

# LEASE

## OLIVER BUILDING

2702 Montana Ave Billings, MT 59101



**LEASE RATE**    \$13.06 SF/yr + (\$3.44 CAM)

**George Warner, CCIM**  
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**Shaylee Green**  
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### OFFERING SUMMARY

Lease Rate:	\$13.06 SF/yr (\$3.44 PSF)
Building Size:	5,530 SF
Available SF:	1,664 - 3,204 SF
Lot Size:	9,500 SF
Renovated:	2016
Zoning:	CBD

### PROPERTY OVERVIEW

Four story office & townhouse building situated on 9,500 SF Tract. First Floor Lobby Remodeled in 2007 & main floor to be remodeled in 2016. Lower Level open floor plan lends itself to both office and retail possibilities. Two large staircases lead to this nicely finished space offering two ADA restrooms with adjoining locker rooms. Office and Storage space available. Surrounding windows provide natural light. The Third and Fourth Floors comprise seven attractive town homes. Large windows overlooking Montana Ave offer exposure and a bright cheerful space. Wood floors accent this 1928 historic building.

### PROPERTY HIGHLIGHTS

- 50 Parking Spaces Available (Monthly fees apply)
- Corner Signage Opportunity
- Fully Sprinkled
- ADA Restrooms
- Elevator Access
- 11 Offices, Reception, Training Room, Kitchen, & Conference Room

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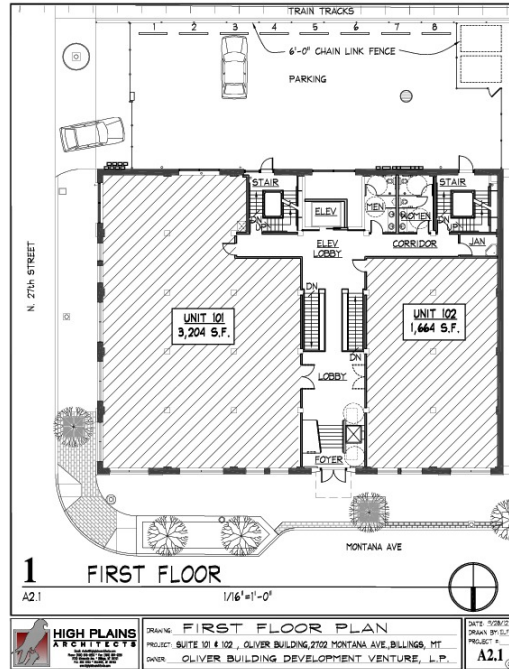
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# AVAILABLE UNITS

**OLIVER BUILDING**  
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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,664 - 3,204 SF	Lease Rate:	\$13.06 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	3,204 SF	NNN	\$13.06 SF/yr	Unit 101: \$3487/month + \$919 CAM
Suite 102	Available	1,664 SF	NNN	\$13.06 SF/yr	Unit 102: \$1811/month + \$477 CAM

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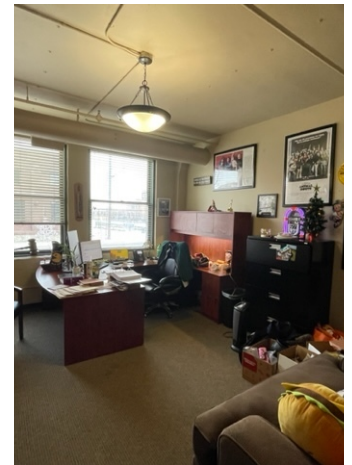
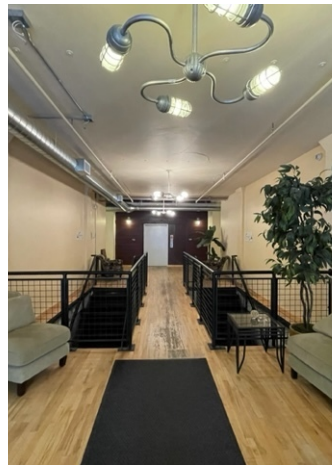
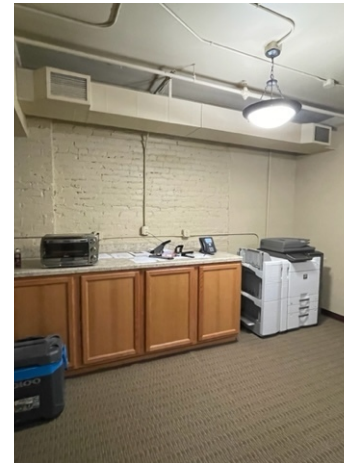
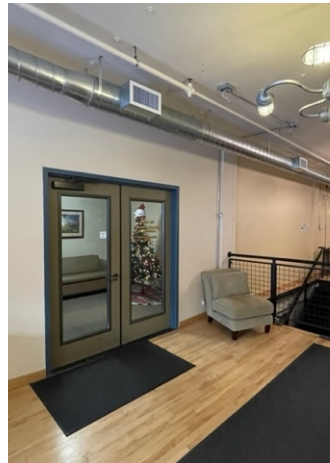
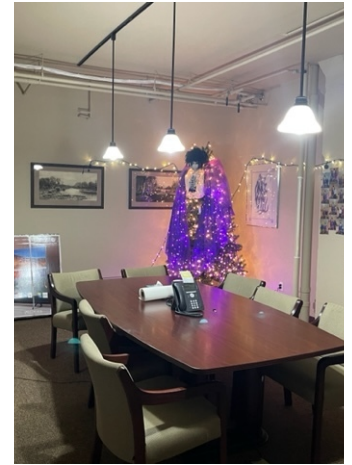
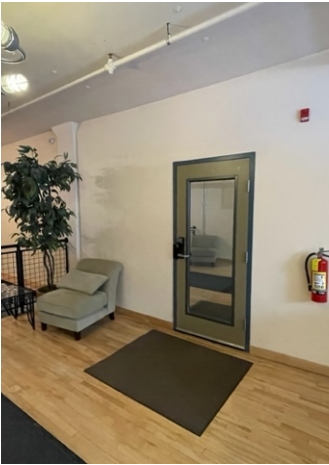


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# PHOTOS

## OLIVER BUILDING

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# MAP

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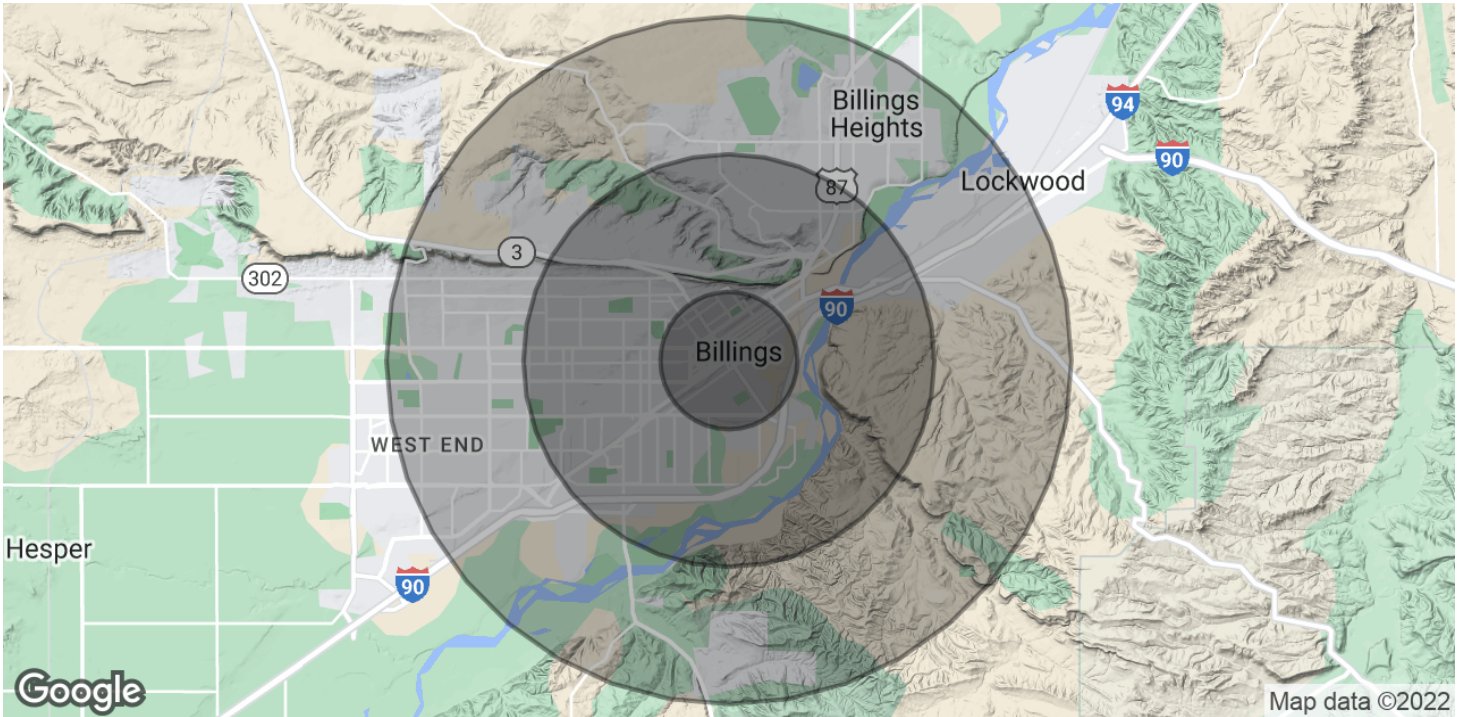


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# DEMOGRAPHICS

## OLIVER BUILDING

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,340	54,935	99,995
Average Age	35.3	34.4	35.9
Average Age (Male)	35	33.4	34.5
Average Age (Female)	34.8	36.4	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,663	23,442	42,414
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$38,257	\$49,532	\$53,584
Average House Value	\$166,942	\$150,155	\$160,537

\* Demographic data derived from 2020 ACS - US Census

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**GEORGE WARMER, CCIM**

Managing Partner

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Direct: 406.656.2001 | Cell: 406.855.8946

MT #RRE-RBS-LIC-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 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

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.  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Member: CCIM  
Member: Billings Downtown Rotary

## RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Lease: 10,000 SF Pizza Ranch
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

### CBS

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### SHAYLEE GREEN

CCIM Broker

shaylee@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.208.7723

### PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer, such as kayaking, rafting, snowboarding, riding dirt bikes, and camping in her RV with her 5 beautiful and very spunky children.

Because Shaylee loves people and economics she excels in Real Estate and has successfully completed over 150 transactions and has extensive knowledge of investment grade properties. Shaylee carries an average of 16-20 listings for sale and lease on a monthly basis.

Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

Volunteer work: Single Mothers, Nursing homes, Veterans, Third World countries, Disaster relief.

- "I work hard so I can be generous, as others have been generous to me." Shaylee Green

### EDUCATION

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

### MEMBERSHIPS

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

### RECENT TRANSACTIONS

- \$3,000,000 in sales first twelve months.
- Accumulated \$18,000,000 +/- in total sales.
- Accumulated 1,507,200 sf leased retail, office, and industrial.
- Billings Athletic Club - \$1,000,000
- Whalen Tire - \$1,165,000
- 23 Unit Multifamily - \$850,000 and numerous Mobile home parks.
- Land sales - 7 ac commercial park, 4-15 acres industrial land, 10-20 ac recreational land, 1 ac Downtown parcel.
- Estate sales including 6+ family members. 4 transactions.
- Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services,
- Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Brookstone Monument, J-Wash Carwash.

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