

# LEASE

**3734 CRESENT LAKE RD STE 4**

Billings, MT 59101



**LEASE RATE**

\$3,680.00 per month

**Nathan Matelich, CCIM**

(406) 781-6889

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## OFFERING SUMMARY

Total Building Size:	5,225 SF
Available Space:	3,047 SF
Lot Size:	4,200 SF
Year Built:	2024
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

- New Construction 3,047 Sf Shop Warehouse
- 22' Peak Ceiling Height
- 3 Qty 14 ft Overhead Doors - Drive-Thru Capable
- Shop Space Bays Are 70 ft Deep
- Trench Drain In Shop Floor
- Huge GFA Heater In Shop
- Private Bathroom
- Fenced Gravel Yard
- Quality Windows, Doors & Trim Throughout with Highly Energy Efficient Design
- Community Well & Septic

## OTHER RESOURCES

[Virtual Tour](#)

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## LOCATION OVERVIEW:

Strategically located just minutes off Interstate 90, this high-end Shop Condo offers exceptional access between Billings and Laurel—perfect for businesses that serve clients in both markets. Situated in Billings' desirable West End, this property blends visibility, convenience, and flexibility.

Whether you're a service provider such as Emergency Medical Services (EMS) or Disaster Restoration needing 24/7 on-call staff accommodations, a contractor looking for functional shop space, or an entrepreneur seeking the ultimate live/work setup, this location delivers.

With close proximity to major thoroughfares, you'll have everything you need within reach while staying connected to the region's fastest-growing commercial corridor.



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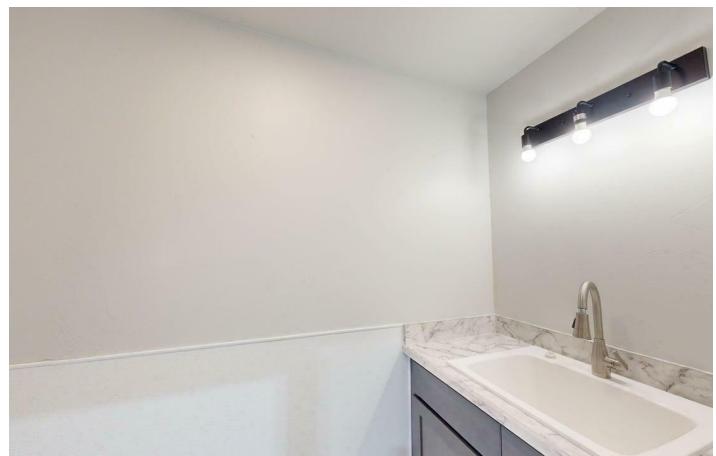


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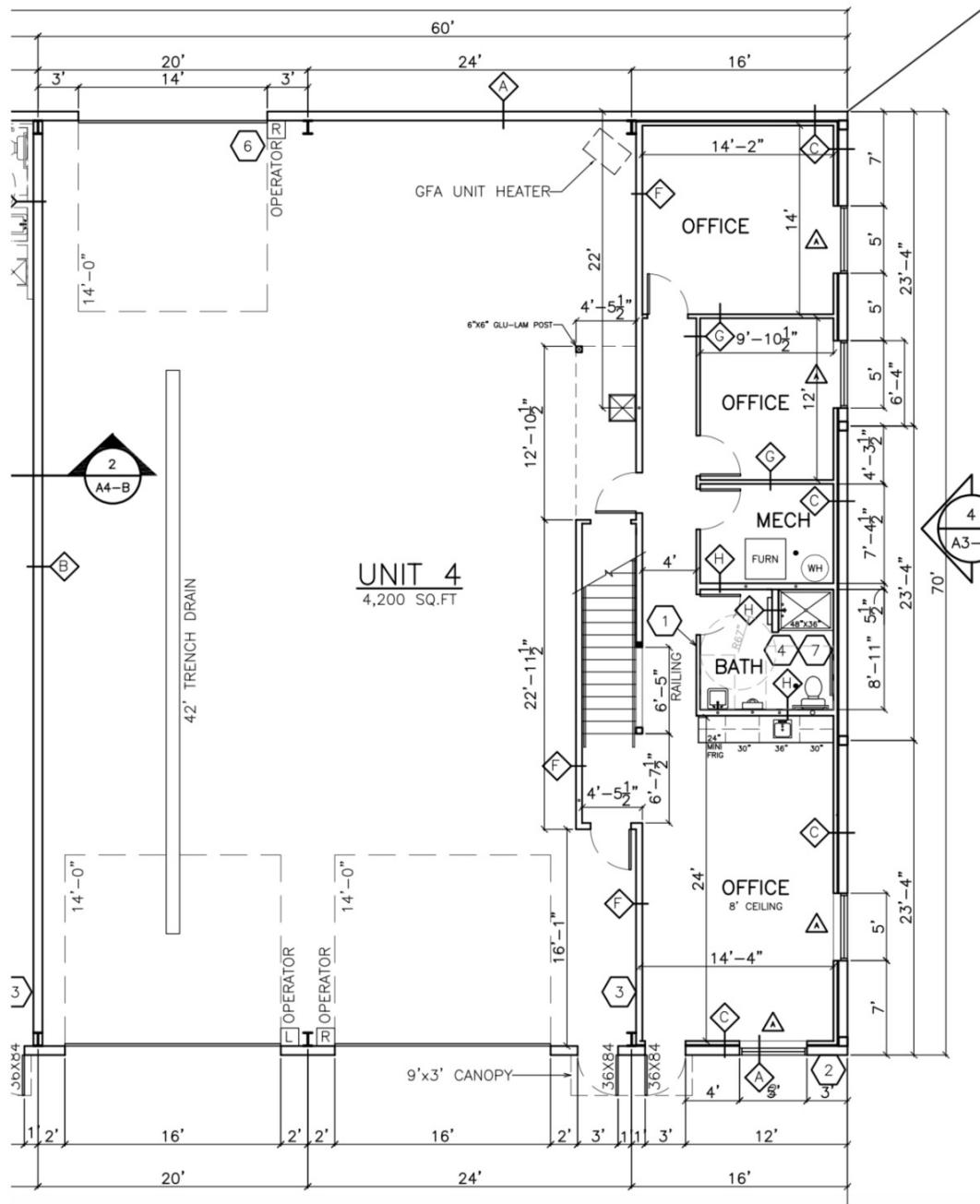
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## Main Level Floorplan



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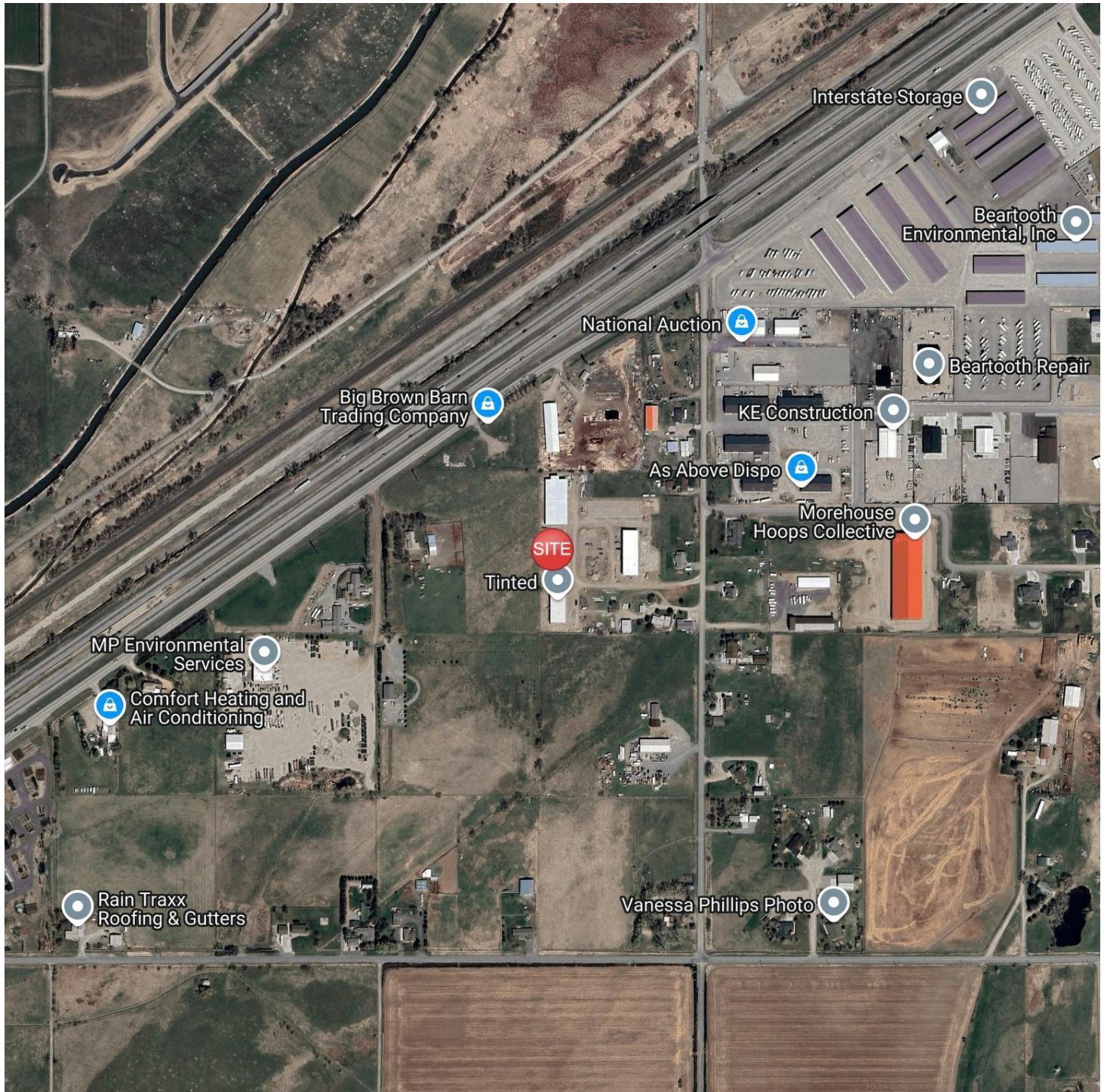


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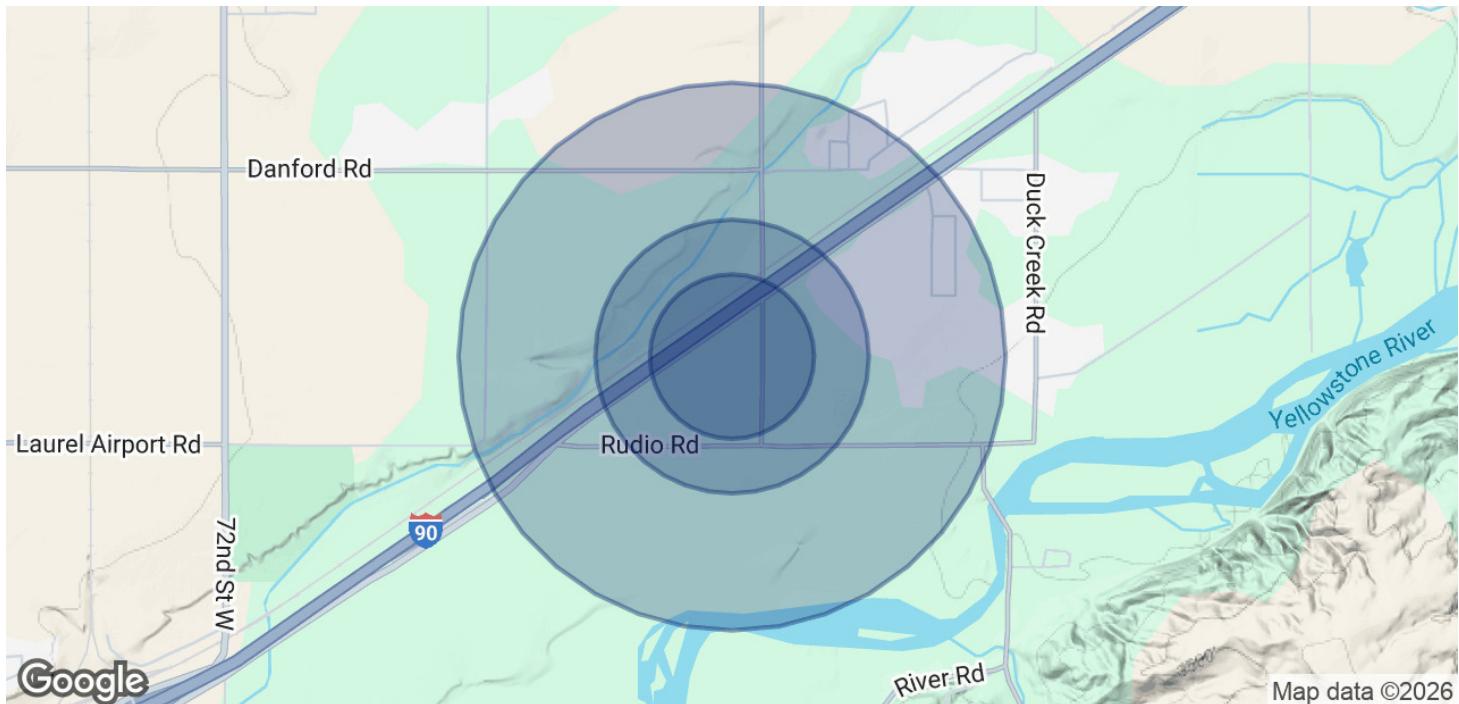


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	36	170	805
Average Age	39	40	40
Average Age (Male)	39	40	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	76	362
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$102,451	\$94,927	\$93,693
Average House Value	\$562,834	\$547,788	\$542,942

Demographics data derived from AlphaMap

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