



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

HEDDEN EMPIRE BUILDING 206 NORTH 29TH STREET

3D TOUR:
[Click Here](#)



OFFICE

Kyle Schlichenmayer, CCIM
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David Mitchell, SIOR/CCIM
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CBCMONTANA.COM

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Available SF: Contact for details

Lease Rate: \$250 - \$500/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 \$250/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.

3D Virtual Tour can be viewed at: <https://tinyurl.com/3w2aj8rm>



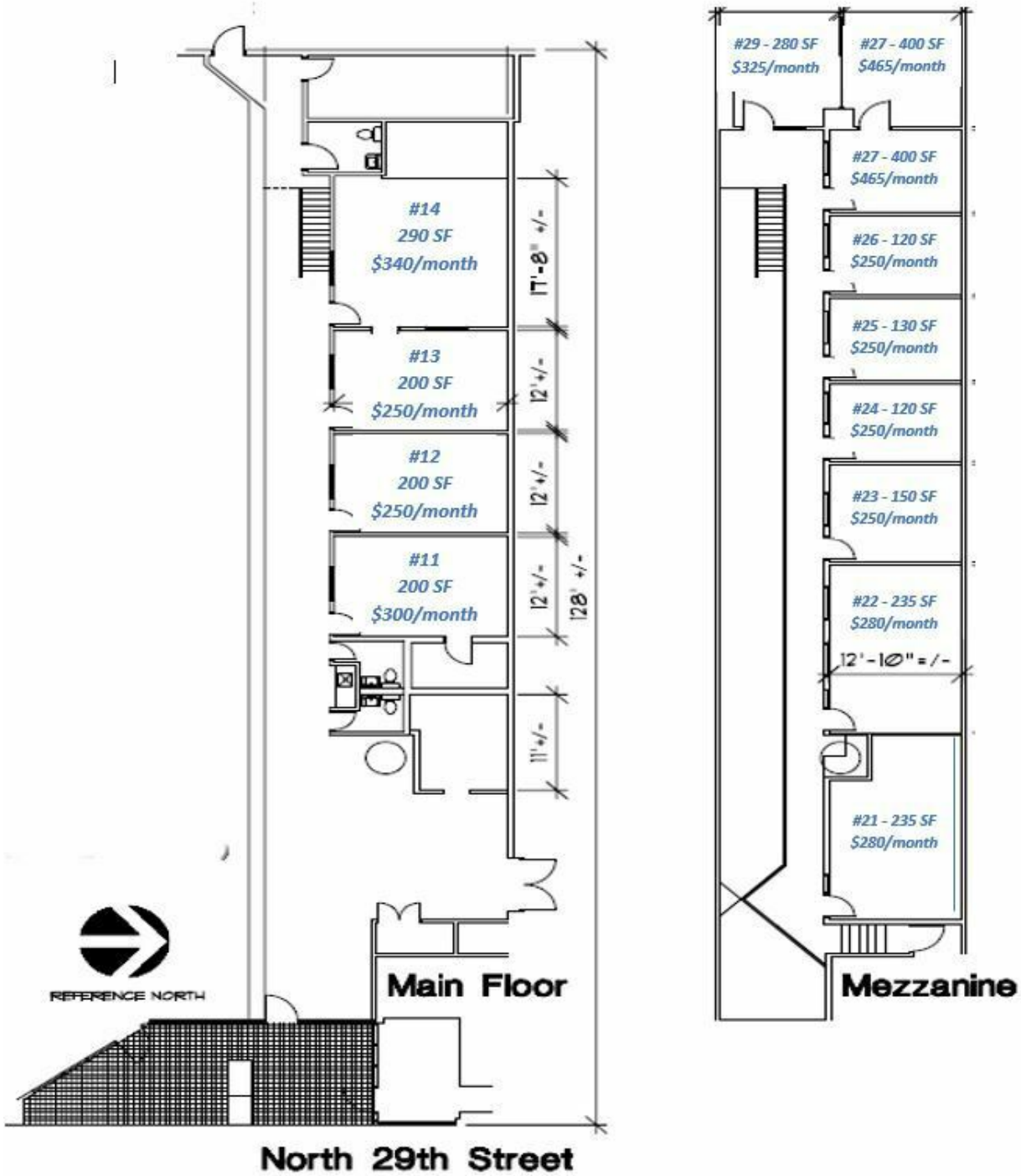
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11	OCCUPIED	200 SF	Full Service	\$300 per month	Ground Level
12	OCCUPIED	200 SF	Full Service	\$250 per month	Ground Level
13	Available	200 SF	Full Service	\$250 per month	Ground Level
14	Available	290 SF	Full Service	\$340 per month	Ground Level
21	OCCUPIED	235 SF	Full Service	\$280 per month	Mezzanine
22	OCCUPIED	235 SF	Full Service	\$280 per month	Mezzanine
23	OCCUPIED	150 SF	Full Service	\$250 per month	Mezzanine
24	OCCUPIED	120 SF	Full Service	\$250 per month	Mezzanine
25	OCCUPIED	130 SF	Full Service	\$250 per month	Mezzanine
26	OCCUPIED	120 SF	Full Service	\$250 per month	Mezzanine
27	OCCUPIED	400 SF	Full Service	\$465 per month	Mezzanine
29	OCCUPIED	280 SF	Full Service	\$325 per month	Mezzanine

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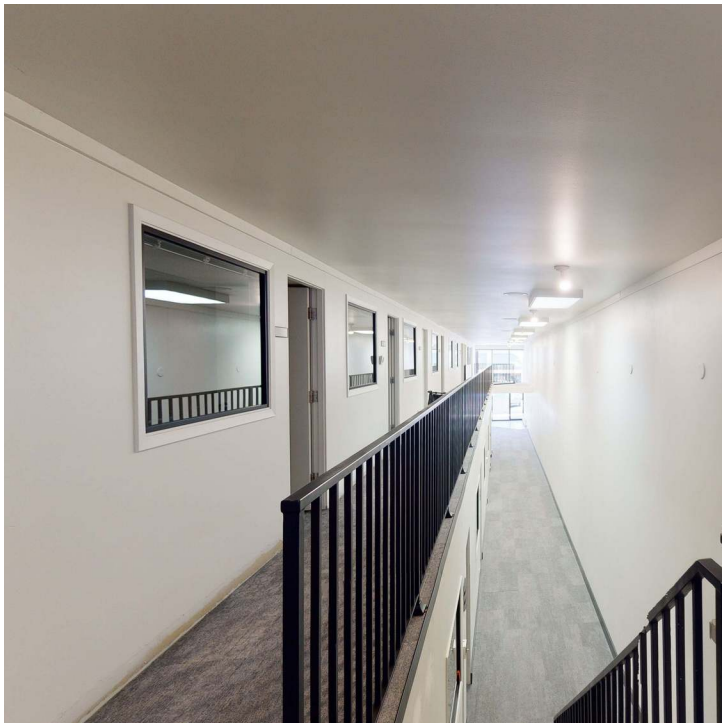
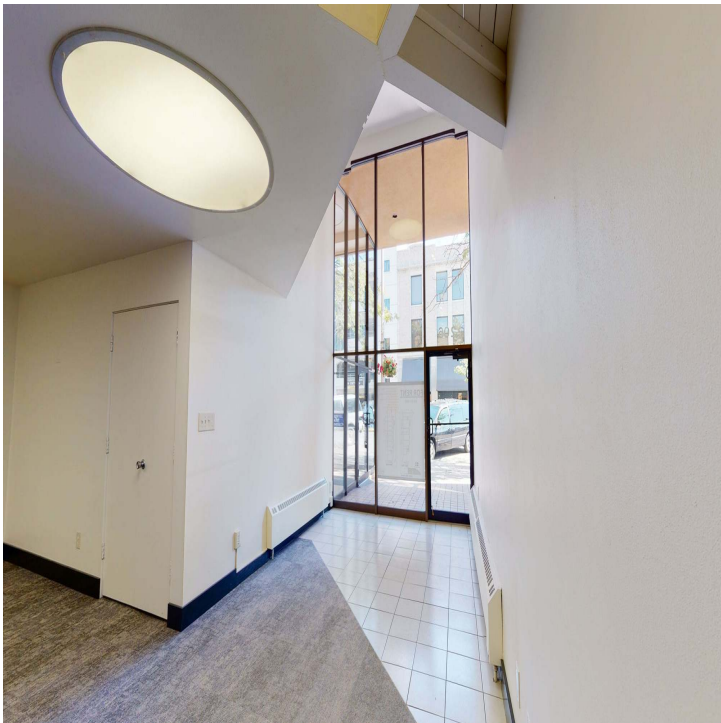
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