



**COLDWELL
BANKER
COMMERCIAL**

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FOR LEASE

CBCMONTANA.COM

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

204 North 29th Street
Billings, MT 59101



RETAIL

David Mitchell, SIOR/CCIM
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**COLDWELL BANKER COMMERCIAL
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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: 2,800

Lease Rate: \$15.00 SF/yr (NNN)

Zoning: Central Business District

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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.



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