

LEASE

145 GRAND AVENUE

Billings, MT 59101



PROPERTY DESCRIPTION

Welcome to your ideal professional workspace located on Grand Avenue. With lease rates starting at an affordable \$380/month, this office property offers a range of spaces tailored to suit your needs, whether you're a solo practitioner or part of a small team. The building's finishes include modern flooring, fresh paint, and new lighting fixtures, this space exudes professionalism and comfort. Situated in a high-traffic area, your business will benefit from excellent visibility on Grand Avenue, complemented by optional monument signage. All utilities are covered, making budgeting simple and affordable. Most offices are located on the ground floor providing easy accessibility for both clients and employees.

The diverse range of offices caters to various professions within the professional service industry, ensuring a dynamic and collaborative environment. Whether you're a lawyer, CPA, counselor, real estate agent, financial advisor, or part of another specialized field, this space provides the ideal backdrop for meeting with clients or conducting business away from home.

Some offices enjoy abundant natural light, fostering a bright and inviting atmosphere. Additionally, ADA-compliant restrooms are conveniently located in the common areas, ensuring accessibility for all.

PROPERTY HIGHLIGHTS

- Zoned: NO Neighborhood Office
- Updated flooring, paint, and lighting
- High visibility building located on Grand Avenue
- Monument signage available
- All utilities included (excluding internet and phone)
- ADA restrooms in common areas

OFFERING SUMMARY

Lease Rate:	Starting at \$380.00 per month (Gross)
Available SF:	268 - 623 SF
Building Size:	8,117 SF

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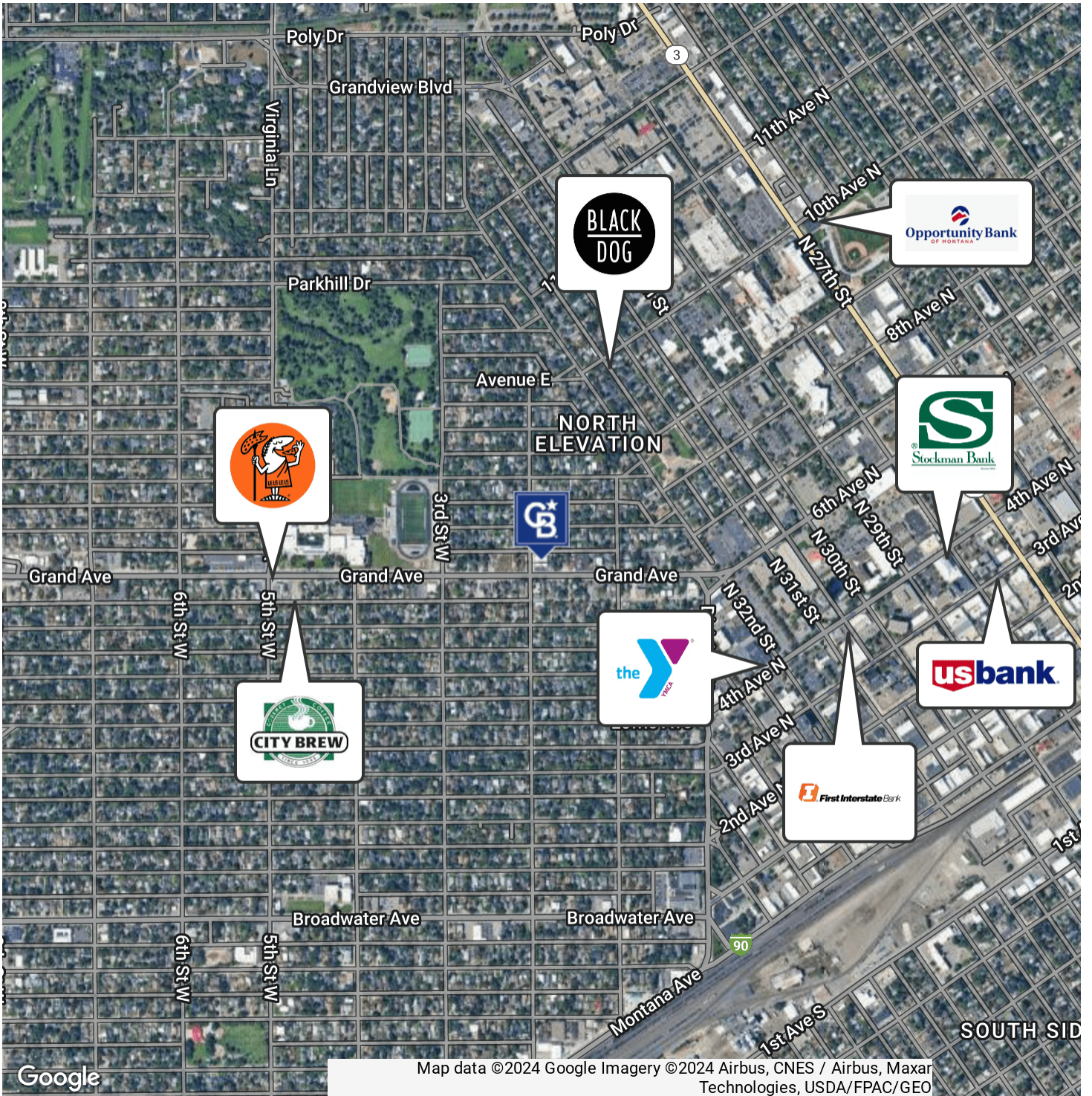
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ERIK CASERES

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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. Erik received a Bachelor of Applied Science Degree in Energy Management from Bismarck State College. 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 CBC, 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!

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