

LEASE

145 GRAND AVENUE, STE #3

145 Grand Avenue, Ste #3 Billings, MT 59101



LEASE RATE \$1,150.00 per month
AVAILABLE SF 916 SF

Erik Caseres
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PROPERTY DESCRIPTION

Welcome to your ideal professional workspace located on Grand Avenue. Suite #3 offers an affordable lease rate of \$1,150/month, this 916sf suite offers a range of spaces tailored to suit your needs, whether you're a solo practitioner or part of a small team. The suite includes one private office with modern flooring, fresh paint, and new lighting fixtures, radiating 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. This suite also offers the possibility to expand into the neighboring suite, potentially adding two to three additional offices.

Enjoy great natural lighting and a private entrance to the building, enhancing both convenience and privacy. ADA-compliant restrooms are conveniently located in the common areas, ensuring accessibility for all.

Don't miss this opportunity to secure your spot in this prime professional setting. Contact Erik Caseres at Coldwell Banker Commercial CBS today to schedule a viewing and take the next step towards elevating your business.

KEY DETAILS:

- Updated 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

PROPERTY HIGHLIGHTS

- Lease Rate: \$1,150/month
- Leased Square Footage: 916sf
- Zoned: NO Neighborhood Office
- Total Building Size: 8,117sf

OFFERING SUMMARY

Lease Rate:	\$1,150.00 per month (Gross)
Available SF:	916 SF
Building Size:	8,117 SF

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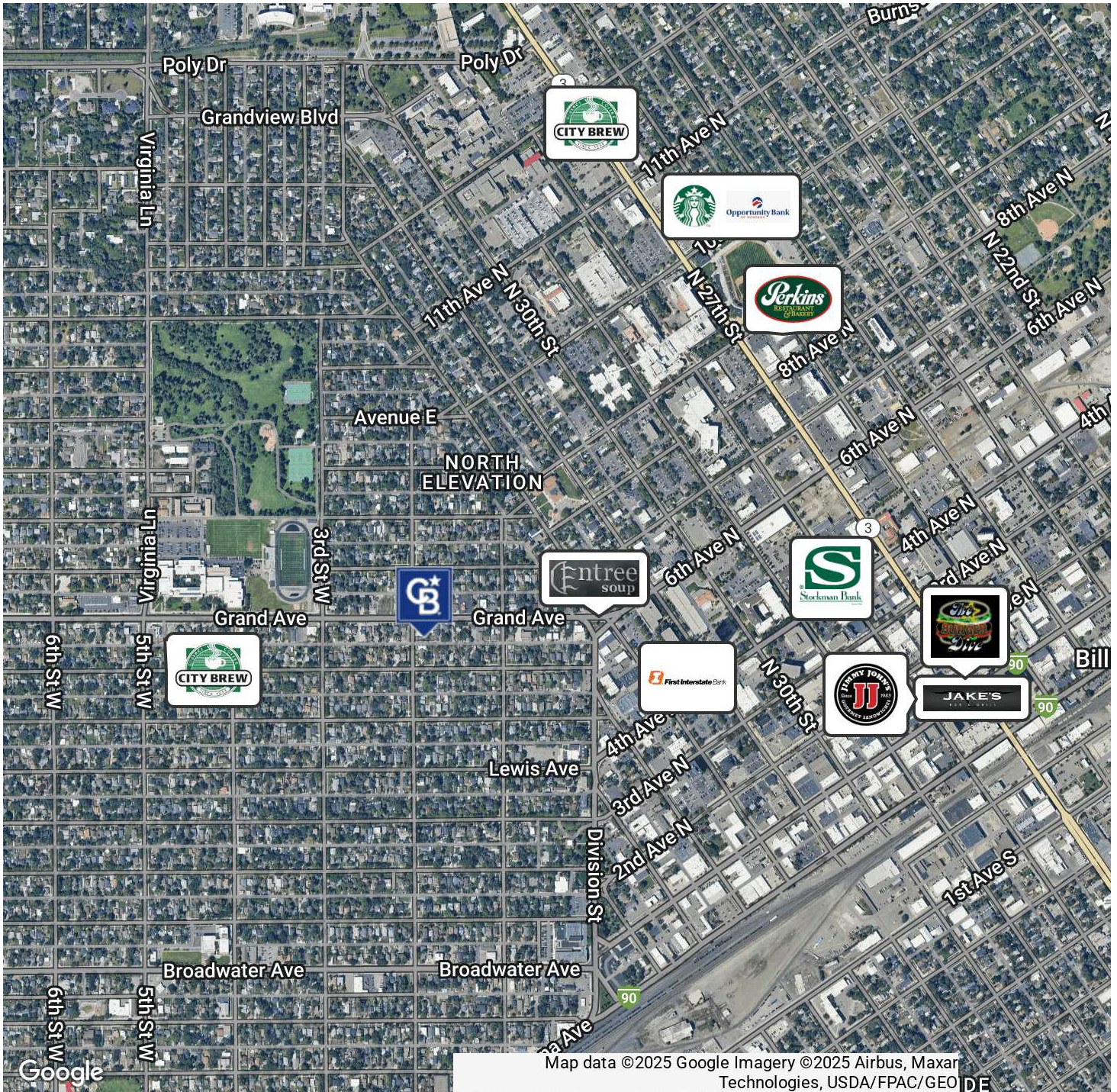


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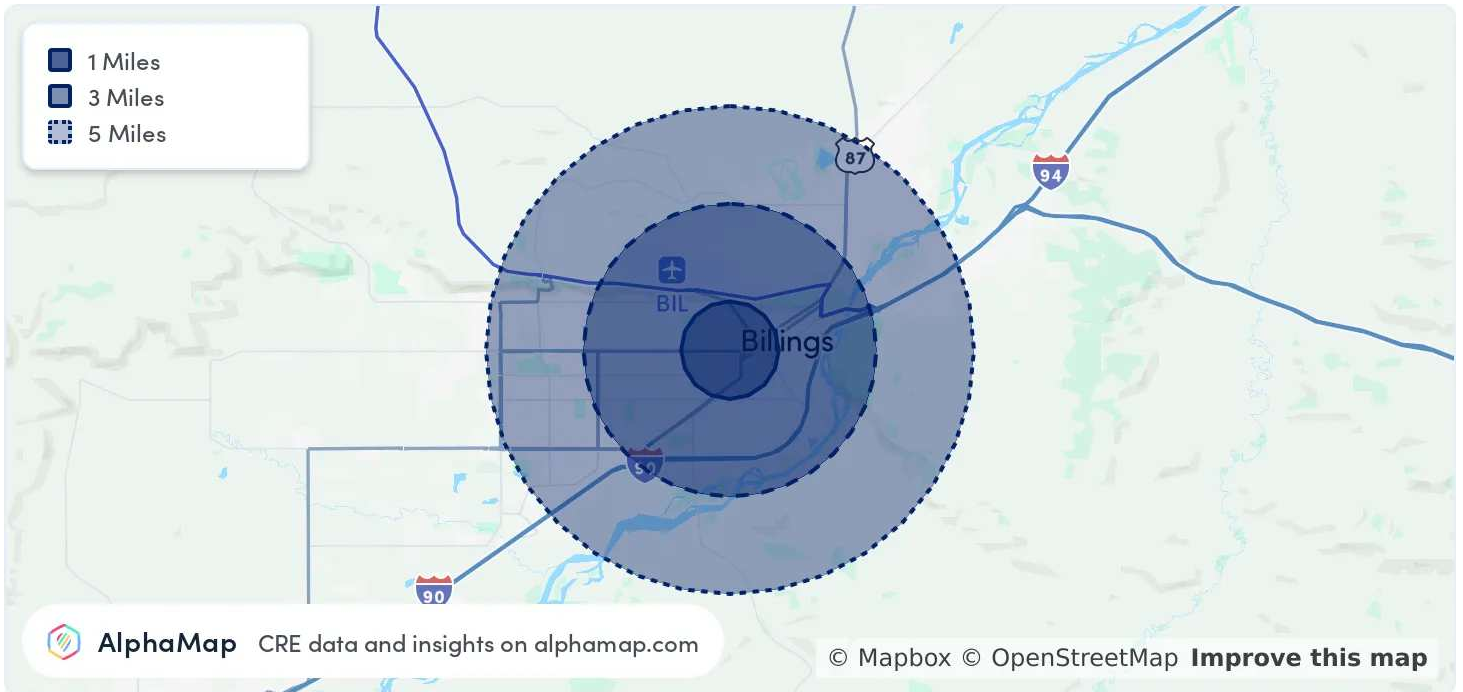


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,166	60,230	112,239
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	40	41	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,950	25,844	47,419
Persons per HH	2	2.3	2.4
Average HH Income	\$72,122	\$82,605	\$89,790
Average House Value	\$342,841	\$355,232	\$377,971
Per Capita Income	\$36,061	\$35,915	\$37,412

Map and demographics data derived from AlphaMap

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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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