



**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
kyle@cbcmontana.com

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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. 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 - 360 SF	Lease Rate:	\$200 - \$400 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	250 SF	Full Service	\$270 per month	Ground Level
2	Available	200 SF	Full Service	\$215 per month	Ground Level
3	Occupied	200 SF	Full Service	\$215 per month	Ground Level
4	Occupied	290 SF	Full Service	\$315 per month	Ground Level
5	Available	235 SF	Full Service	\$255 per month	Mezzanine
6	Available	360 SF	Full Service	\$390 per month	Mezzanine
7	Occupied	120 SF	Full Service	\$200 per month	Mezzanine
8	Available	130 SF	Full Service	\$200 per month	Mezzanine
9	Available	120 SF	Full Service	\$200 per month	Mezzanine
10	Available	150 SF	Full Service	\$200 per month	Mezzanine
11	Available	255 SF	Full Service	\$280 per month	Mezzanine
12	Available	250 SF	Full Service	\$270 per month	Mezzanine

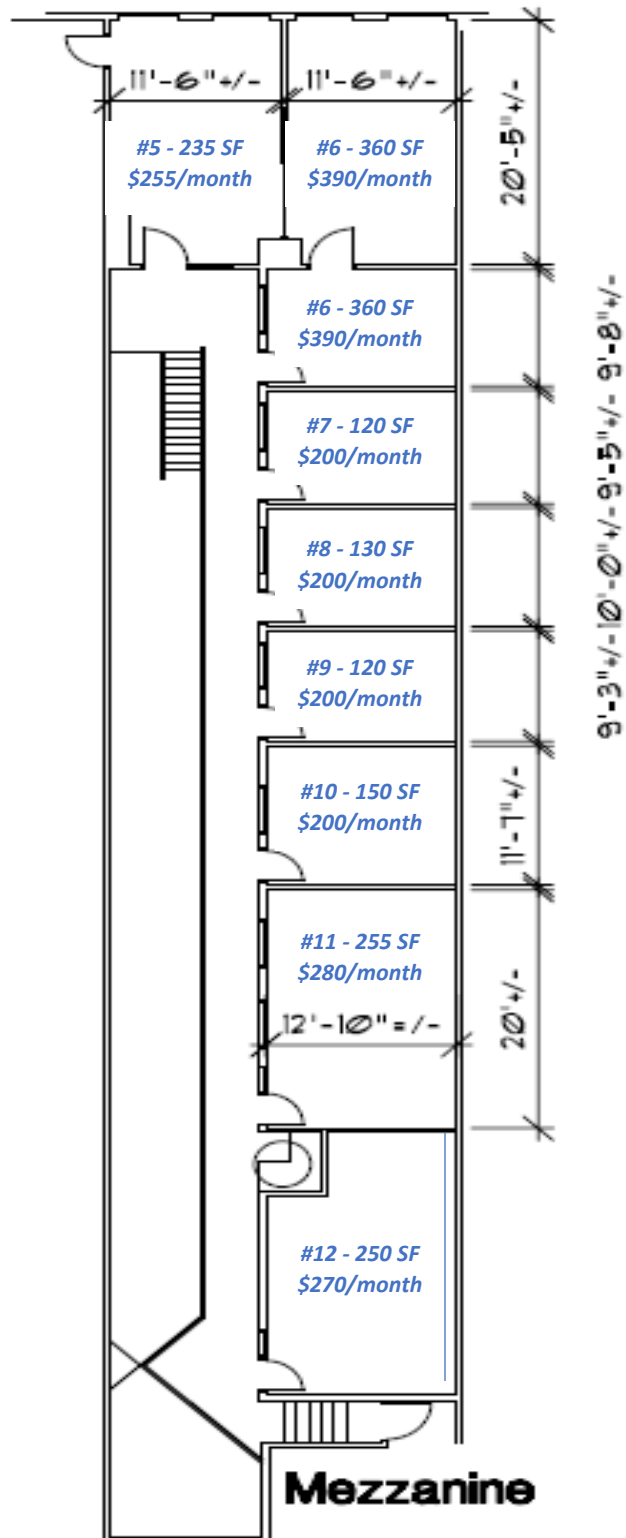
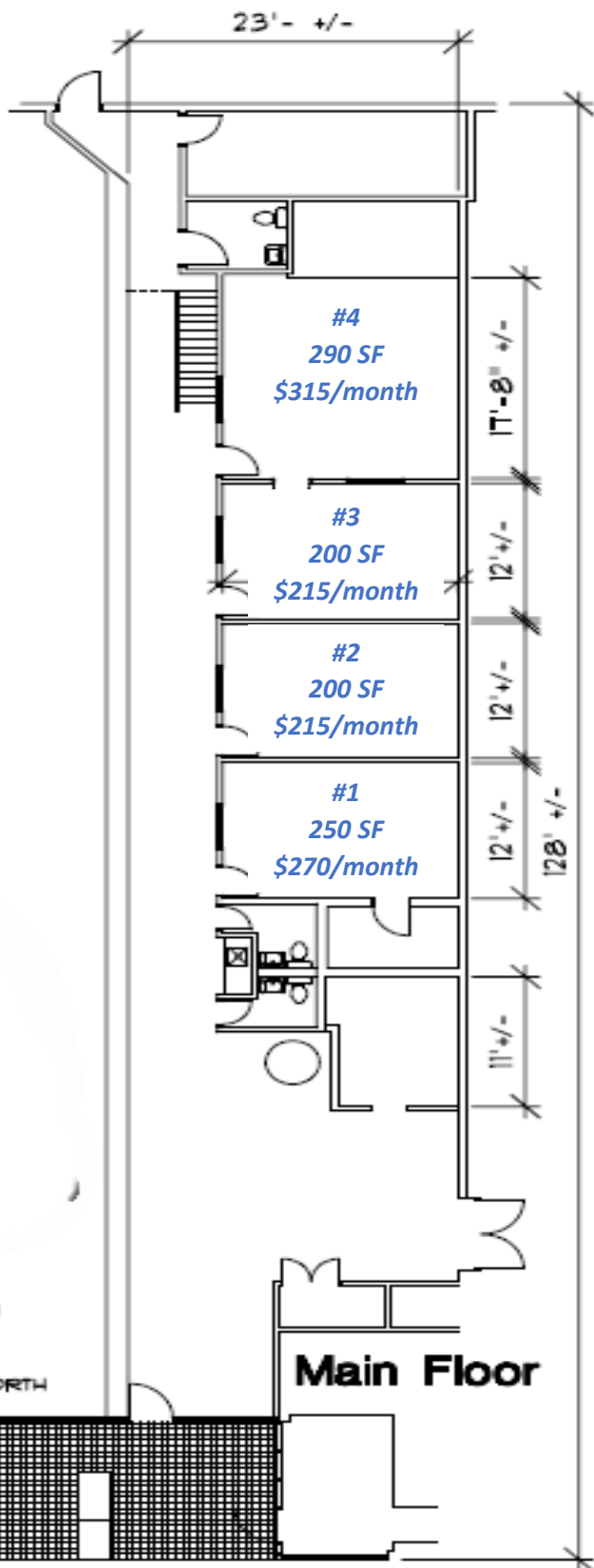
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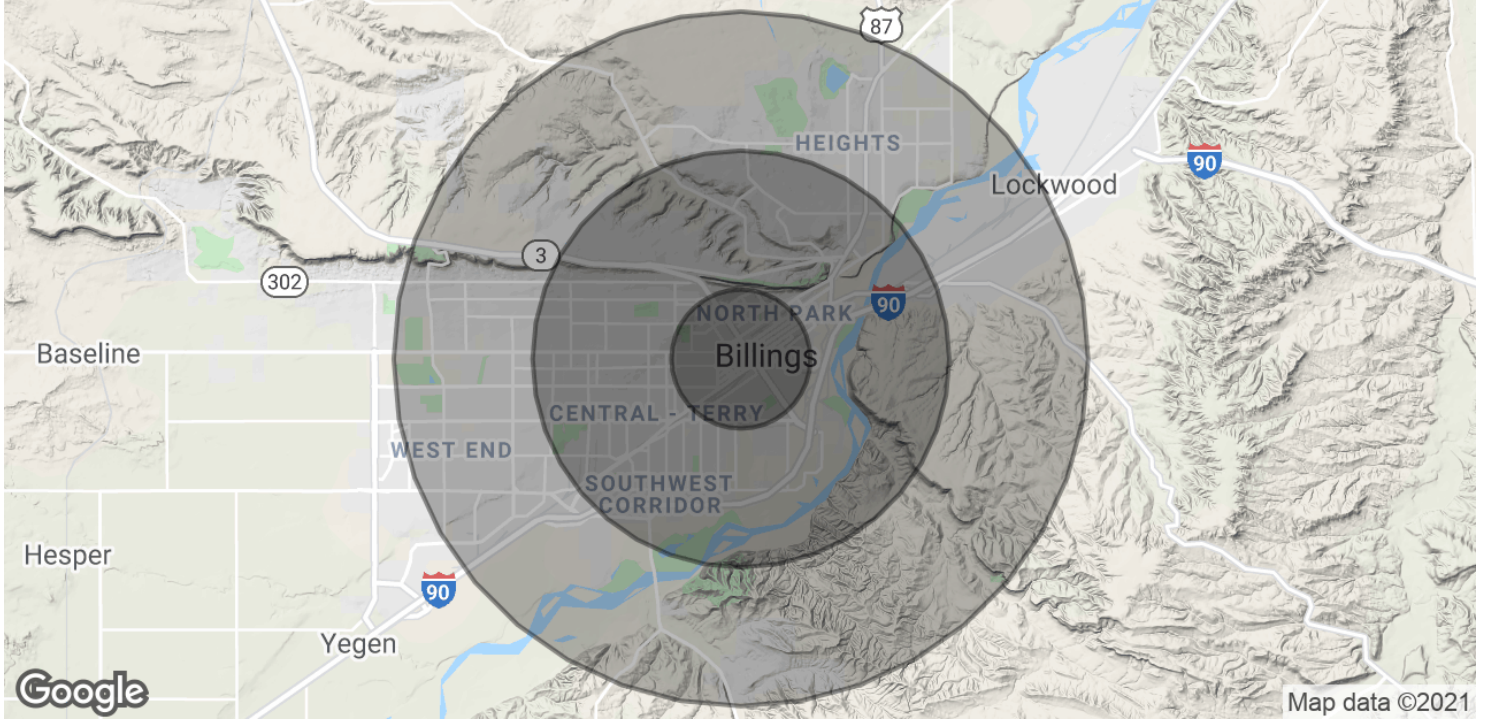


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206 N 29TH ST

206 North 29th Street , Billings, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,654	58,672	101,699
Average age	34.9	34.3	36.1
Average age (Male)	34.7	33.2	34.7
Average age (Female)	34.9	36.6	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,382	25,072	43,106
# of persons per HH	2.2	2.3	2.4
Average HH income	\$40,684	\$49,946	\$54,284
Average house value	\$184,275	\$150,657	\$163,805

* Demographic data derived from 2010 US Census

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