

# LEASE

1215 24TH ST W

Billings, MT 59102



## PROPERTY DESCRIPTION

The suites at 1215 24th Street W. are ideally located on the west side of town offering high visibility and tons of options to accommodate any professional office setting. These second floor offices are currently occupied by a single tenant however, the spaces can be leased separately if desired.

The first suite includes a reception area, two offices and two conference rooms (the conference rooms can easily be used as additional office spaces by the new tenant). The second space includes a reception area and six office spaces (the reception area is being used as a common office space by the existing tenant). Finally, the last suite is a single unit office space that is currently being used as a conference room. Please see the attached floor plan which details the existing layout as well as the location in which the adjoining suites can be segregated. The single unit is across the hall from the first two suites and is therefore, not included in the floor plan.

## OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	2,800 SF
Building Size:	12,600 SF

## PROPERTY HIGHLIGHTS

- Three separate professional office suites available for lease
- The suites can be combined for a total of 2,800 SF of available office space
- Suite 1 includes a reception area and four office spaces (or two offices and two conference rooms) totaling 1280 SF
- Suite 2 includes a reception area and six office spaces totaling 1250 SF
- Suite 3 is a single unit office space that is currently being used as a conference room (totaling 270 SF)
- Monument signage on 24th Street with a traffic count of 19,000/day
- Restrooms are common
- \$11/SF NNN
- NNN Estimated at \$5.00/SF

**Erik Caseres**

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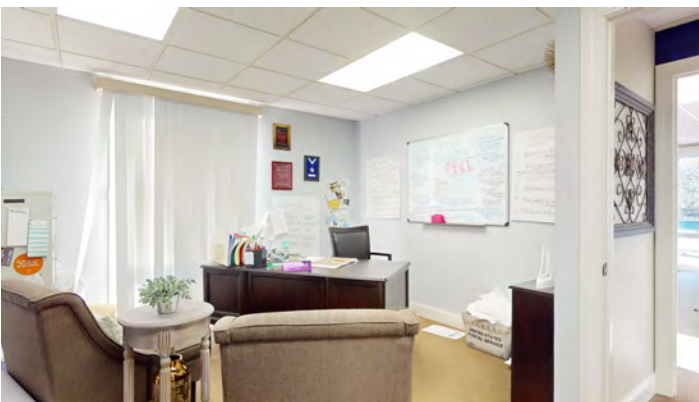


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## SUITE 1

1215 24th St W Billings, MT 59102



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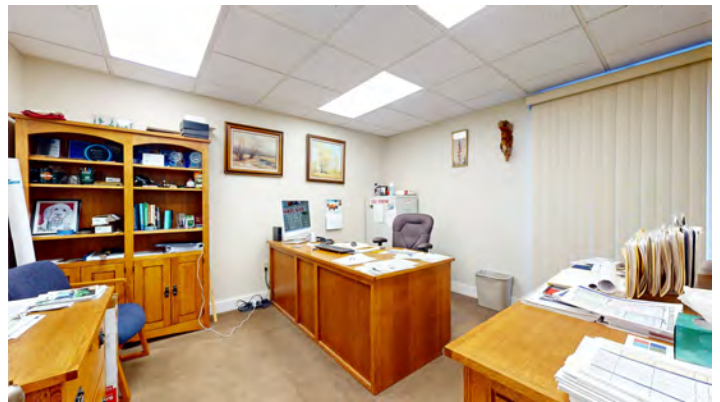
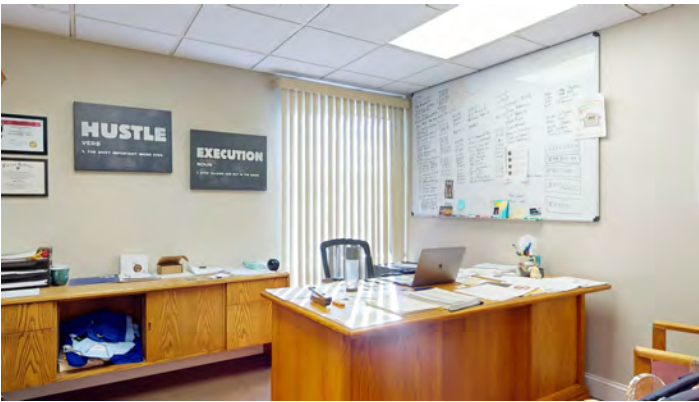




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## SUITE 2

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## SUITE 3

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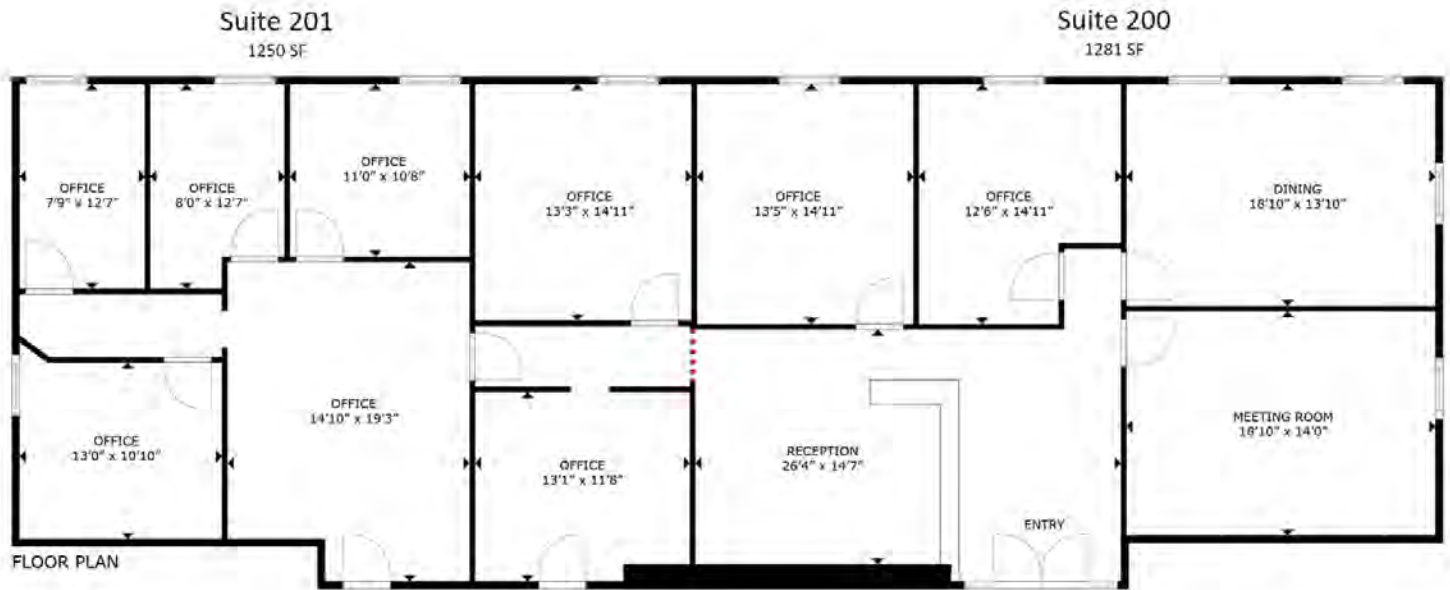
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# LEASE

## FLOOR PLAN

1215 24th St W Billings, MT 59102



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 2,531 sq. ft.



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**ERIK CASERES**

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**PROFESSIONAL BACKGROUND**

Erik Caseres worked as a professional in the petroleum industry for 18 years before transitioning into Commercial Real Estate full time. He served in top-level leadership positions within Phillips 66, an organization that consistently ranks within the Fortune 500's top 50 performers. Throughout his career, Erik became acutely aware of the reality that people are an organization's most important asset. He, therefore, proceeded to adopt a servant-leadership mindset, which consistently produced higher performing teams. Erik's proven track record of managing successful groups resulted in him being hand-selected to administer leadership training to front-line supervisors across multiple states and business units within his former organization.

While still working in the petroleum industry, Erik began to venture into real estate investing. He and his wife, Elyse, purchased their first home at the age of twenty-two. They performed a live-in flip and several years later, traded the home for a house that could better accommodate their growing family. The equity generated from these first homes eventually allowed the couple to purchase a vacation rental which was located just outside of Joshua Tree National Park. The success of this asset prompted the purchase of additional vacation rental properties in tourist markets in Southern Utah and Eastern Montana. Today, Erik's portfolio includes a combination of single-family vacation rental homes as well as long-term rental units in both the single family and multi-family classes. Erik proves to be a huge asset to his clients because he understands the challenges and opportunities of owning and investing in real estate.

Erik made the decision in 2023 to exit the petroleum industry to join Coldwell Banker Commercial CBS. As a former high-ranking member of an organization in the manufacturing industry, coupled with his experience in real estate investing, Erik brings a unique perspective to the Coldwell Banker Commercial team. At CBS, Erik specializes in industrial, manufacturing, business and multifamily transactions including buying, selling, and leasing of commercial real estate.

Erik is a devoted husband and father to six children. Together, the family enjoys visiting National Parks (where their vacation rentals are strategically located) to hike and spend quality time together. Erik and Elyse also homeschool their school-age children and spend a good deal of time shuttling the kids to ballet, rock climbing and the many other after-school classes that the kids are actively involved in.

Erik leverages his background in leadership and his experience in facilitating servant-leadership style training, to ensure that his clients always have a positive experience when conducting any type of commercial real estate transaction. As a result, Erik is the perfect agent for all of your shop/warehouse, business and multifamily needs!

**CBS**

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