



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

## **HEDDEN EMPIRE BUILDING 208 NORTH 29TH STREET**

Billings, MT 59101

3D Virtual tour available at: <https://tinyurl.com/yy945ufg>

### **LEASE RATE**

\$13.00 SF/yr Gross Lease

### **AREA**

Prime location in the heart of downtown on the corner of 2nd Ave N and N 29th St. Leave your car in the underground parking garage or in the off street parking lot and walk to a number of downtown eateries, coffee shops, banks and more.



### **OFFICE**

David Mitchell  
Principal | Broker  
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Kyle Schlichenmayer  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 208 NORTH 29TH STREET

Billings, MT 59101

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## OFFERING SUMMARY

Available SF: Contact for details

Lease Rate: \$13.00 SF/yr Gross

Zoning: Central Business District

## PROPERTY OVERVIEW

Suite 201 is roughly 1,240 square feet and includes one large open/conference area, 2 offices, reception and kitchenette area. \$1,343/month (\$13/SF). Carpet and Paint allowance available for qualified tenant.

Suite 227 is roughly 820 square feet and includes large reception, 3 offices and a small storage closet. \$888/month+ utilities (\$13/SF). Carpet and Paint allowance available for qualified tenant.

Suite 228 is roughly 1,042 square feet and includes large reception area, 4 offices and a small storage closet. \$1,128/month (\$13/SF). Suites 227 and 228 can be combined.

As committed supporters of Downtown Billings, The Hedden Empire Building ownership has partnered with the Downtown Billings Alliance to provide standard membership in the DBA to all of their tenants. Membership includes such benefits as: an online member, downtown guide map listing, DBA member toolkit, member events and networking, access to parking validation program, access to CPTED evaluation, and access to DBA ally card program. More info regarding the DBA can be found at [downtownbillings.com](http://downtownbillings.com)

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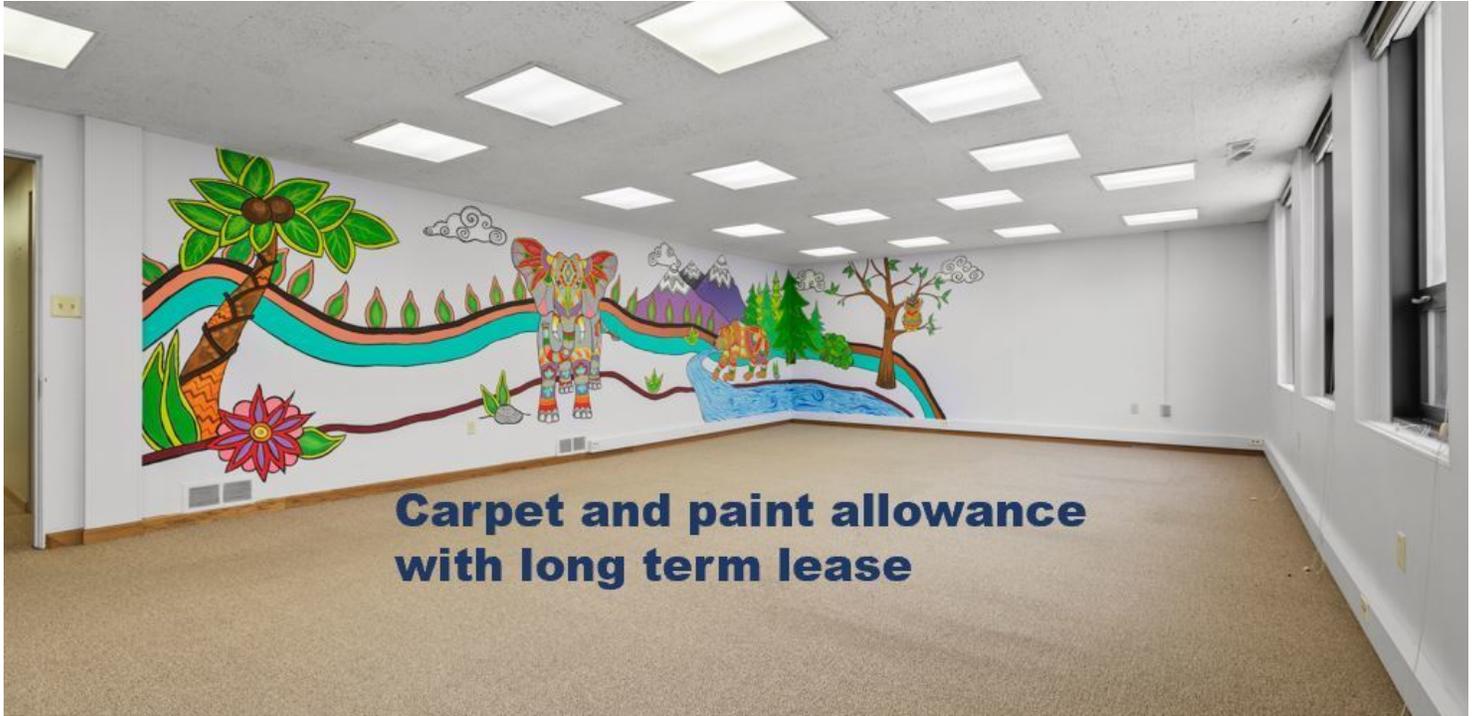
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## SUITE 201

Suite 201 is roughly 1,240 square feet and includes one large open/conference area, 2 offices, reception and kitchenette area. \$1,343/month (\$13/SF). Carpet and Paint allowance available for qualified tenant.



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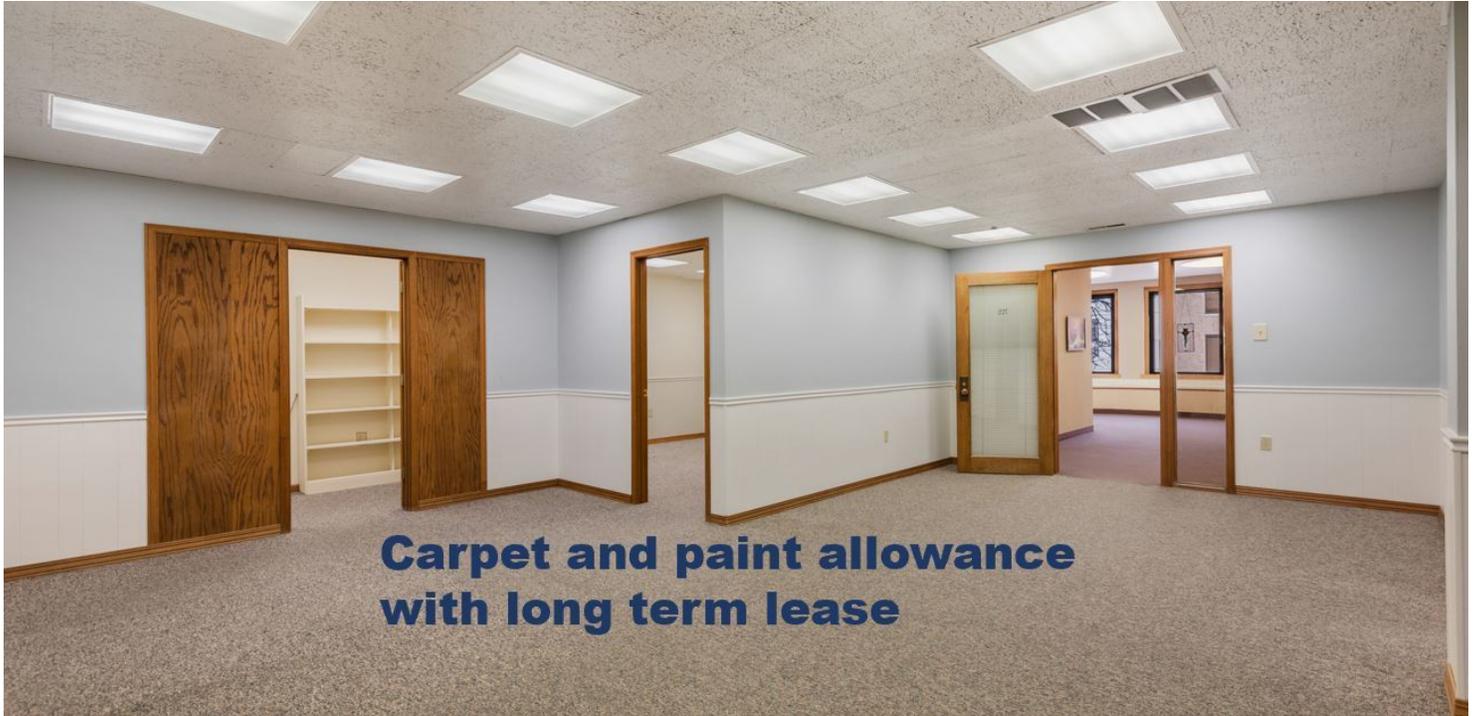
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## SUITE 227

Suite 227 is roughly 820 square feet and includes large reception, 3 offices and a small storage closet. \$888/month+ utilities (\$13/SF). Carpet and Paint allowance available for qualified tenant.



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## SUITE 228

Suite 228 is roughly 1,042 square feet and includes large reception area, 4 offices and a small storage closet. \$1,128/month (\$13/SF).



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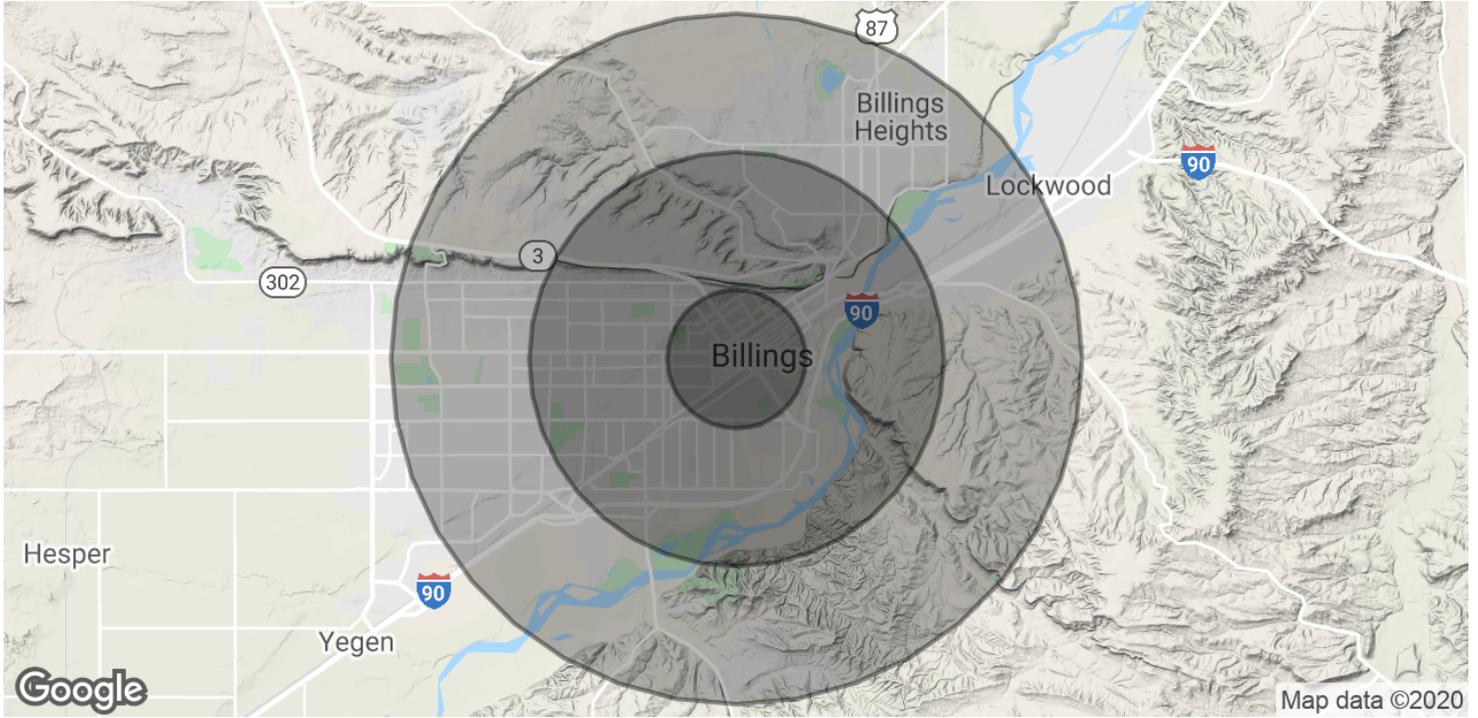
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,591	58,708	101,670
Average age	35.0	34.3	36.1
Average age (Male)	34.7	33.1	34.7
Average age (Female)	34.9	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,348	25,080	43,099
# of persons per HH	2.2	2.3	2.4
Average HH income	\$40,558	\$50,049	\$54,240
Average house value	\$184,078	\$150,783	\$163,731

\* Demographic data derived from 2010 US Census

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