

LEASE

1690 RIMROCK RD, SUITE H

Billings, MT 59102



OFFERING SUMMARY

Base Rent:	\$18.00/sf (NNN)
NNNs Estimate:	\$5.55/sf
Total Monthly Rent (before utilities):	\$2,101
Available SF:	1,071 SF
Lot Size:	2.069 Acres
Zoning:	NO - Neighborhood Office

ALLOWED USES

Dentists, Doctors, Podiatrists, Optometrists, Chiropractors, Insurance sales, Web Developer, Software Engineers, Architects, Mechanical or Civil Engineers, Attorneys, Certified Financial Planners, Licensed Mental Health Counselor, Physical/Occupational/Speech Therapists, Psychologists, Certified Rehab Counselors, CPAs, Licensed Real Estate Broker/Agent,

Kyle Schlichenmayer, CCIM
406 698 1899



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1690 RIMROCK RD, SUITE H

Billings, MT 59102



PROPERTY DESCRIPTION

Welcome to Rimrock Professional Center, where we offer a spacious and modern 1,071 square foot office space for lease. This newly constructed suite H is equipped with an open reception area, two large offices, a private restroom, and a storage room for your convenience. The suite features radiant floor heat and a mini-split for additional heating and cooling, ensuring a comfortable and efficient work environment.

We understand that your profession requires high-quality equipment and facilities. Therefore, our suite is equipped with a medical-grade ventilation system, making it an ideal fit for dental, medical, podiatry, optometry, chiropractor, and related professional offices. The space is also suitable for non-medical professional uses such as web developers, software engineers, architects, mechanical or civil engineers, attorneys, certified financial planners, licensed mental health counselors, physical/occupational/speech therapists, psychologists, certified rehabilitation counselors, CPAs, and licensed real estate brokers.

The Rimrock Professional Center was built in 1987, and Suite H was never built out until 2017. The location offers mature landscaping and ample off-street parking, making it a desirable location near Rocky Mountain College. Currently, the building is undergoing an exterior facelift with a new roof and new siding being installed over the next few weeks.

Our suite is modern and bright, and we take pride in providing our tenants with an exceptional office space that meets their needs. Whether you are looking to lease space for the first time or upgrade to a more professional environment, Rimrock Professional Center offers a comfortable and efficient office space that will meet your business needs. Schedule a viewing today and experience the perfect space for your business.

Lease rate is \$18/sf NNN with NNNs currently estimated at \$5.55/sf. This equates to a total lease rate of \$2,101/month plus electric, internet/phone and liability insurance.



Kyle Schlichenmayer, CCIM
406 698 1899

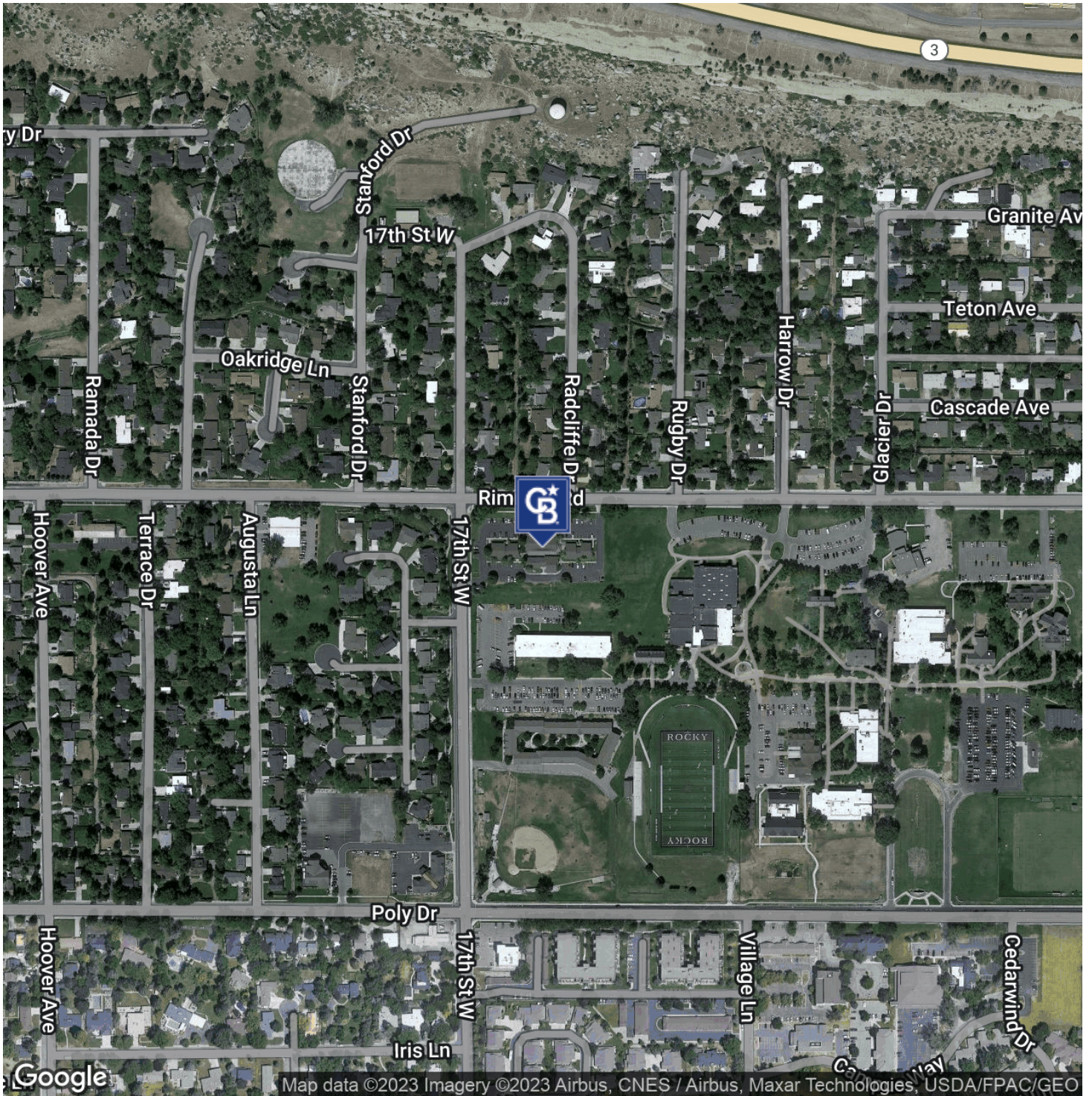


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

1690 RIMROCK RD, SUITE H

Billings, MT 59102



Kyle Schlichenmayer, CCIM
406 698 1899



**COLDWELL BANKER
COMMERCIAL**
CBS