

LEASE

GRANITE TOWER - SUITE 103

222 N 32nd



LEASE RATE \$16.00 - 24.00 SF/month
AVAILABLE SF 890 sf

Ben Linkenhoker
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GRANITE TOWER - SUITE 103

222 N 32nd



PROPERTY DESCRIPTION

Suite 103

- 890 sq. ft.
- Bullpen Style Open Office Space with Ability to Build Private Offices.
- Amazing Natural Light

OFFERING SUMMARY

Lease Rate:	\$16.00 - \$24.00 SF/NNN *Depending on Terms
Available SF:	890 SF
Lot Size:	42,000 SF
Building Size:	82,796 SF
Lobby Size:	Approx. 1,000 SF

LOCATION DESCRIPTION

Lease Prime Office Space at Granite Tower, Billings, MT – A Hub for Business Excellence

The iconic Granite Tower in downtown Billings offers more than just a prime location – it's a business hub featuring an impressive roster of co-tenants and an unparalleled data communications infrastructure. Ideal for government operations and companies providing software, data communications, logistics, legal, or financial services, Granite Tower is centrally located between Billings' main residential sectors.

Private office buildout negotiable. Landlord's architect has provided two possible floorplans with a combination of open reception area and private offices. See picture or download brochure for details.

PROPERTY HIGHLIGHTS

- Distinguished Co-Tenant Network
- Top-Tier Data Communications Infrastructure
- Reliable Connectivity
- Ample Access and On-Site Parking
- Prime Location & Access to Food, Businesses, and Amenities across Billings

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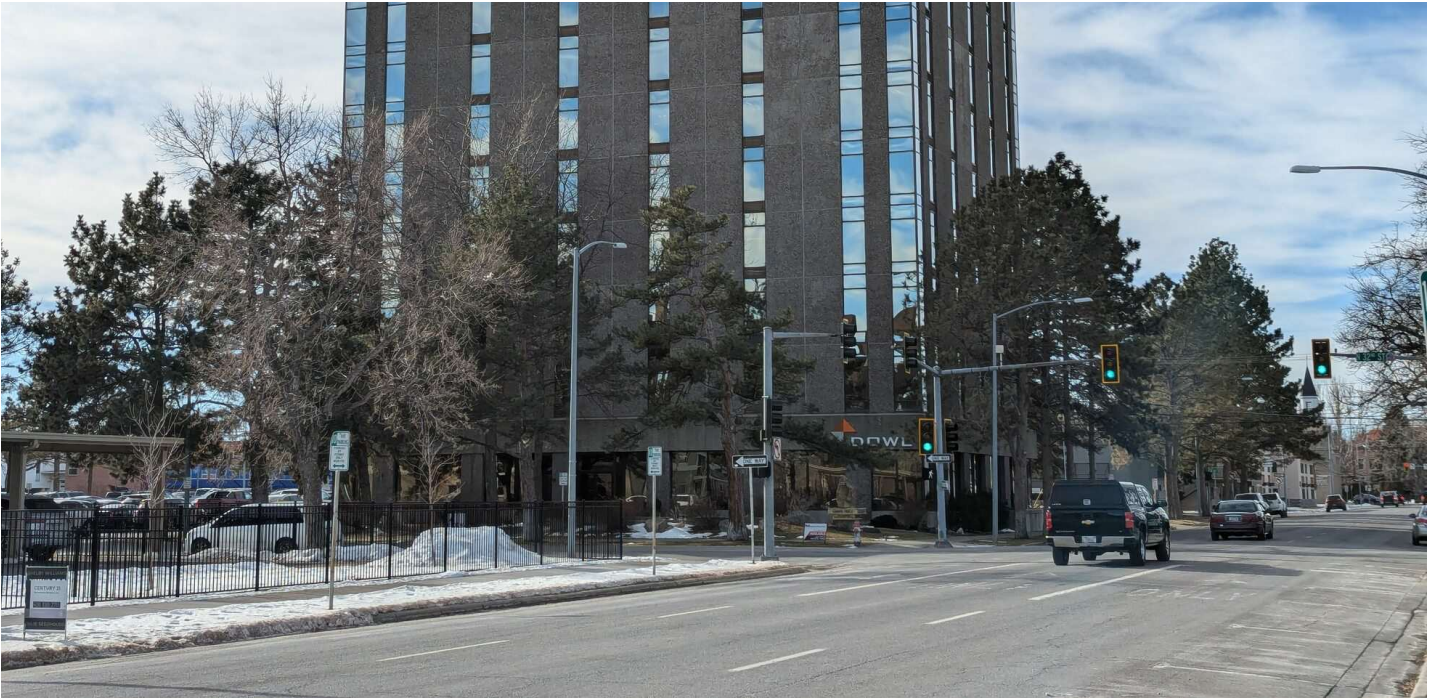


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LEASE INFORMATION

Lease Type:	Modified Net	Lease Term:	Negotiable
Total Space:	890 SF	Lease Rate:	\$16.00 - \$24.00 SF/month *Depending on Terms

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Ste 103	Available	890 SF	Modified Net	\$16.00 - 24.00 SF/month	Bullpen Style Open Office Space

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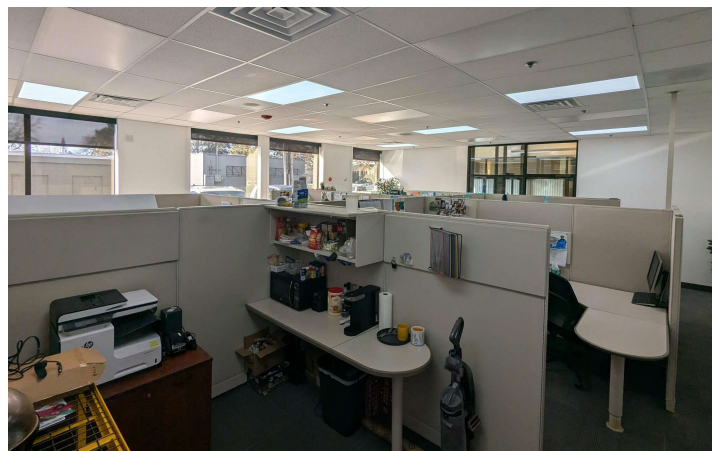
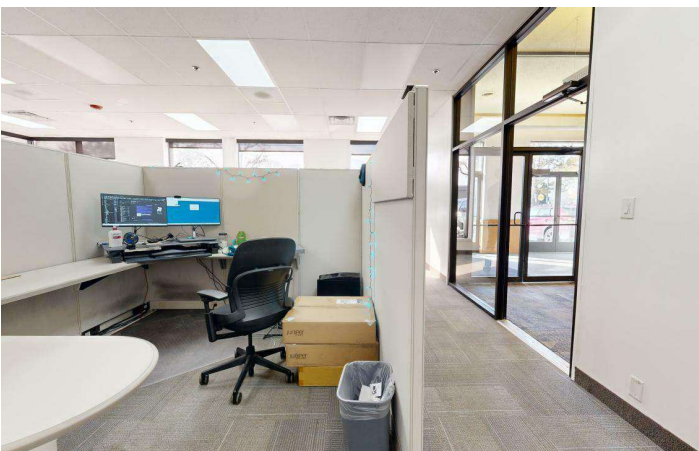
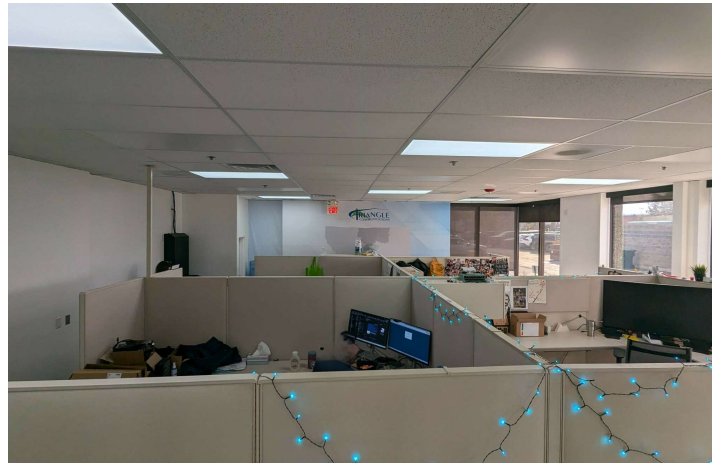
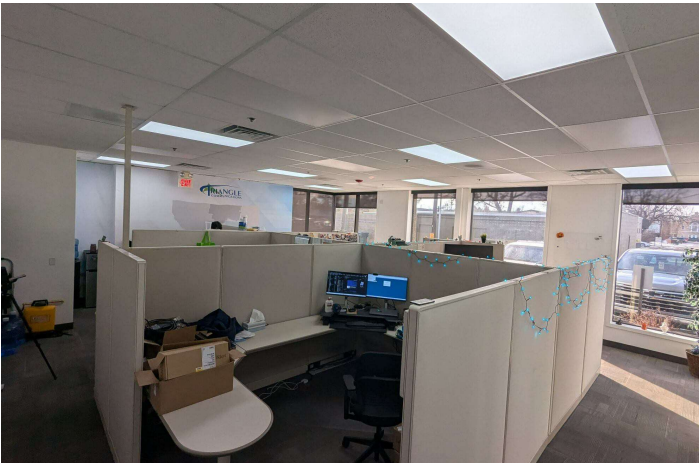
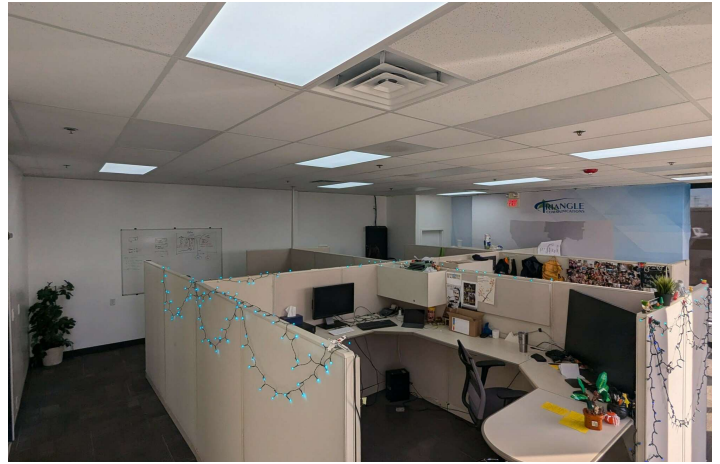
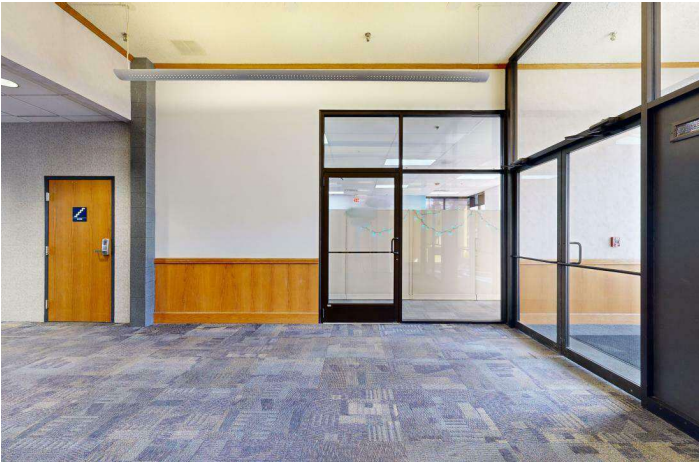


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GRANITE TOWER - LOBBY

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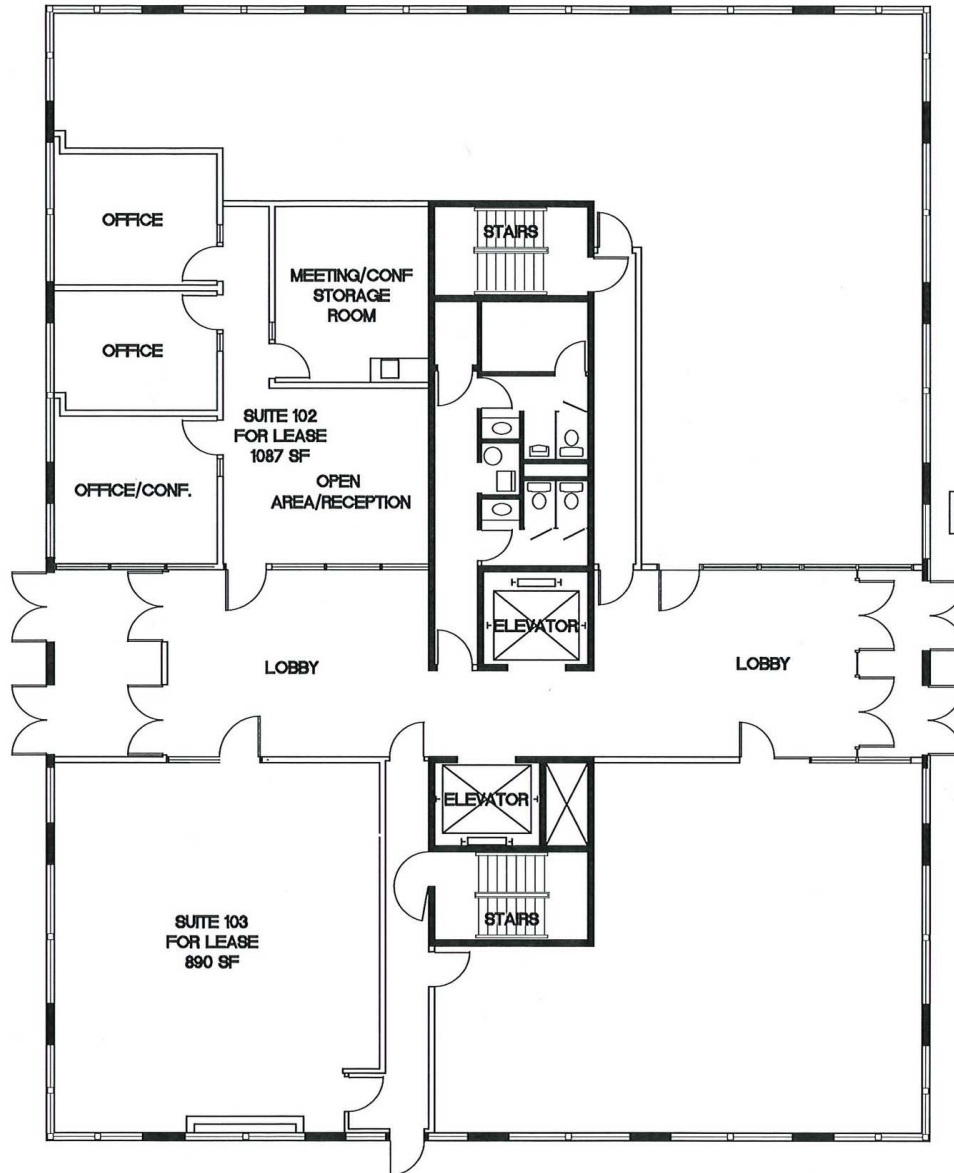


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① MAIN FLOOR PLAN

1/27/25



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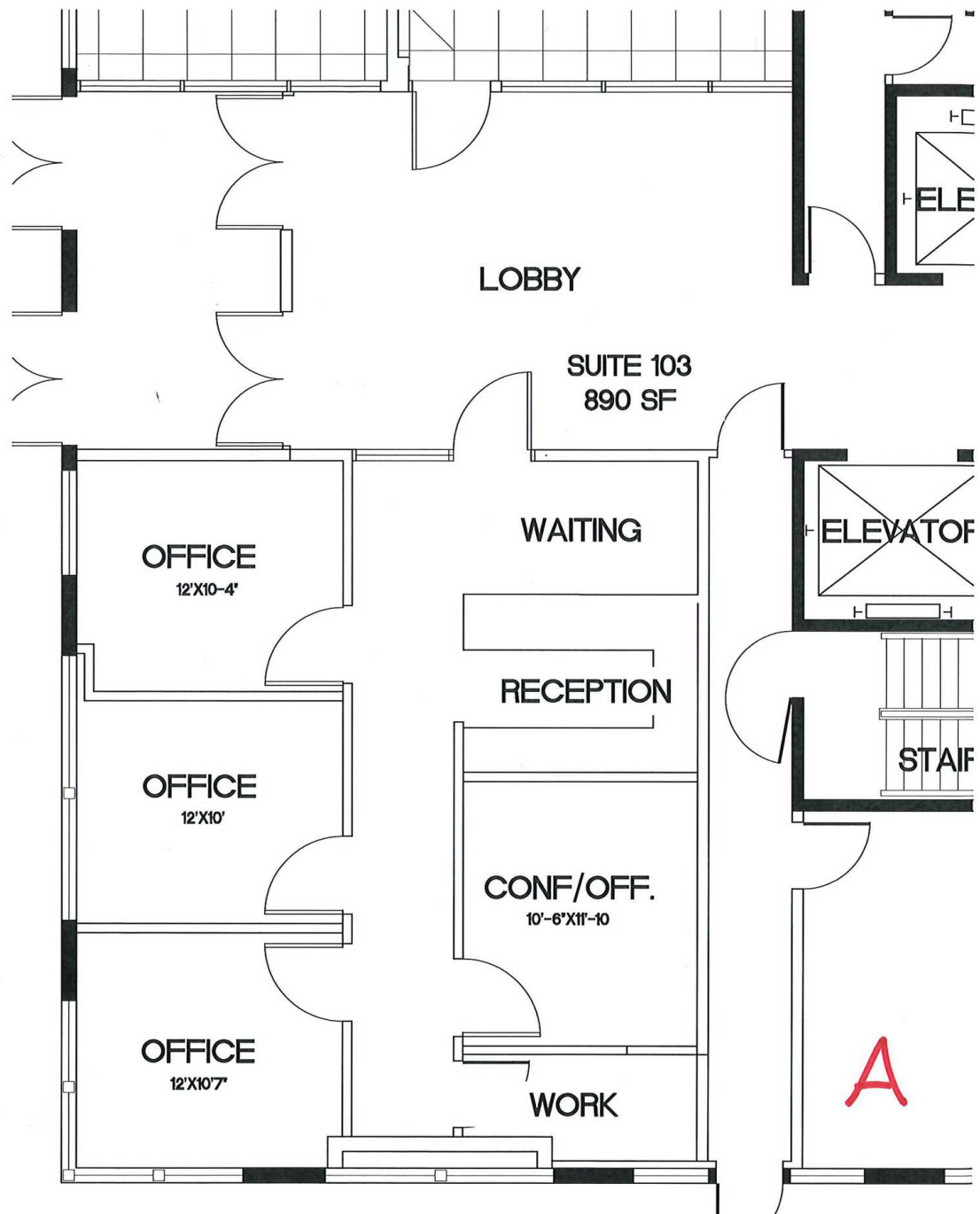


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POTENTIAL LAYOUT STE 103 A

Billings, MT 59101



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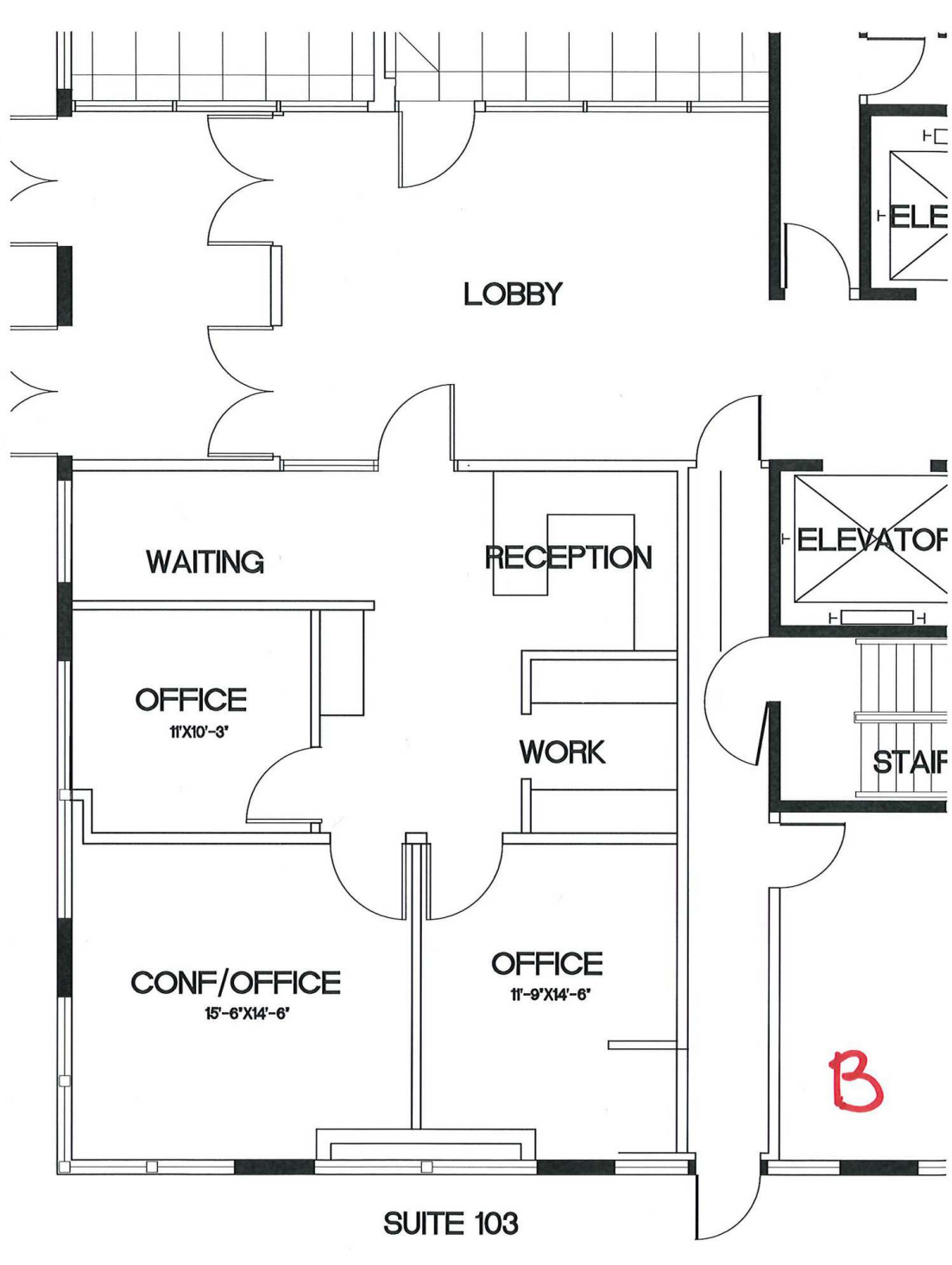


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POTENTIAL LAYOUT STE 103 B

Billings, MT 59101



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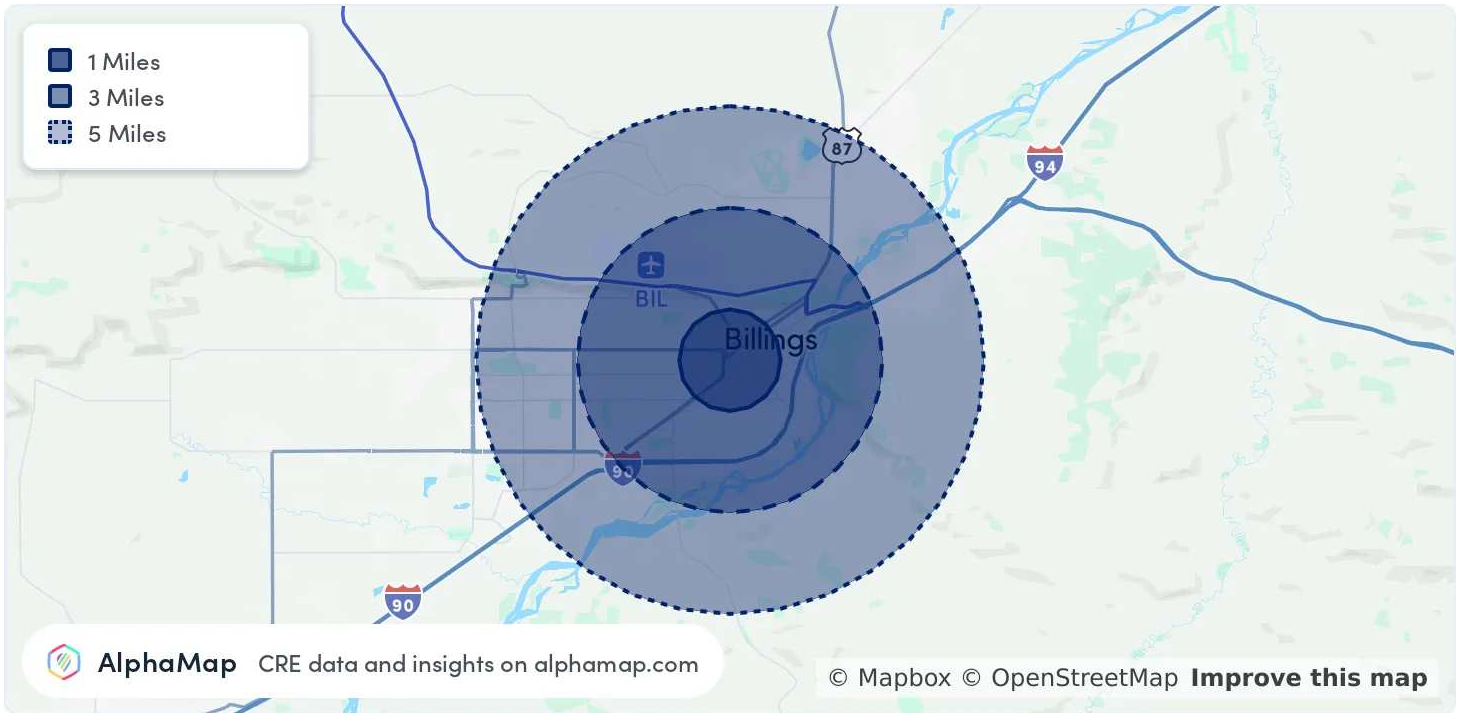


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,508	56,427	107,410
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,984	24,289	45,527
Persons per HH	2.1	2.3	2.4
Average HH Income	\$64,962	\$81,170	\$85,822
Average House Value	\$347,719	\$352,186	\$364,590
Per Capita Income	\$30,934	\$35,291	\$35,759

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BEN LINKENHOKER

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

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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 for 2018, 2019, and 2020.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018, 2019, and 2020)

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

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

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

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