

LEASE

71 25TH STREET WEST, STE #5

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



LEASE RATE \$12.00 SF/yr
AVAILABLE SF 1,050 SF

David Mitchell, SIOR/CCIM
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PROPERTY DESCRIPTION

This property is located one block west of Central & 24th St W, this office/retail building enjoys close proximity to Hobby Lobby, Rimrock Mall, Winco, CJ's, Target & Albertsons. This building has been carefully maintained, with consistent attention given to maintenance and overall upkeep. Tenants enjoy direct, ground-level access directly from the parking lot right into their suite.

OFFERING SUMMARY

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

360° VIRTUAL TOUR

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.

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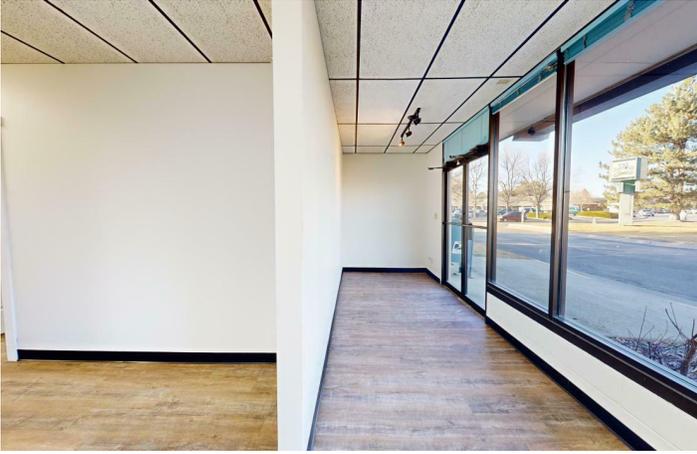


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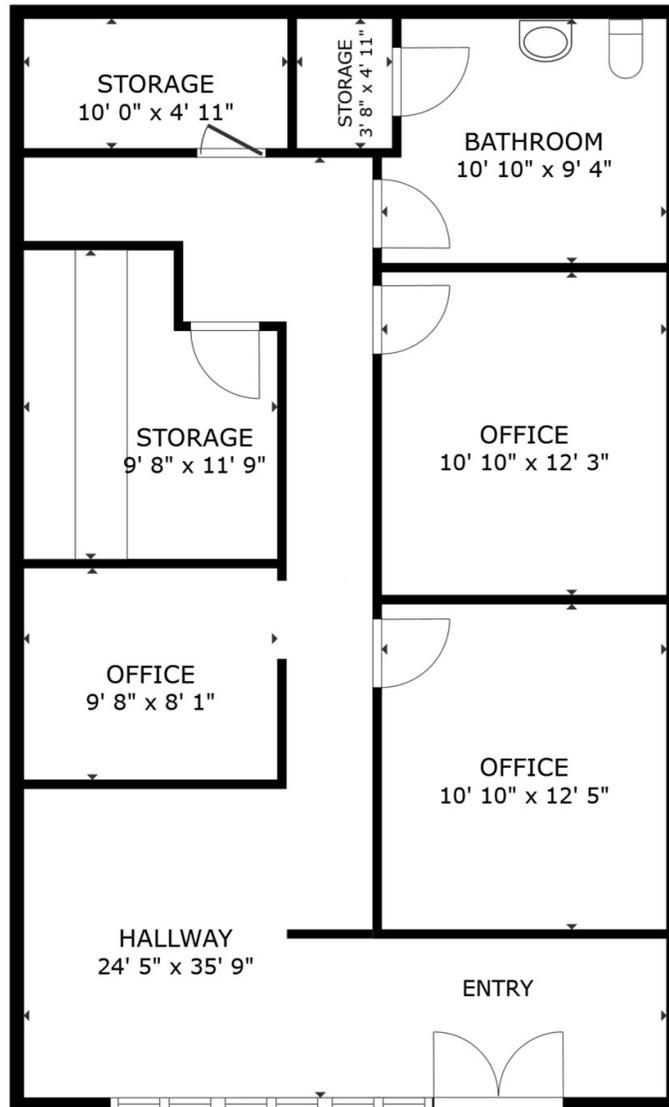


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,001 sq.ft.
TOTAL : 1,001 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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