

LEASE

209 3RD AVENUE NORTH

209 3rd Avenue North Lewistown, MT 59457



LEASE RATE \$16.00 SF/yr
AVAILABLE SF 800 SF

Mike Bruschwein
(406) 697-6176
mike@cbcmontana.com

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FOR LEASE - PROFESSIONAL OFFICE SUITE

Cloyd Funeral Home Building, Lewistown, MT

±800 SF office suite available in a well-established, professionally maintained building in the heart of central Montana. Ideal for a small professional practice seeking a quiet, move-in-ready space without the overhead of a full building.

Ideal for: Attorneys, Accountants/CPAs, Insurance Agents, Financial Advisors, Counselors/Therapists, Consultants, or a satellite/branch office serving the central Montana region.

Lease terms:

- Rate: \$16 /SF/yr or \$1,067/month
- Lease type: Gross
- Term: Negotiable

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (Gross)
Available SF:	800 SF

SPACE FEATURES

- 800 SF private suite
- Three (3) private offices with Conference room
- Private Bathroom
- Shared reception area

PROPERTY HIGHLIGHTS

- Established, well-kept building with a professional atmosphere
- Central Lewistown location — geographic heart of Montana and the Fergus County seat
- Suited to a one-to-three person operation
- On-site and street parking
- Gross Lease - Utilities included

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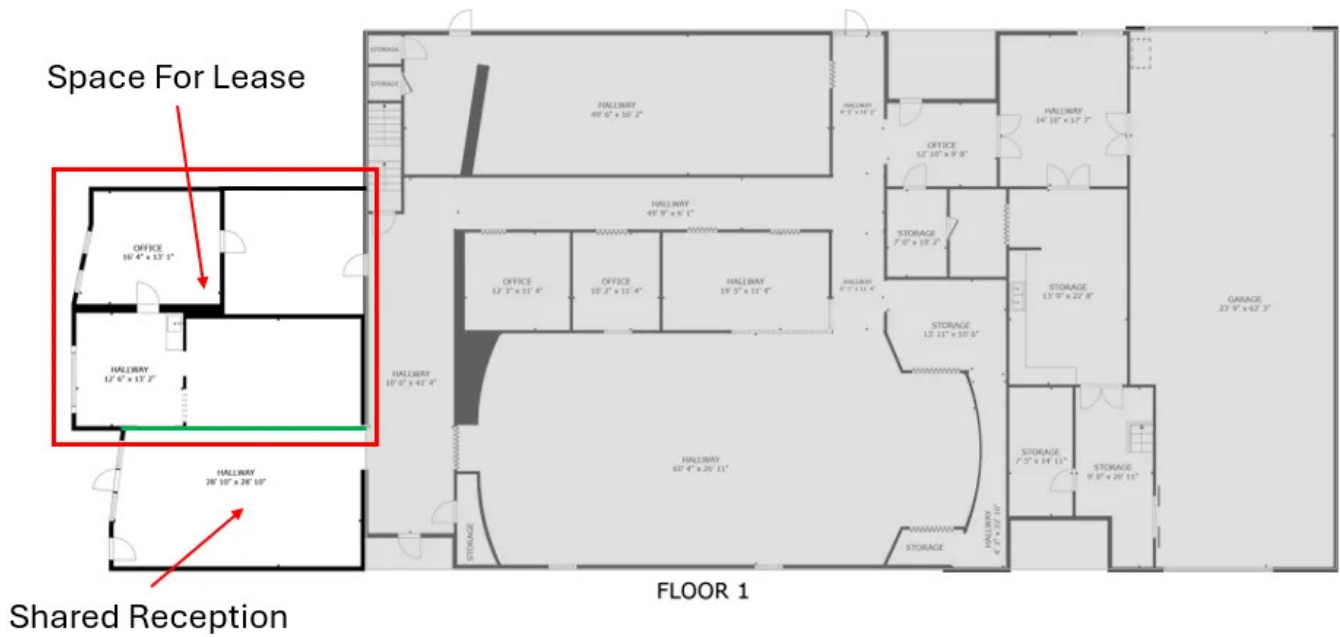
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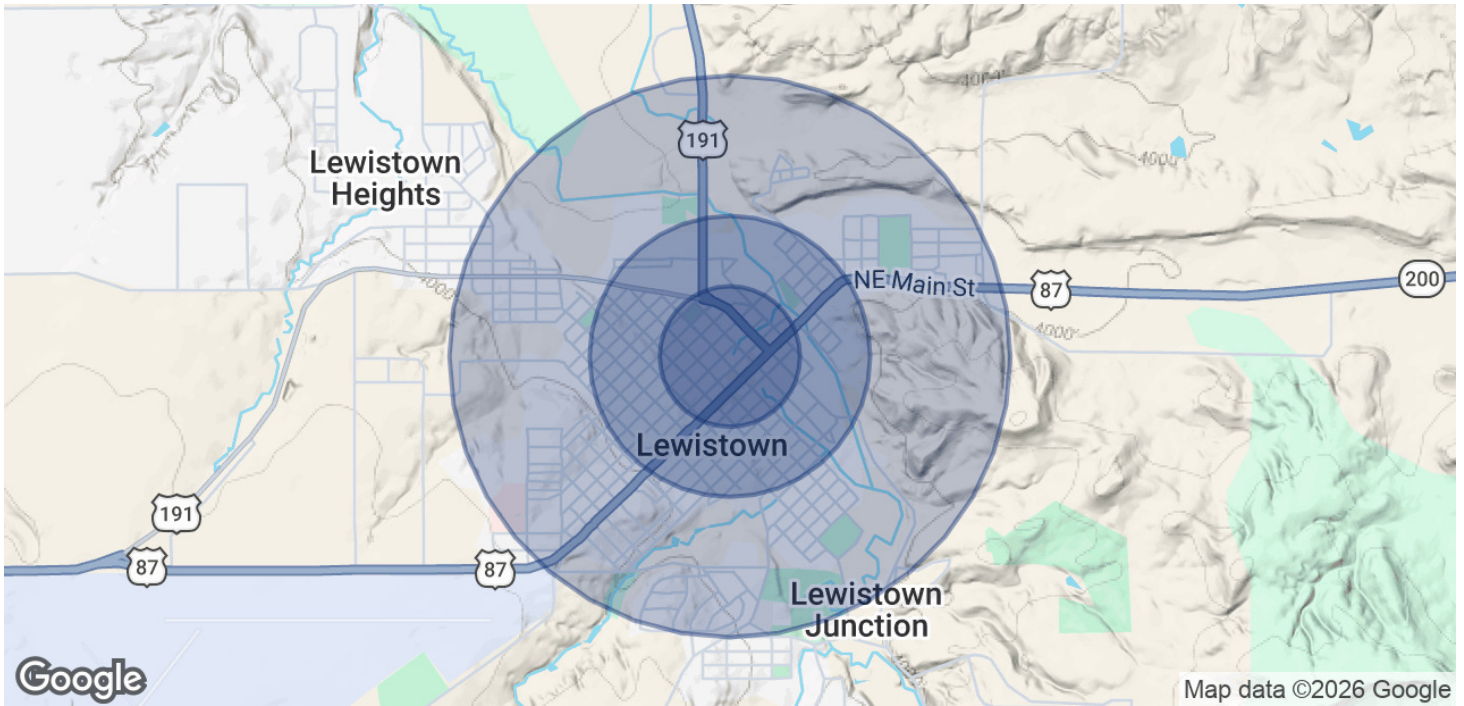
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	448	1,583	3,587
Average Age	57	55.5	50.3
Average Age (Male)	57.8	52	43.8
Average Age (Female)	54.6	55	51.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	242	840	1,783
# of Persons per HH	1.9	1.9	2
Average HH Income	\$55,593	\$54,696	\$57,983
Average House Value	\$173,356	\$160,284	\$166,189

2023 American Community Survey (ACS)

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MIKE BRUSCHWEIN

Commercial Realtor

mike@cbcmontana.com

Direct: (406) 697-6176 | Cell: (406) 697-6176

PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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