

# LEASE

## 71 25TH STREET WEST, STE #5

71 25th Street West, Ste #5 Billings, MT 59102



**LEASE RATE**

**\$12.00 SF/yr**

**Erik Caseres**

(406) 861-4742

erik@cbcmontana.com

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



# LEASE

71 25TH STREET WEST, STE #5

Billings, MT 59102



## PROPERTY HIGHLIGHTS

- 1,050 sf newly remodeled suite
- 3 private rooms + reception
- Large built-in sauna
- Private Bathroom
- \$1,400/month NNN
- \$12.00/sf base Rent
- NNN estimated at \$4.00/sf

## OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,050 SF

## LOCATION DESCRIPTION

This newly remodeled 1,150 sq. ft. space is perfectly designed for health and wellness businesses such as medical spas, health spas, or boutique fitness providers. The suite features:

- A welcoming reception area to greet clients.
- Three private rooms, ideal for treatments or consultations.
- A large built-in sauna, perfect for relaxation and rejuvenation services.
- A private bathroom for client and staff convenience.
- A storage closet for supplies and equipment.
- Located in a vibrant shopping center with anchor tenants like Hobby Lobby, Chuck E. Cheese, One Source Lighting, and Universal Athletic, this space ensures high visibility and excellent foot traffic.

With its modern upgrades and versatile layout, this turnkey suite is ideal for massage therapists, aestheticians, physical therapists, holistic health practitioners, and more.

Contact Erik Caseres to schedule a tour and take your business to the next level today!

**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com

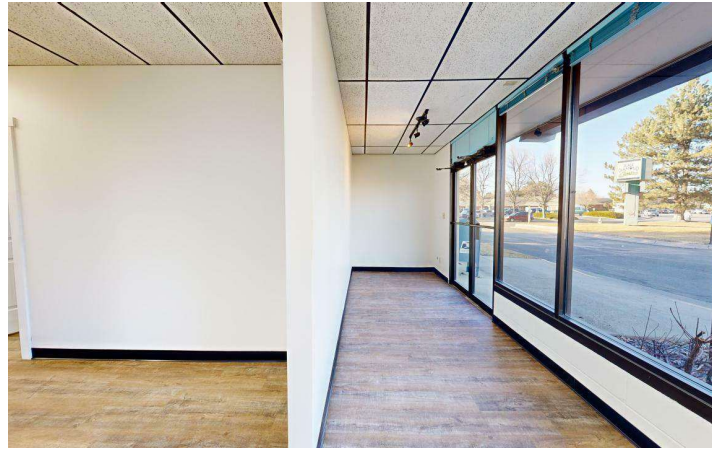


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

71 25TH STREET WEST, STE #5

Billings, MT 59102



**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com

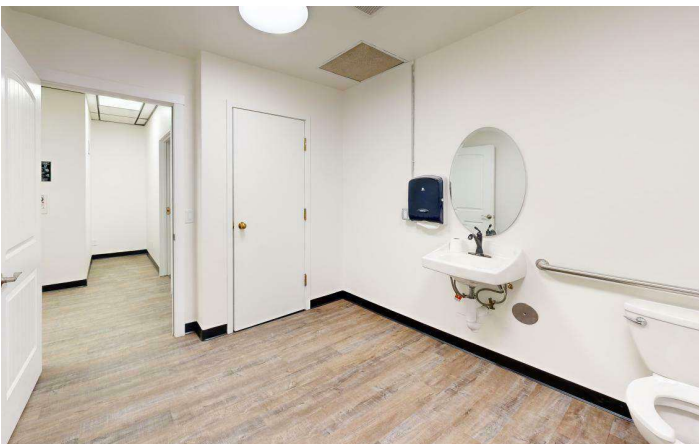


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

71 25TH STREET WEST, STE #5

71 25th Street West, Ste #5 Billings, MT 59102



**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

**71 25TH STREET WEST, STE #5**

71 25th Street West, Ste #5 Billings, MT 59102



**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# LEASE

71 25TH STREET WEST, STE #5

Billings, MT 59102



**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS



**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 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**  
3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

**Erik Caseres**  
(406) 861-4742  
erik@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL**  
CBS