COLDWELL BANKER COMMERCIAL

CBS

FOR LEASE

HEDDEN EMPIRE BUILDING
204 NORTH 29TH STREET

204 North 29th Street
Billings, MT 59101

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RETAIL

Mike Bruschwein
Comm Sales Associate
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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

CBCMONTANA.COM

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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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MIKE BRUSCHWEIN

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran numbers in a research lab at Montana State University. He married his wife Madison in 2018, who was also born and raised in Billings and attended Billings Central with Mike, and they decided to move home to Billings. Mike accepted a job at Computers Unlimited and in his role there he excelled at customer service and enjoyed interacting and assisting the company's industrial and medical customers. Mike has always been intrigued by real estate and started investing in 2020. He has been successful in developing his multifamily real estate portfolio, growing from one door to 12 doors in just over one year. Mike has constantly been passionate about the growth of the Billings community and has been a member of the Big Brothers Big Sisters of America since 2016. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His one-year-old son keeps him busy when he's not working and he loves spending time outdoors with his family in all of the beautiful seasons that Montana has to offer. Mike specializes in helping clients buy and sell multifamily & investment grade properties and enjoys geeking out over the numbers behind the property to ensure his clients enjoy superior returns.

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