

LEASE

1629 AVENUE D, SUITE B2

Billings, MT 59102



PROPERTY DESCRIPTION

Welcome to 1629 Ave D, where prime location meets professional elegance! Nestled just behind the bustling West Park Promenade, this ground floor suite offers an unparalleled setting for your business headquarters.

Spanning 1300 square feet, Suite B-2 boasts a serene ambiance with ample natural light streaming in through large exterior windows. The high ceilings further enhance the spaciousness, creating an inviting atmosphere perfect for a variety of professional endeavors, whether it be financial services, business operations, or professional consultations.

Convenience is key with the West Park Promenade just a short walk away, providing access to thirty stores and businesses, ensuring that your clientele have access to all the amenities they need. With six offices within the suite, there's plenty of room for your team to thrive in this dynamic and vibrant environment.

Don't miss out on the opportunity to explore this like-new office suite in the heart of midtown. Schedule a viewing today and discover the perfect setting to realize your business ambitions.

PROPERTY HIGHLIGHTS

- 1,842/month
- \$10.50 SF NNN
- NNN estimated at \$6.50 SF
- 1300sf suite with six offices, and reception/waiting area
- Zoned - NO Neighborhood Office Total Building Size 25,744sf

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	1,300 SF
Building Size:	25,744 SF
Zoning:	NO

Erik Caseres

406 861 4742

erik@cbcmontana.com



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PHOTOS

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Erik Caseres
406 861 4742
erik@cbcmontana.com

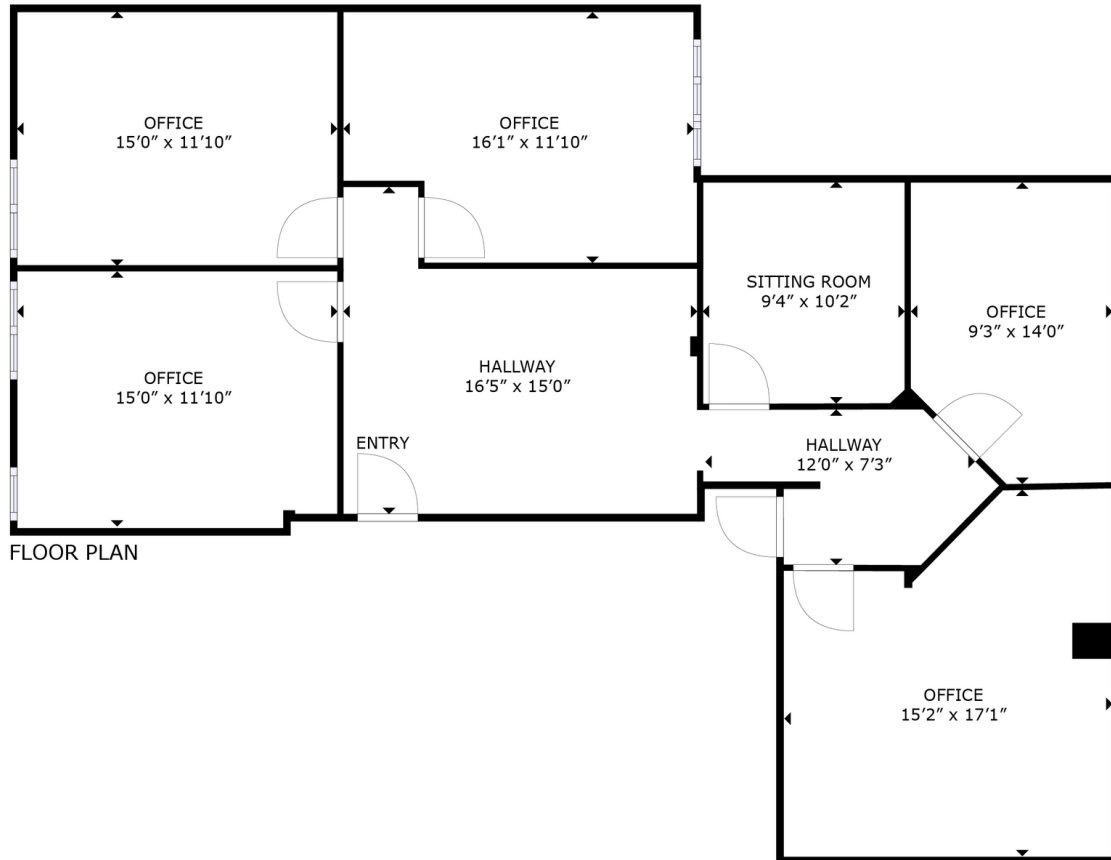


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FLOOR PLAN

1629 AVENUE D, SUITE B2

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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 1,292 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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RETAILER MAP

1629 AVENUE D, SUITE B2

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ADVISOR BIO

1629 AVENUE D, SUITE B2

Billings, MT 59102



ERIK CASERES

Comm Sales Associate

erik@cbcmontana.com

Direct: 406.861.4742 | Cell: 406.861.4742

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 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!

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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