

# LEASE

**71 25TH ST W, UNIT 12**

71 25th St W, Unit 12 Billings, MT 59102



**LEASE RATE**

**\$12.00 SF/yr**



**CLICK TO VIEW VIDEO**

**Erik Caseres**

406 861 4742

erik@cbcmontana.com

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## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Office/Retail Space for Lease in a Prime Location!

This turnkey 1,150 sq. ft. office/retail space is ideal for small teams and professional service providers. Located in a vibrant shopping center with anchor tenants like Hobby Lobby, Chuck E. Cheese, One Source Lighting, Universal Athletic, and more, this space offers high visibility and excellent foot traffic.

This versatile space is ideal for medical services, CPA's, real estate professionals, therapists, counselors, educational services, and more. Join a thriving community of businesses and elevate your company's presence today!

Contact Erik Caseres to schedule a tour!

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,150 SF
Lot Size:	34,755 SF

### ADDITIONAL FEATURES

Built-in Storage: Ample storage to keep your business organized.  
Storefront Wall Signage Available to boost the visibility of your business

Recently Updated: Bright, modern interiors ready for immediate move-in

### PROPERTY HIGHLIGHTS

- 1,150 sq. ft.
- Three Private Offices
- Storefront/Reception Area
- Private Bathroom
- \$1,533.33 per month
- Base Rent \$12.00/sq. ft.
- Triple Net Lease (NNN) Nets estimated at \$4.00/sq. ft.

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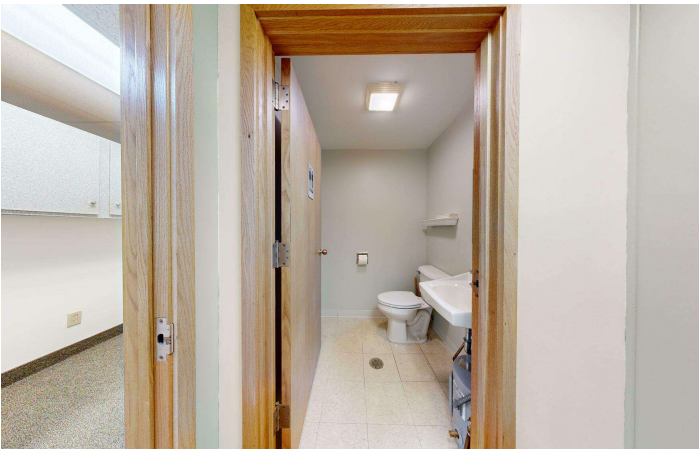


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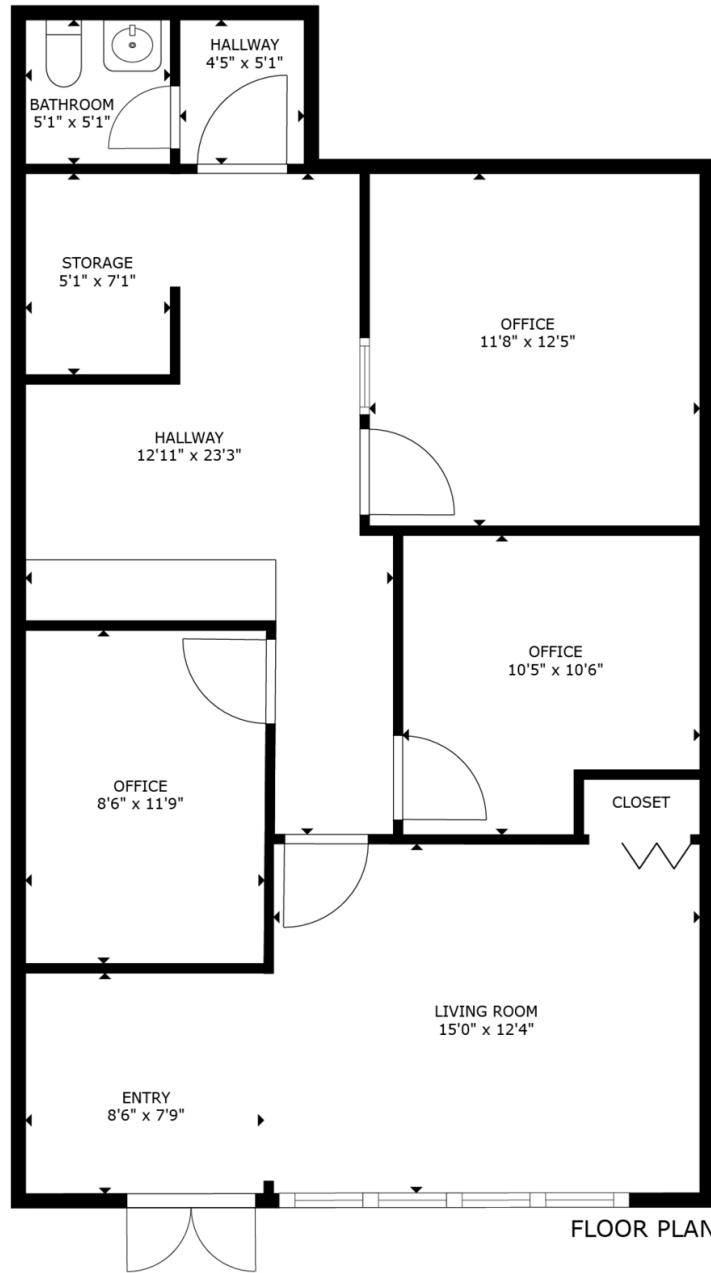


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# FLOORPLAN

71 25TH ST W, UNIT 12

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GROSS INTERNAL AREA  
FLOOR PLAN: 904 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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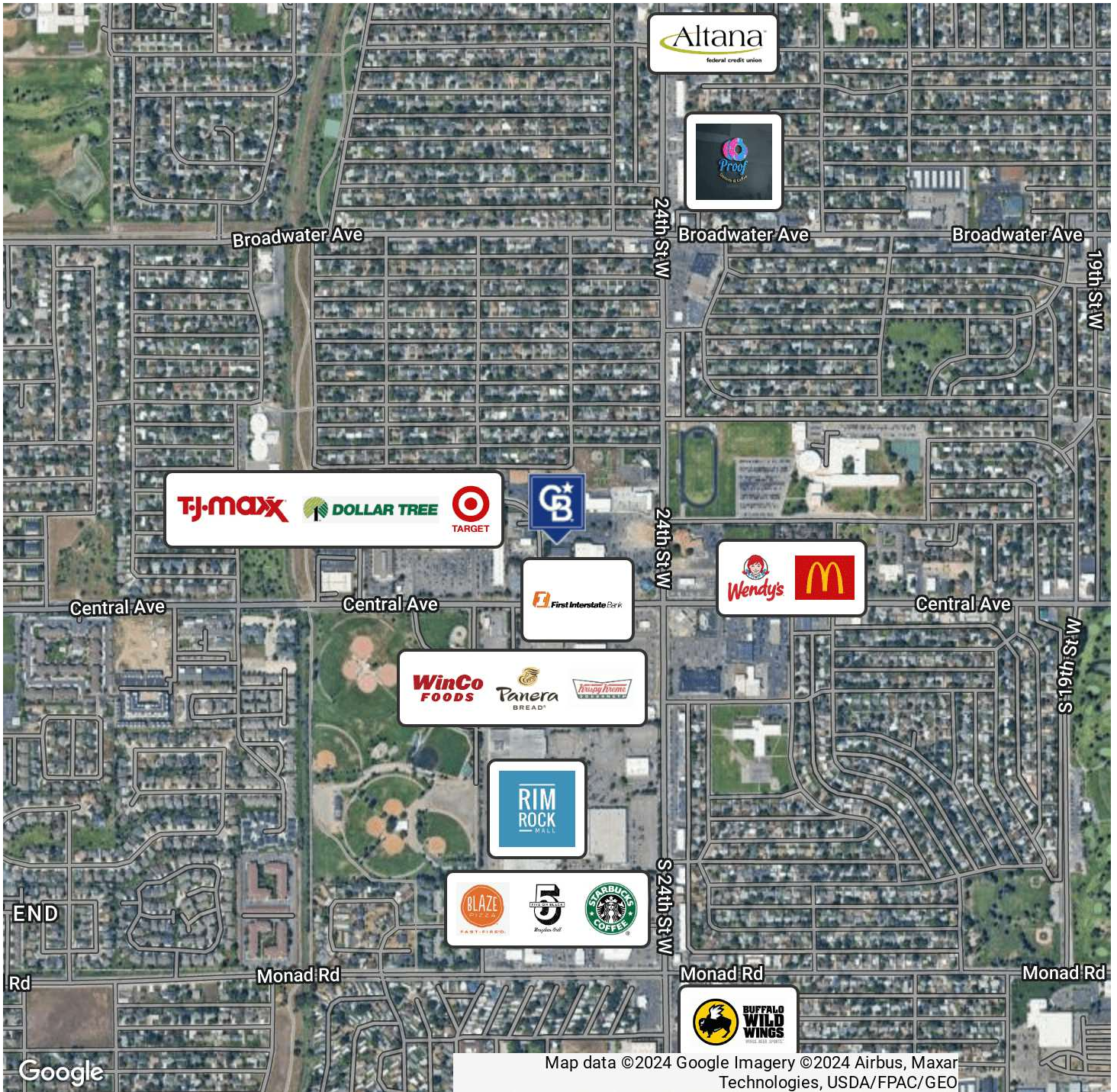


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## ERIK CASERES

Comm Sales Associate

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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!

#### CBS

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