



**FOR LEASE**

**HEDDEN EMPIRE BUILDING  
204 NORTH 29TH STREET**

204 North 29th Street  
Billings, MT 59101

LEASE RATE  
\$12.00 SF/yr (NNN)



CBCMONTANA.COM

**RETAIL**

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com  
Kyle Schlichenmayer  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



204 N 29TH ST

LEASE



### OFFERING SUMMARY

Available SF: Contact for details

Lease Rate: \$12.00 SF/yr (NNN)

Zoning: Central Business District

CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com

### PROPERTY OVERVIEW

Street level retail in the heart of downtown with parking garage directly across N 29th St for easy access for your customers. Roughly 2,800 square feet available. High ceilings and in shell condition. Buildout/TI allowance available for qualified Tenant.

*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.*

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. More info regarding the DBA can be found at [downtownbillings.com](http://downtownbillings.com).



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



204 N 29TH ST

LEASE



[CBCMONTANA.COM](http://CBCMONTANA.COM)

David Mitchell  
Principal | Broker  
406 794 3404  
[d@cbcmontana.com](mailto:d@cbcmontana.com)

Kyle Schlichenmayer  
Comm Sales Associate  
406 698 1899  
[kyle@cbcmontana.com](mailto:kyle@cbcmontana.com)



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



204 N 29TH ST

LEASE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com



CBS