



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

1323 & 1329 MAIN STREET

\$7.95 SF/yr (NNN)

1323 & 1329 Main Street
Billings, MT 59105

AVAILABLE SPACE

17,200 SF & 9,304 SF Units Available

AREA

Located in the Four Season Shopping Center in the Billings Heights. The Four Seasons Shopping Center is home to the new Planet Fitness, Pizza Ranch & Dollar Store. This site enjoys a 30,000 CPD traffic count with superior exposure and signage



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OFFICE

George Warmer, CCIM
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



FOUR SEASONS SHOPPING CENTER

1321 Main Street, Billings, MT 59105

LEASE



OFFERING SUMMARY

Available SF: 9,304 - 17,200 SF

Lease Rate: \$7.95 SF/yr (NNN)

Lot Size: 4.04 Acres

Building Size: 46,570 SF

Renovated: 2020

Zoning: Highway Commercial

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PROPERTY OVERVIEW

Two suites located at 1323 and 1329 Main St comprising of 17,200 SF and 9,304 SF located adjacent to the new Planet Fitness are available for lease.

PROPERTY HIGHLIGHTS

- 17,200 SF Retail Suite Adjacent to Planet Fitness. Warm Lit Vanilla Shell Finish
- 9,304 SF Retail Suite Adjacent to Planet Fitness. Warm Lit Vanilla Shell Finish
- New Exterior Remodel Coming in 2020
- Remodeled Pylon Sign
- Sprinkled
- Over 30,000 Cars Per Day
- Excellent Visibility
- Large Common Area Parking Lot



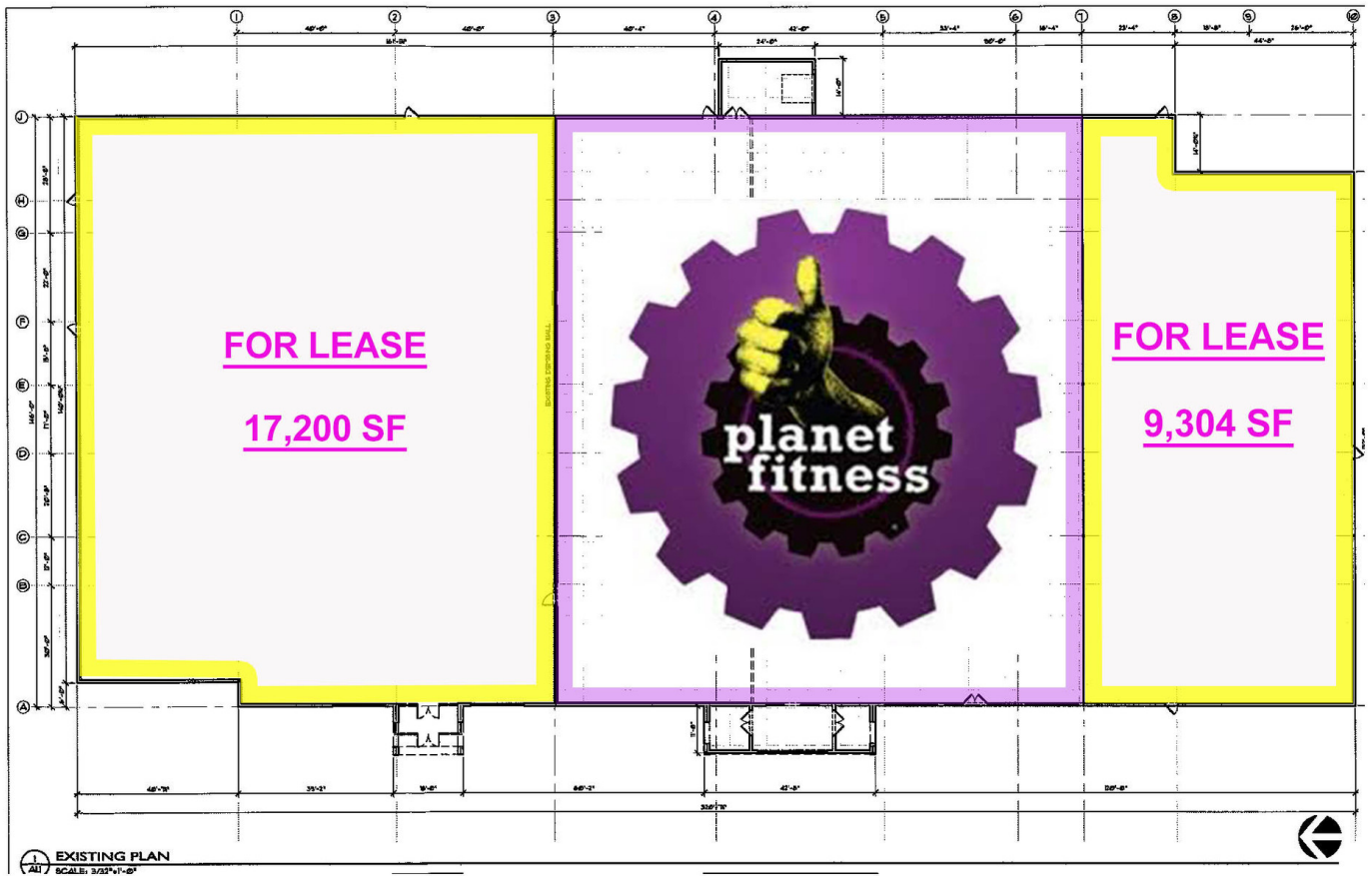
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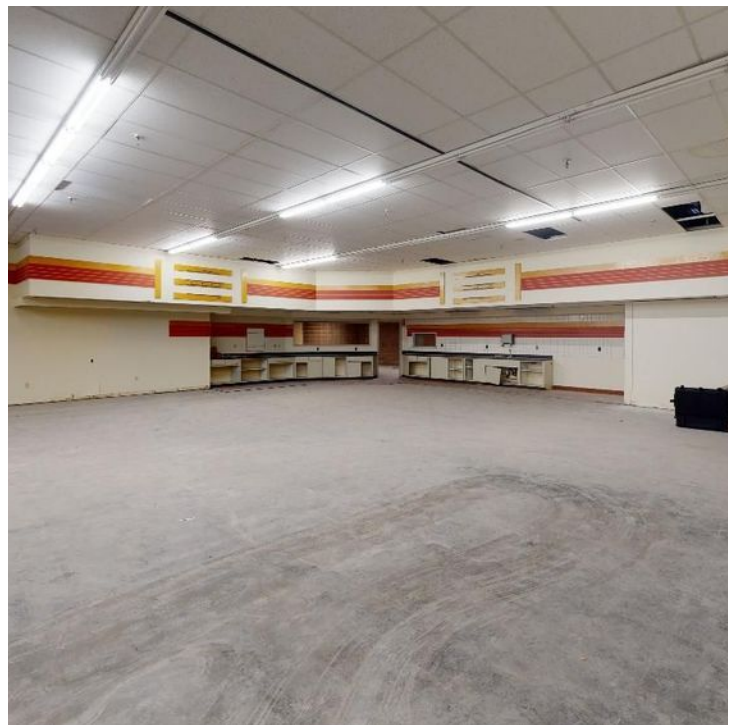
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1329 MAIN STREET

Billings, MT 59105

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1323 & 1329 MAIN STREET

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	9,304 - 17,200 SF	Lease Rate:	\$7.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1323 Main Street	Available	17,200 SF	NNN	\$7.95 SF/yr	Landlord to provide warm lit vanilla finish.
1329 Main St	Available	9,304 SF	NNN	\$7.95 SF/yr	Landlord to provide warm lit vanilla finish.

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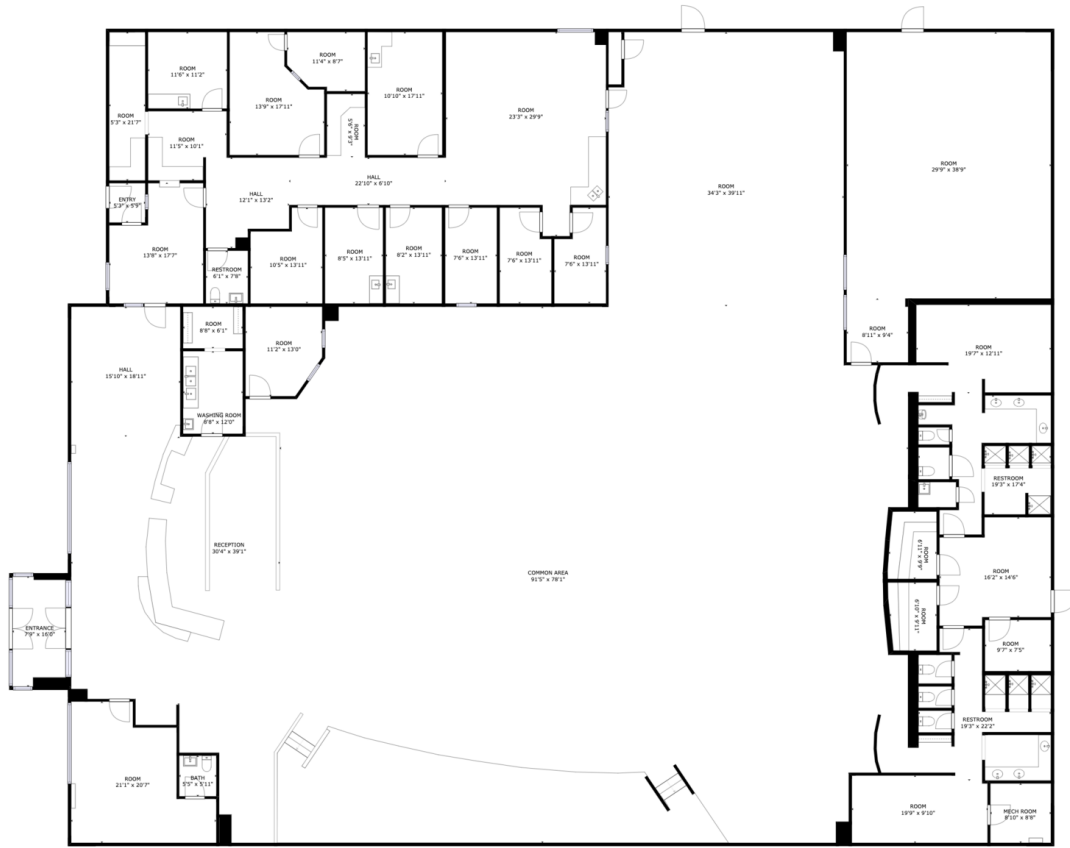
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1323 MAIN STREET
Billings, MT 59105

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GROSS INTERNAL AREA
FLOOR 1: 16751 sq. ft
TOTAL: 16751 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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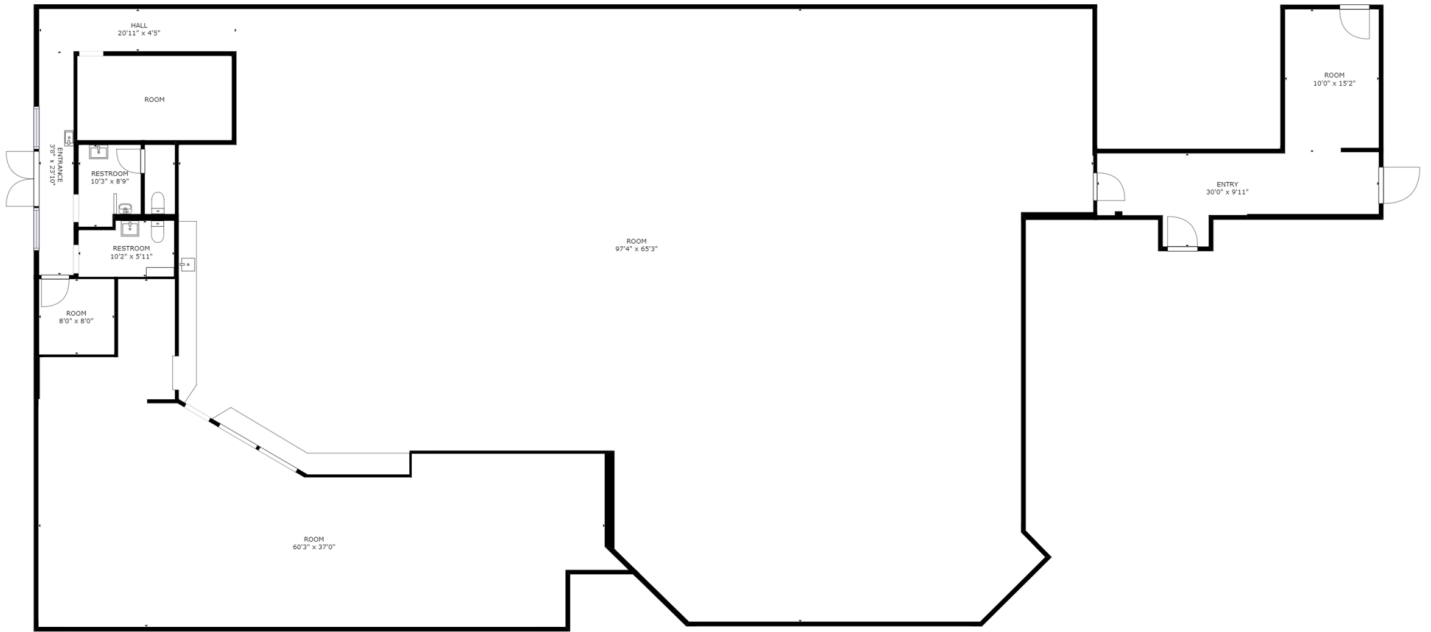


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1329 MAIN STREET
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FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 7319 sq. ft
TOTAL: 7319 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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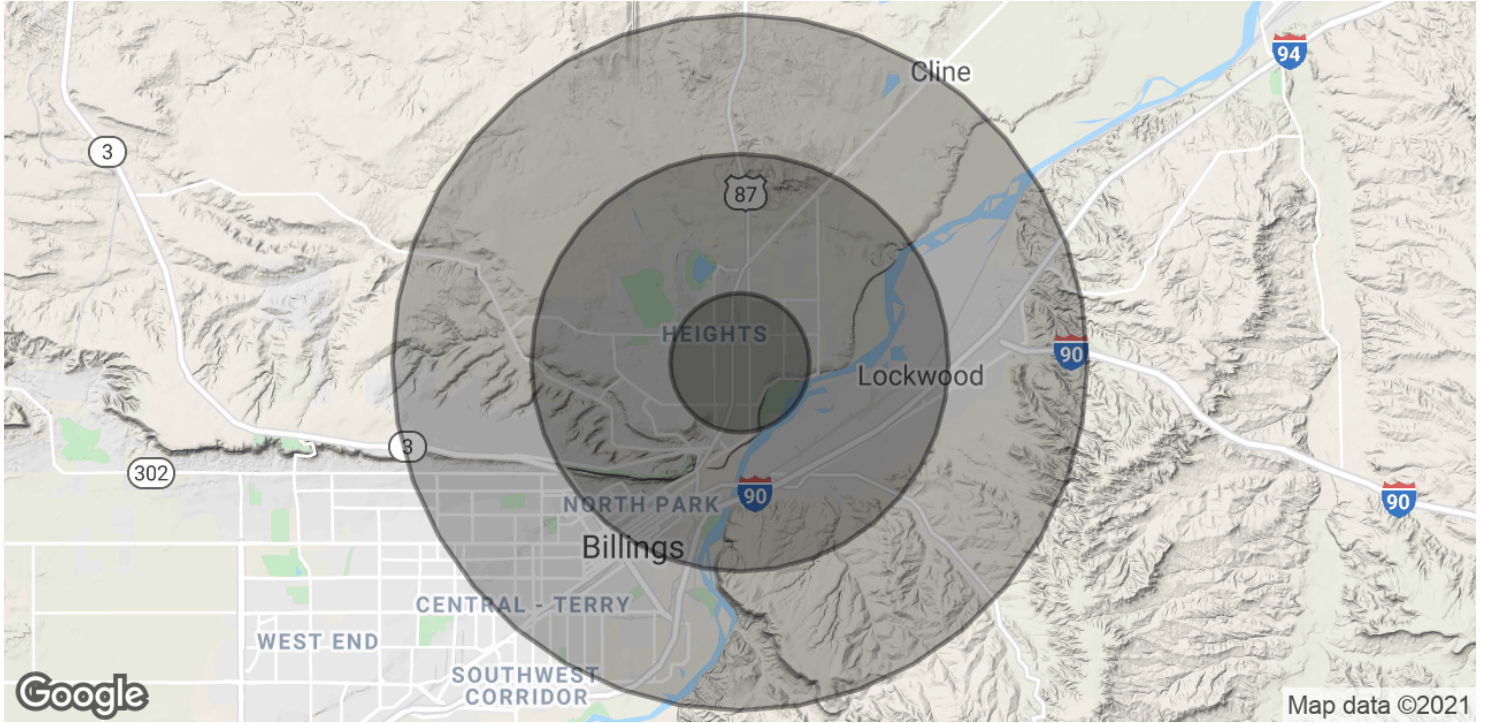


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FOUR SEASONS SHOPPING CENTER

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,583	35,769	65,580
Average age	37.6	36.0	35.5
Average age (Male)	34.9	34.0	34.2
Average age (Female)	39.2	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,848	14,515	26,905
# of persons per HH	2.3	2.5	2.4
Average HH income	\$48,558	\$57,745	\$53,563
Average house value	\$164,604	\$153,326	\$154,642

* Demographic data derived from 2010 US Census

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GEORGE WARMER, CCIM

Managing Partner

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MT #14174

PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® 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. 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. In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member TRANSACTIONS OF NOTE Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

EDUCATION

University of Southern California - BA
University of Denver - MBA

MEMBERSHIPS

CCIM
ICSC
Billings Library Foundation -Treasurer & Finance Chair
Big Sky Economic Authority - Member

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