



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR LEASE

HEDDEN EMPIRE BUILDING 208 NORTH 29TH STREET

Billings, MT 59101

3D TOUR

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CBCMONTANA.COM

OFFICE

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



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OFFERING SUMMARY

Available SF: See next page

Zoning: Central Business District

PROPERTY OVERVIEW

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 program. More info regarding the DBA can be found at downtownbillings.com

Carpet and paint allowance available for qualified Tenant.

Underground parking available at \$100/month per spot.

Off street parking available at \$65/month per spot.

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.

3D Virtual tour available at: <https://tinyurl.com/2mc8rj99>

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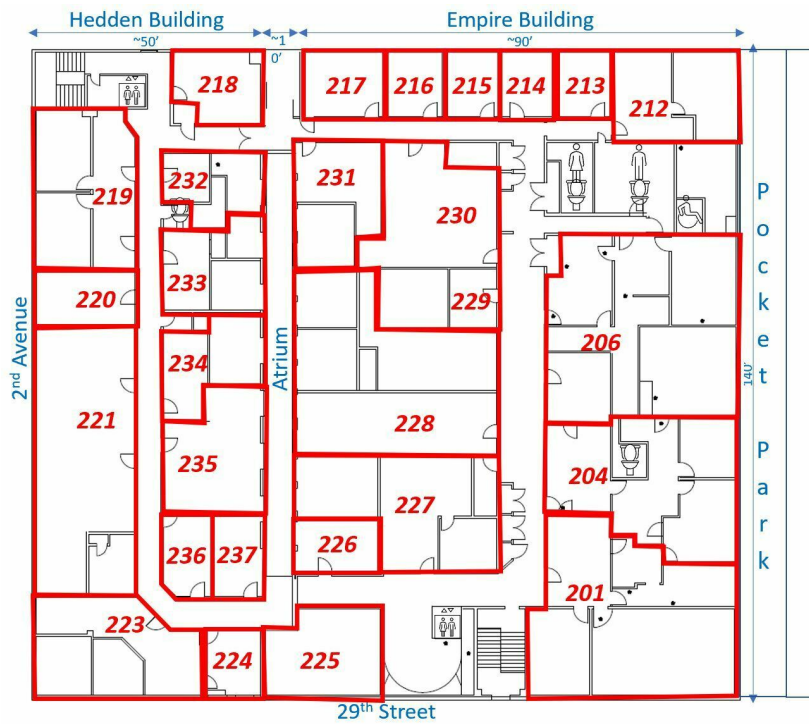
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
201	Available	1,420 SF	Gross	\$1,775 per month
206	Available	1,240 SF	Gross	\$1,550 per month
218	Available	160 SF	Gross	\$400 per month
220	Available	235 SF	Gross	\$450 per month
227	Available	865 SF	Gross	\$1,085 per month

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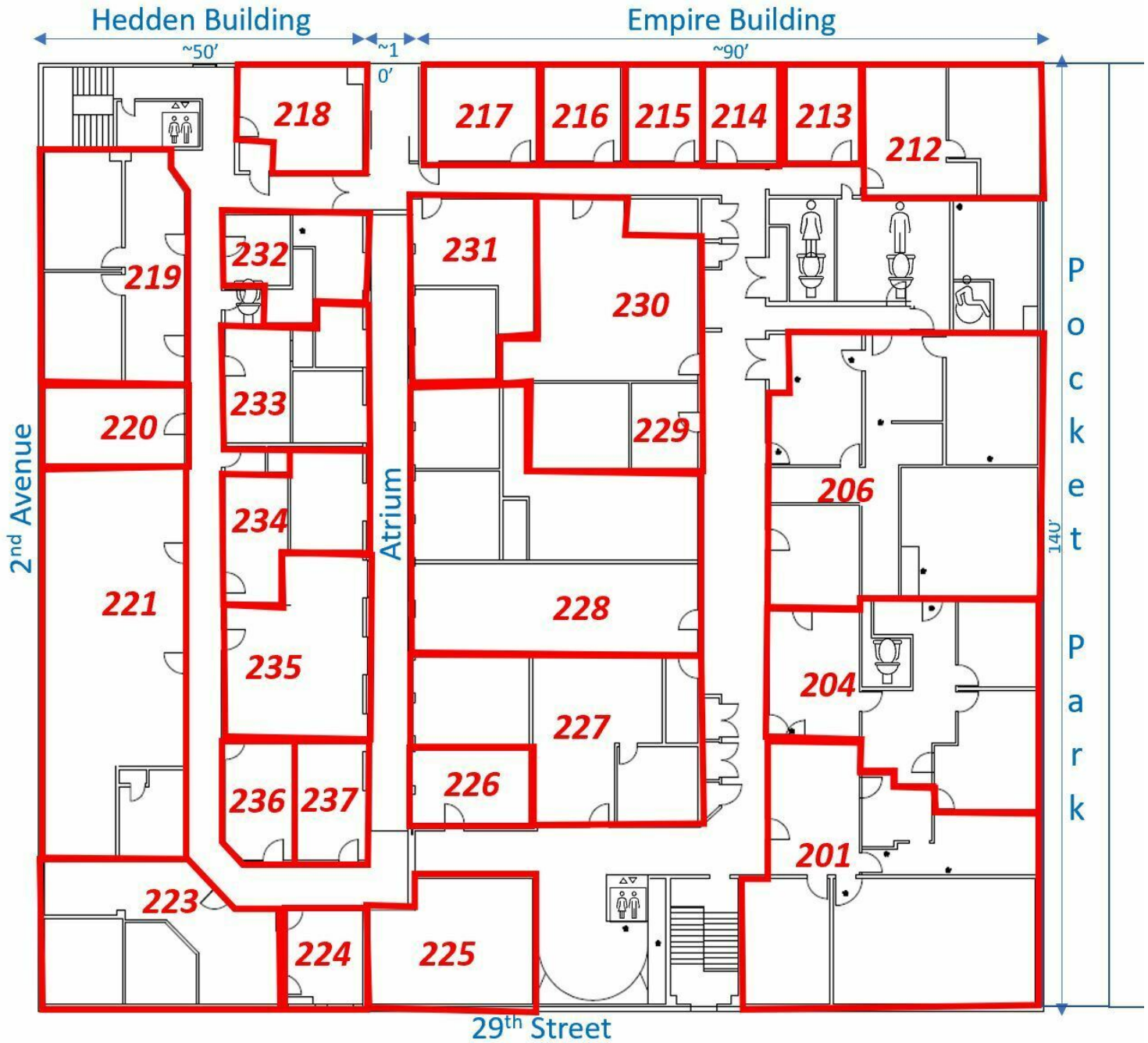
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SUITE 201

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SUITE 220

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SUITE 227

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MIKE BRUSCHWEIN

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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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