

# LEASE

**3221 PUREVIEW LN**

Billings, MT 59106



**LEASE RATE**

**\$9.00 SF/yr NNN**

**George Warmer, SIOR, CCIM**

O: (406) 855-8946 | C: (406) 855-8946  
george@cbcmontana.com

**Todd Sherman**

O: (406) 570-8961 | C: (406) 570-8961  
todd@cbcmontana.com

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## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

This unit contains a 2,825 sf of open shop floor space, two office/flex spaces and a full bathroom on the ground level, and a 225 SF finished studio with a kitchenette upstairs for a total of 3050 SF. There is an additional gated and fenced outside area directly out back. A perfect place to run your small business. Easy access as this unit is located near S Frontage Rd and I-90. Available immediately.

Base Rent \$2,287.50

NNN \$577

Total \$2,864.50

Tenant Responsible for Gas, Electric, & Water

Available SF:	3,050 SF
Lease Rate	\$9.00 PSF
Monthly Rent	\$2,864.50
Unit Available	A1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
Total Population	938	12,421	42,516
Average HH Income	\$90,152	\$128,855	\$103,832

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## PROPERTY HIGHLIGHTS

- **Main Floor:**
  - 2,825 SF Shop with Two Office/Flex Space
  - Full Restroom With Shower
  - Washer & Dryer Hookups
  - Shop Sink
  - Two 14' Overhead Doors with Pull Through Capability
  - Radiant Heat
  - 220 & 110 Outlets
- **Second Floor:**
  - 225 SF
  - Kitchenette and Studio Apartment
- **Exterior:**
  - Attractive Multi tone Exterior.
  - Office & Shop Entrances
  - Exterior lighting
  - Secure Automatic Gate With Code
  - Rear Fenced Area For Pull Through



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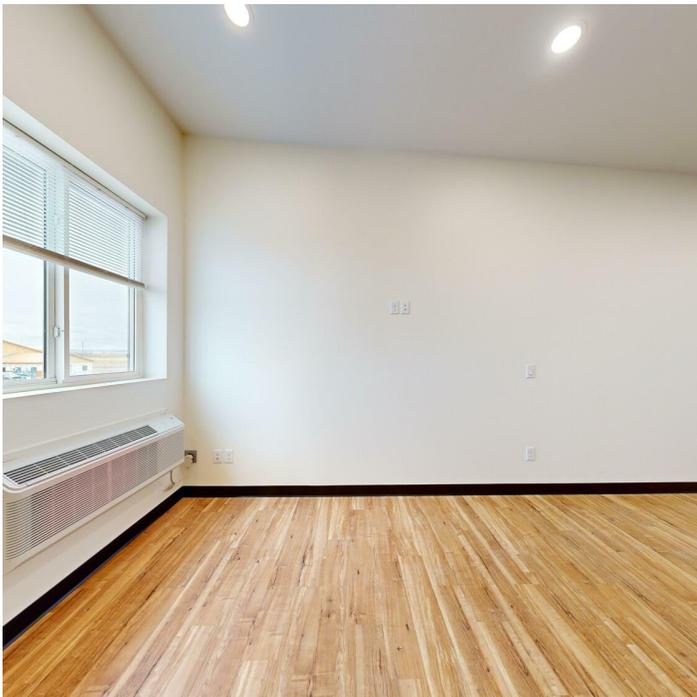


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# STUDIO SPACE

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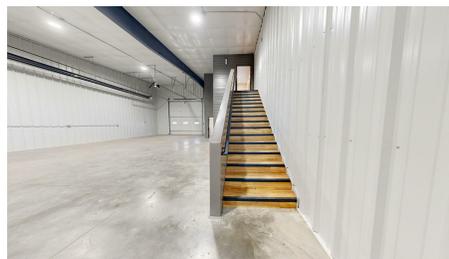
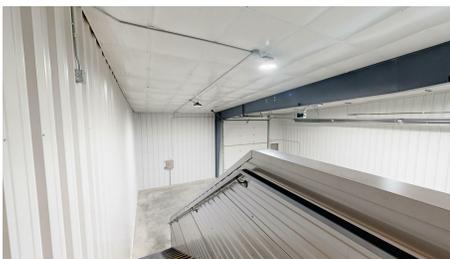


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# OFFICE & SHOP

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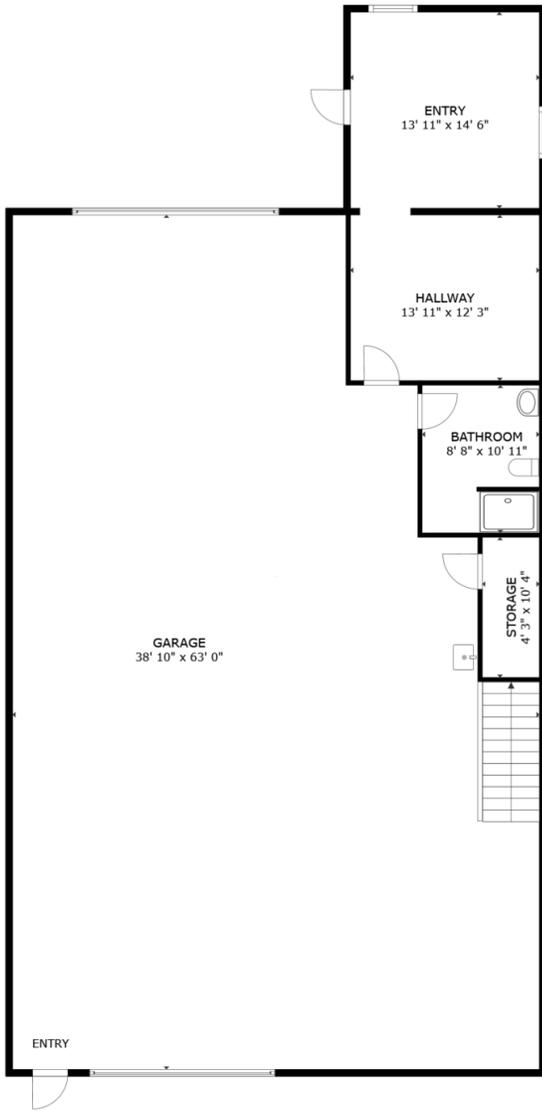


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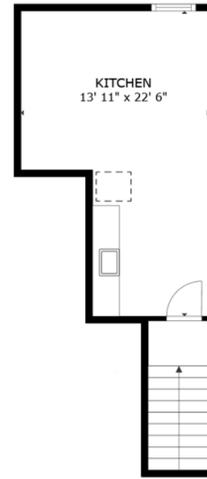
# FLOOR PLAN

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FLOOR 1



FLOOR 2

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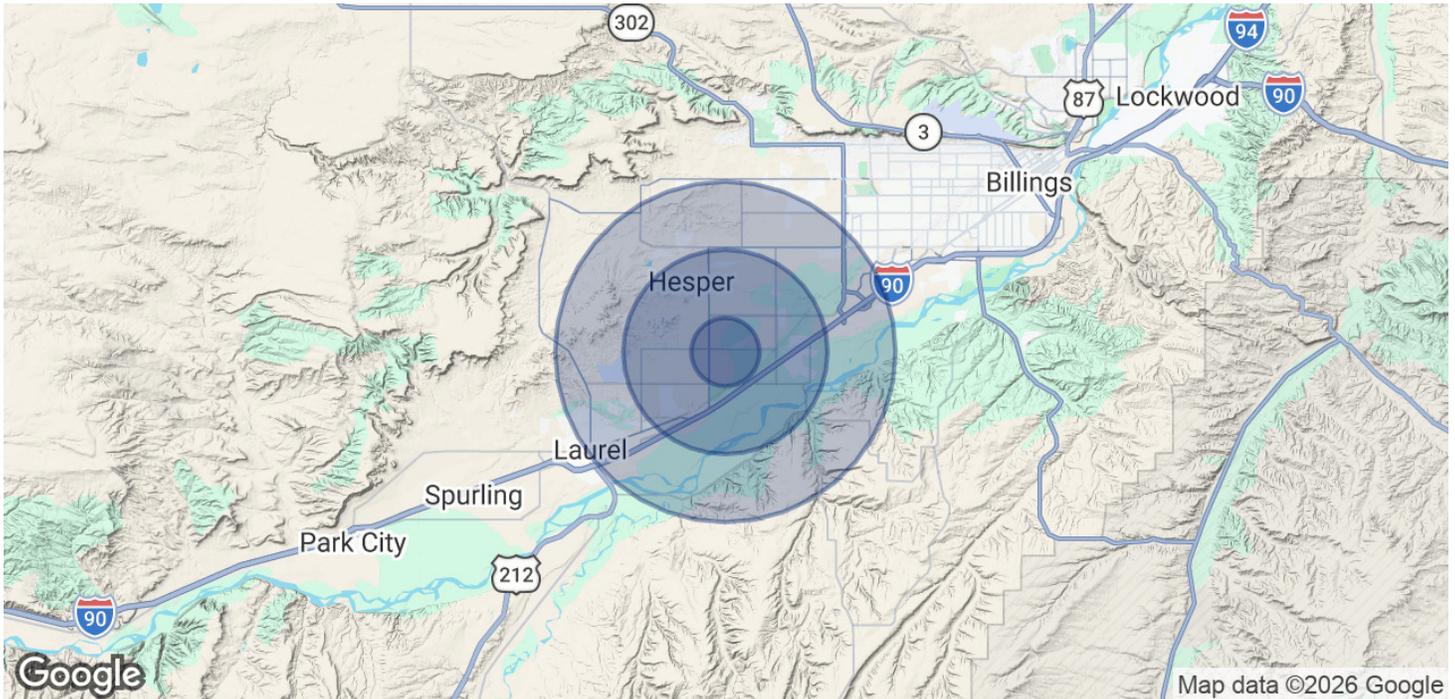


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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	938	12,421	42,516
Average Age	40	43	43.1
Average Age (Male)	39.2	42.8	42.4
Average Age (Female)	39.8	42.6	43.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	524	5,686	19,546
# of Persons per HH	1.8	2.2	2.2
Average HH Income	\$90,152	\$128,855	\$103,832
Average House Value	\$374,242	\$390,609	\$306,910

2020 American Community Survey (ACS)

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### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: (406) 855-8946 | 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 a 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

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

#### MEMBERSHIPS

Board Member: Big Sky Economic Development

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: West End Rotary

#### 2024 Transactions of Note



2675 KING AVE W  
RETAIL  
FORMER BANK



2075 OVERLAND  
OFFICE  
10,000 SF OFFICE BUILDING



707 N 31ST  
MULTI-FAMILY  
12-PLEX



206 PLAINVIEW  
INDUSTRIAL  
80,000 SF WAREHOUSE



6807 DANFORD  
LAND  
66 ACRE LAND DEVELOPMENT

#### CBS

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406.656.2001

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**TODD SHERMAN**

Commercial Realtor

todd@cbcmontana.com

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

MT #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

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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