



**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**

\$15.00 SF/yr Gross Lease (min \$250/month)

### **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.

CBCMONTANA.COM

### **OFFICE**

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## 208 NORTH 29TH STREET

Billings, MT 59101

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### OFFERING SUMMARY

Available SF: See below

Lease Rate: \$15.00 SF/yr Gross

Zoning: Central Business District

### PROPERTY OVERVIEW

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)

Lease rate is \$15/SF Gross or minimum of \$250/month for smaller spaces.

Carpet and paint allowance available for qualified Tenant.

Underground parking available at \$65/month per spot.

Off street parking available at \$45/month per spot.

Recycling is a new amenity for all tenants in the building. Installation of the bins by Earth First Aid is still in progress. It will include two locked 3-ton cardboard bins in the back alley. Metal, paper, plastic and shredding bins will be in the basement in the SW corner of the building underneath the yarn bar and accessible via the elevator.

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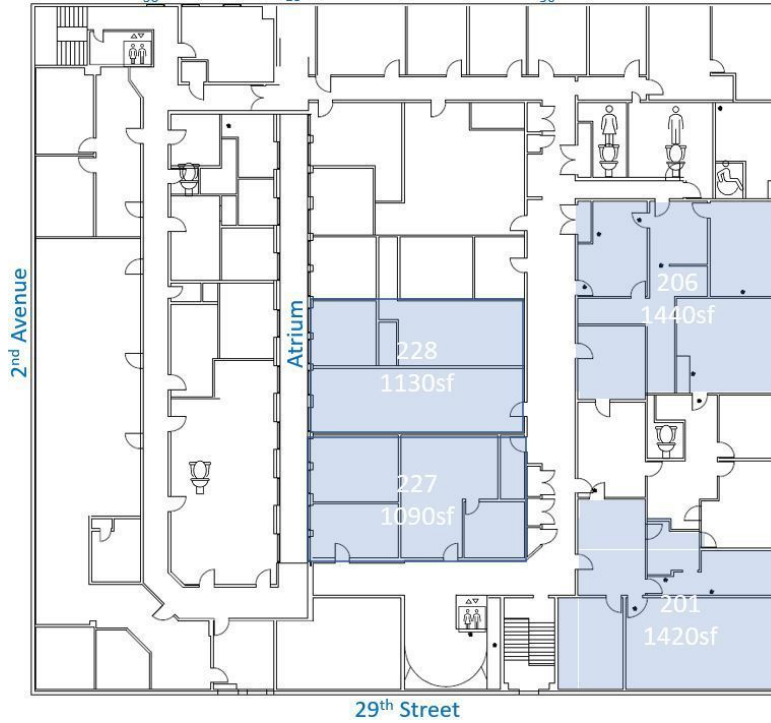
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## LEASE INFORMATION

|              |                  |             |               |
|--------------|------------------|-------------|---------------|
| Lease Type:  | Gross            | Lease Term: | Negotiable    |
| Total Space: | 1,090 - 1,440 SF | Lease Rate: | \$15.00 SF/yr |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                             |
|-------|-----------|-----------|------------|---------------|---|
| 201   | Available | 1,420 SF  | Gross      | \$15.00 SF/yr | \$1,775/month                           |
| 206   | Available | 1,440 SF  | Gross      | \$15.00 SF/yr | \$1,800/month                           |
| 213   | Occupied  | 164 SF    | Gross      | \$15.00 SF/yr | \$250/month                             |
| 214   | Occupied  | 164 SF    | Gross      | \$15.00 SF/yr | \$250/month                             |
| 219   | Occupied  | 640 SF    | Gross      | \$15.00 SF/yr | \$800/month                             |
| 227   | Available | 1,090 SF  | Gross      | \$15.00 SF/yr | \$1,363/month. Can be combined with 228 |
| 228   | Available | 1,130 SF  | Gross      | \$15.00 SF/yr | \$1,413/month. Can be combined with 227 |
| 232   | Occupied  | 265 SF    | Gross      | \$15.00 SF/yr | \$331/month                             |

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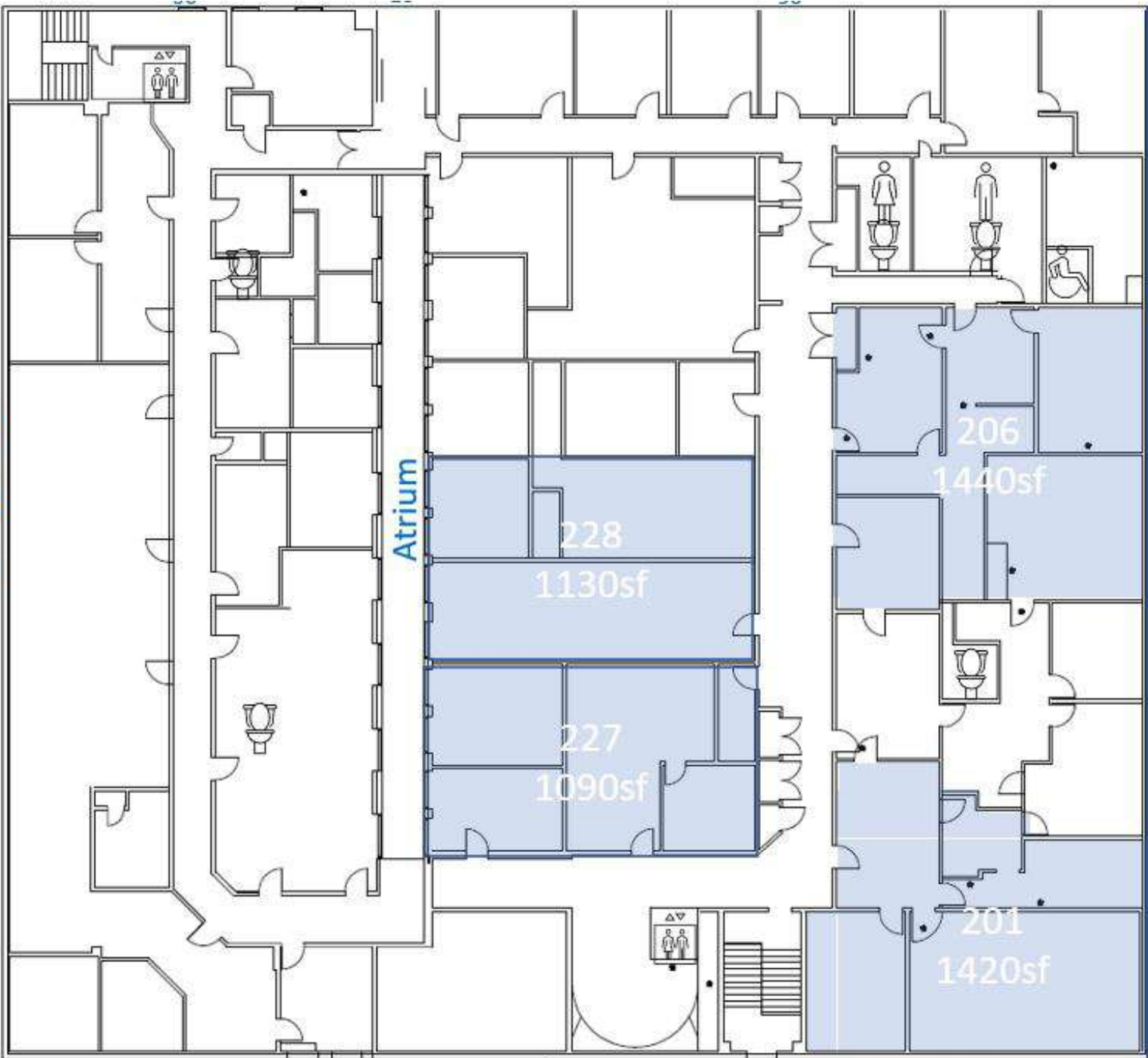
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2<sup>nd</sup> Avenue



29<sup>th</sup> Street



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SUITE 201

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