



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

CBCMONTANA.COM

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

3D Virtual Tour can be viewed at: <https://tinyurl.com/y2dug6rz>

LEASE RATE

\$200 - \$400/month Gross



OFFICE

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

Kyle Schlichenmayer
Comm Sales Associate
406 698 1899
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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



206 N 29TH ST

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OFFERING SUMMARY

Available SF: Contact for details

Lease Rate: \$200 - \$400/month (Full Service)

Zoning: Central Business District

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PROPERTY OVERVIEW

Street level office in the heart of downtown with parking garage directly across N 29th St for easy access for your customers. Recently updated shared office concept with individual office sizes ranging from 120 square feet to 360 square feet. Monthly lease rates starting at \$200/month gross.

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.

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206 N 29TH ST

206 North 29th Street , Billings, MT 59101

LEASE

LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|-------------------------|
| Lease Type: | Full Service | Lease Term: | Negotiable |
| Total Space: | 120 - 150 SF | Lease Rate: | \$200 - \$400 per month |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------|-----------|-----------|--------------|-----------------|--------------|
| 11 | Occupied | 250 SF | Full Service | \$270 per month | Ground Level |
| 12 | Occupied | 200 SF | Full Service | \$215 per month | Ground Level |
| 13 | Occupied | 200 SF | Full Service | \$215 per month | Ground Level |
| 14 | Occupied | 290 SF | Full Service | \$315 per month | Ground Level |
| 29 | Occupied | 235 SF | Full Service | \$255 per month | Mezzanine |
| 27 | Occupied | 360 SF | Full Service | \$390 per month | Mezzanine |
| 26 | Occupied | 120 SF | Full Service | \$200 per month | Mezzanine |
| 25 | Available | 130 SF | Full Service | \$200 per month | Mezzanine |
| 24 | Available | 120 SF | Full Service | \$200 per month | Mezzanine |
| 23 | Available | 150 SF | Full Service | \$200 per month | Mezzanine |
| 22 | Occupied | 255 SF | Full Service | \$280 per month | Mezzanine |
| 21 | Occupied | 250 SF | Full Service | \$270 per month | Mezzanine |

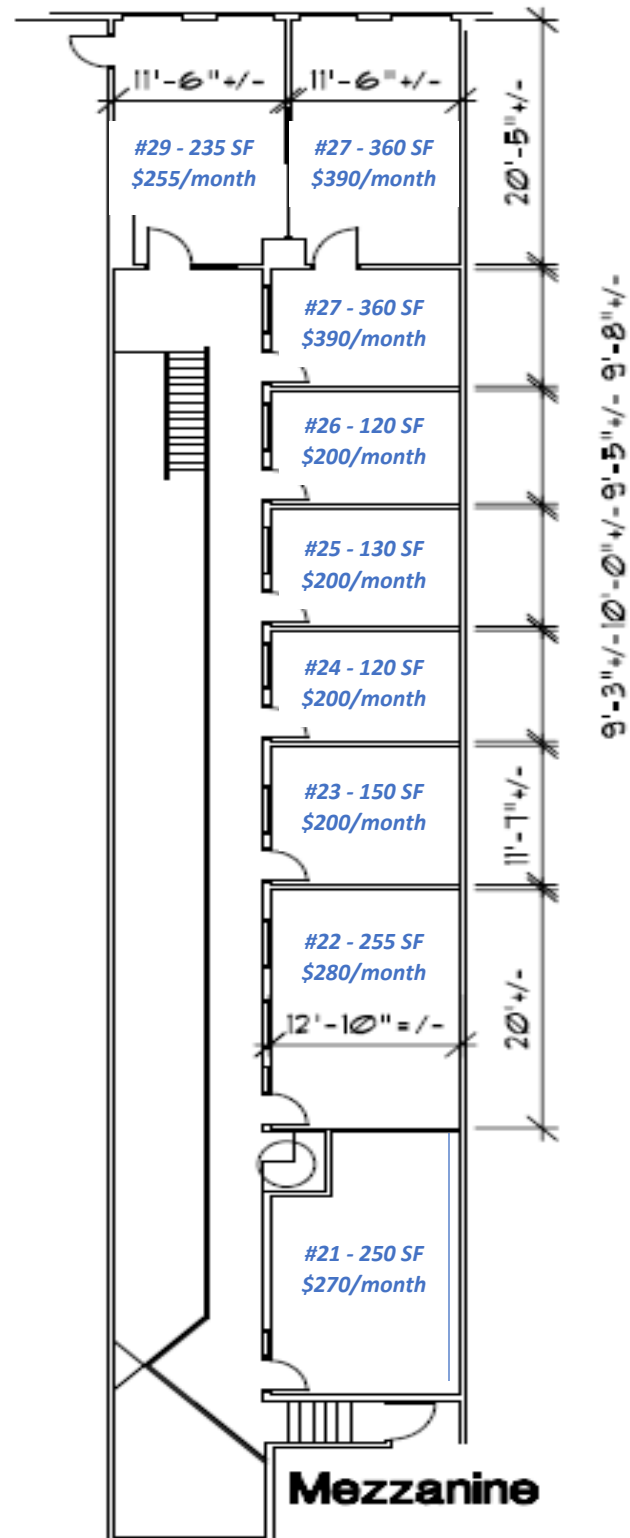
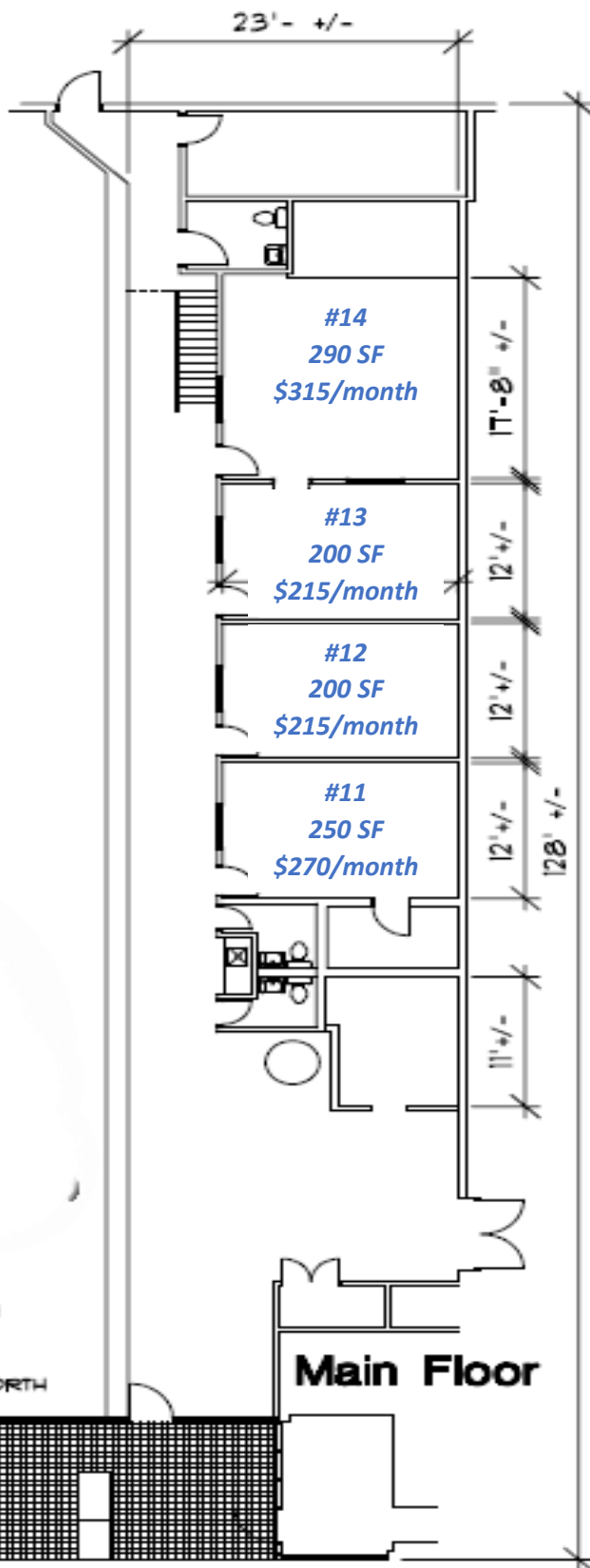
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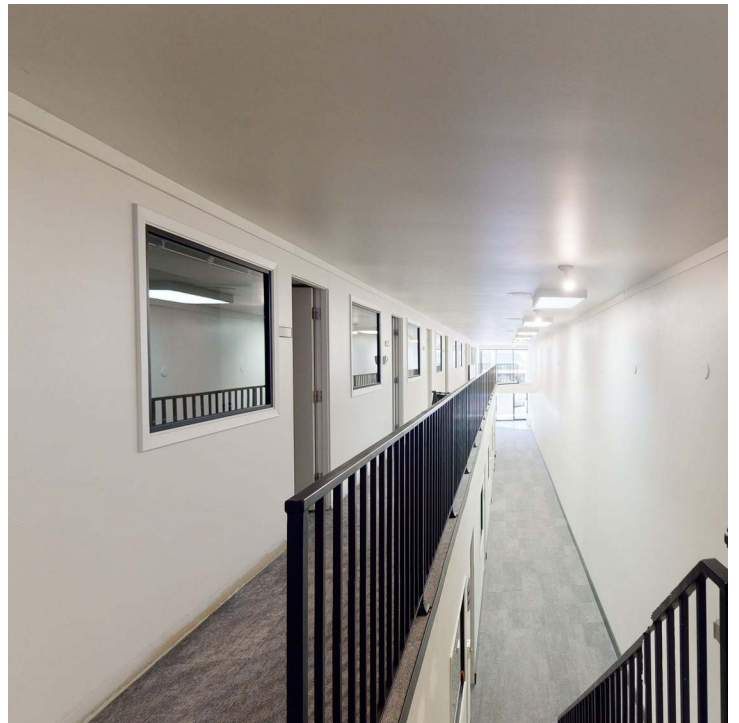
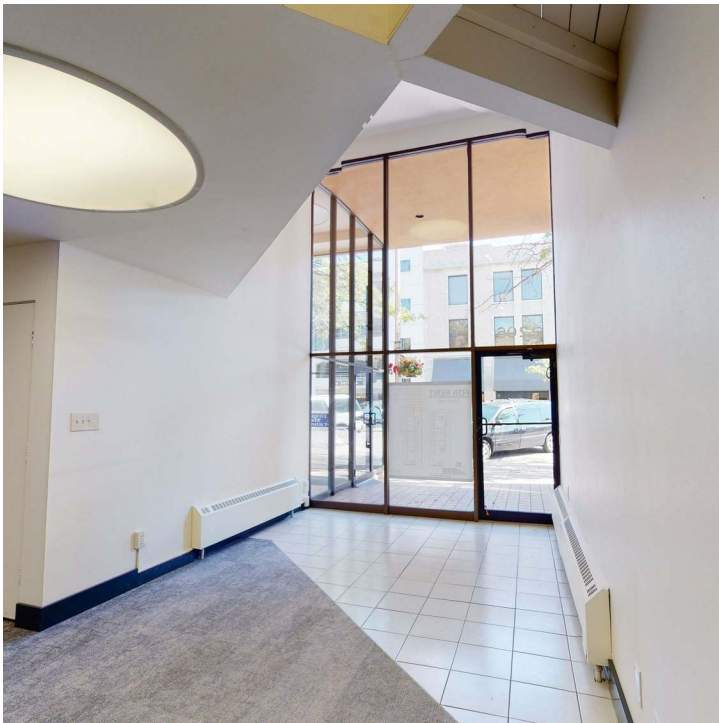
North 29th Street





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