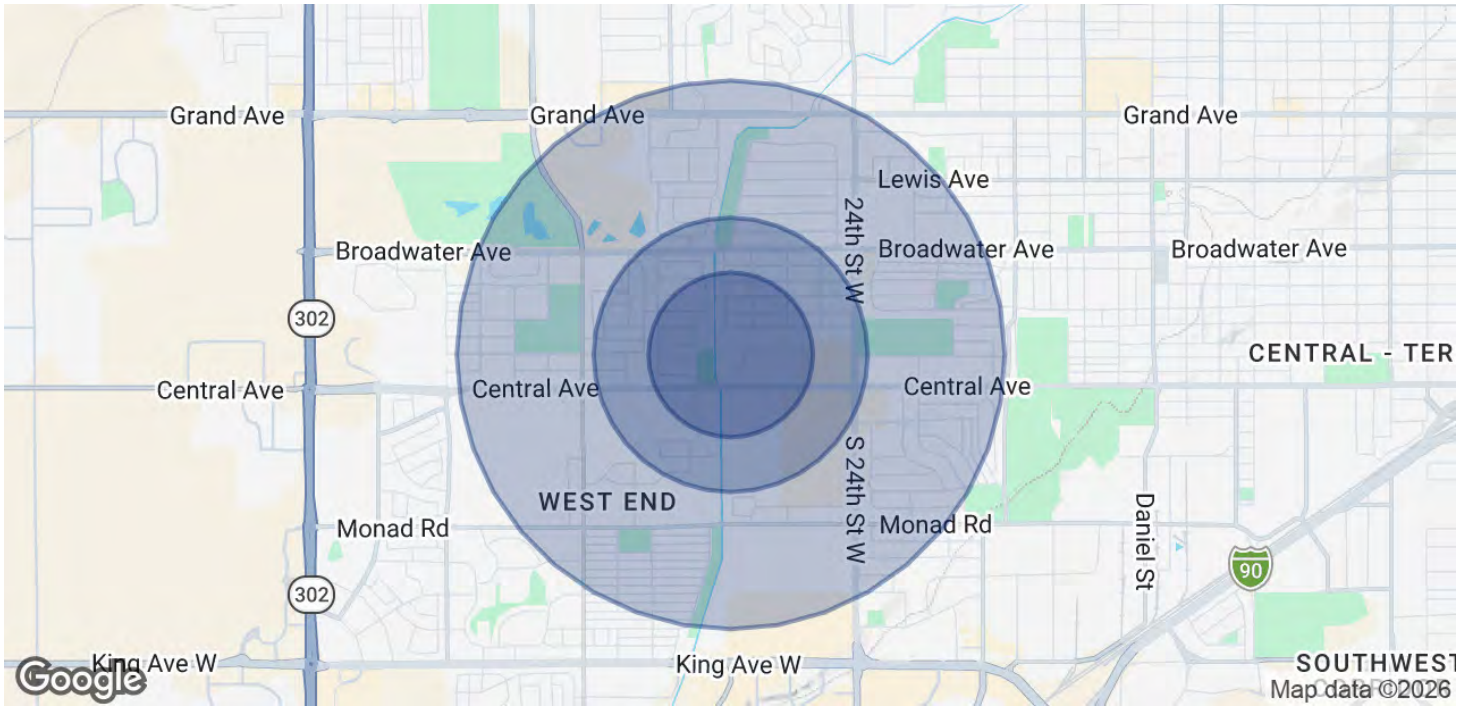


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DEMOGRAPHICS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	531	3,592	12,536
Average Age	46	45	43
Average Age (Male)	44	42	41
Average Age (Female)	48	47	45
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	233	1,645	5,509
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$84,325	\$86,701	\$84,381
Average House Value	\$330,888	\$346,659	\$337,633

2020 American Community Survey (ACS)

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Principal Broker

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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 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
90,000 SF AVAILABLE FOR SALE!
2 ACRE DEVELOPMENT SITE

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