

LEASE

GRANITE TOWER

222 N 32nd



LEASE RATE

Negotiable

AVAILABLE SF

890 sf

Ben Linkenhoker

(406) 369-0815

ben@cbcmtana.com

David Mitchell, SIOR/CCIM

(801) 860-4299

d@cbcmtana.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.



**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

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
- Perfect Space for Political Figures

OFFERING SUMMARY

| | |
|----------------|------------------|
| Lease Rate: | Negotiable |
| 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

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

GRANITE TOWER - SUITE 103

222 N 32nd



LEASE INFORMATION

| | | | |
|--------------|--------------|-------------|------------|
| Lease Type: | Modified Net | Lease Term: | Negotiable |
| Total Space: | 890 SF | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|--------------|------------|---------------------------------|
| Ste 103 | Available | 890 SF | Modified Net | Negotiable | Bullpen Style Open Office Space |

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

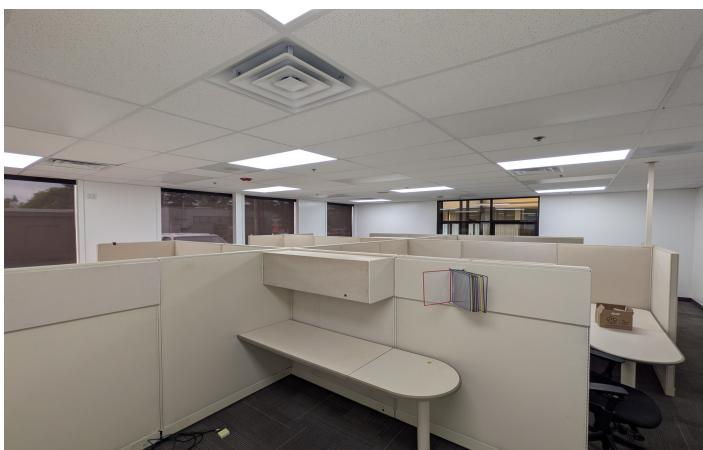
David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

STE 103
222 N 32nd



Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

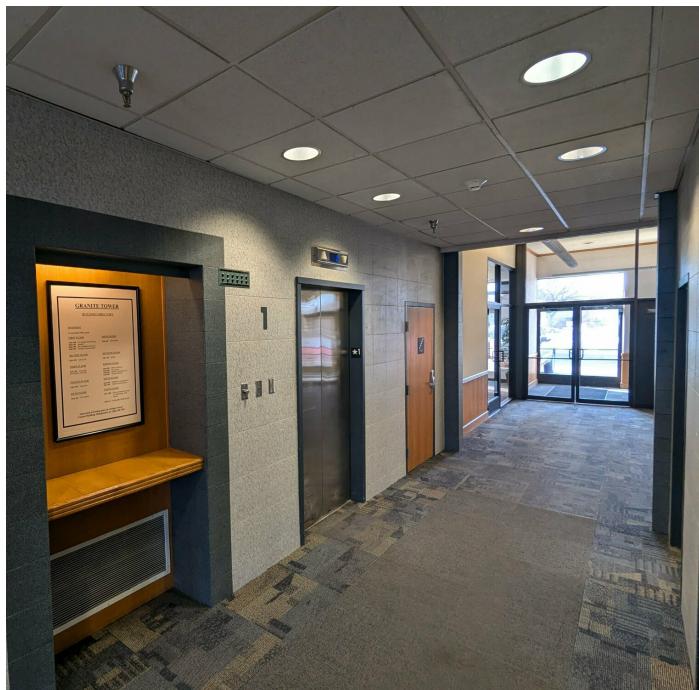


COLDWELL BANKER
COMMERCIAL
CBS

LEASE

GRANITE TOWER - LOBBY

222 N 32nd



Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

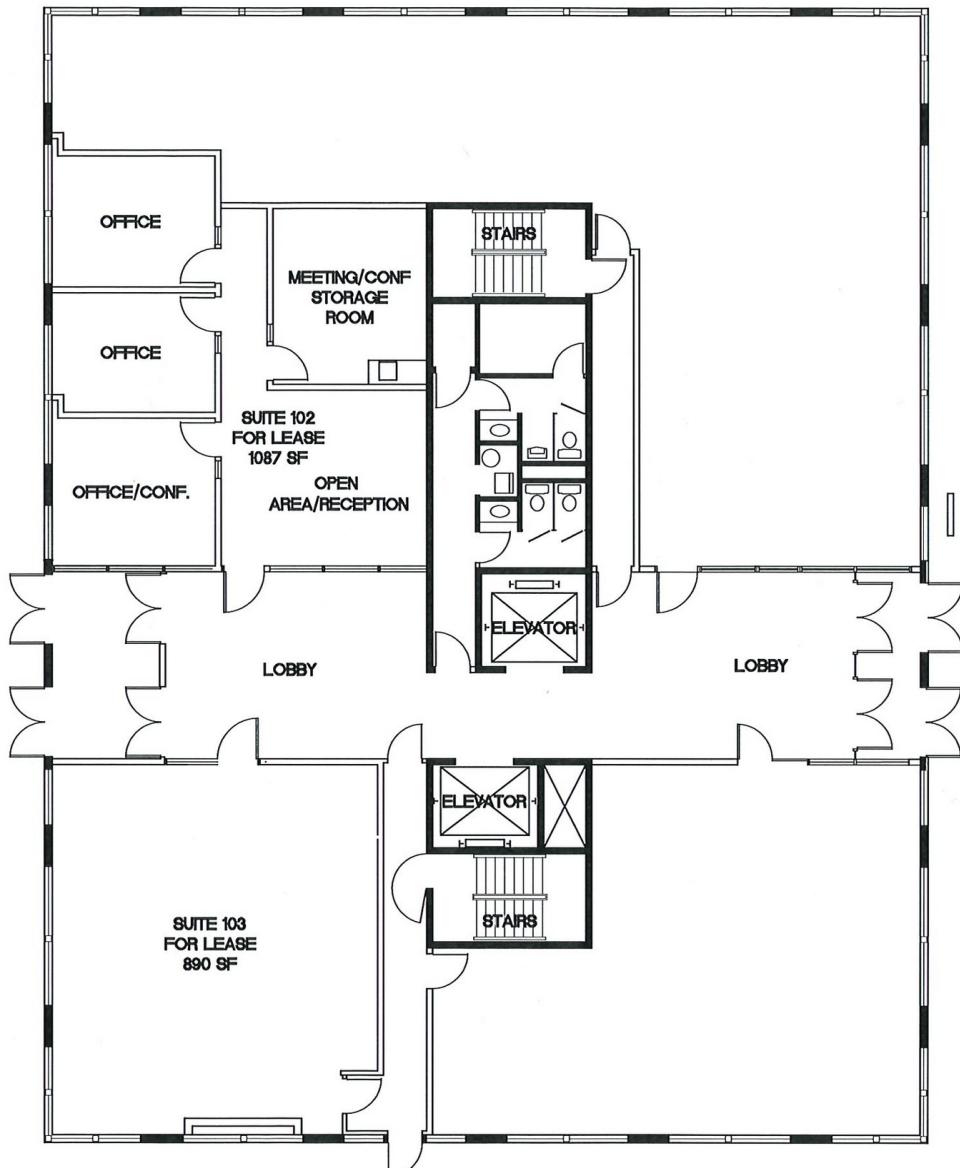


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

FLOORPLAN

222 N 32nd



MAIN FLOOR PLAN

1/27/25



Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

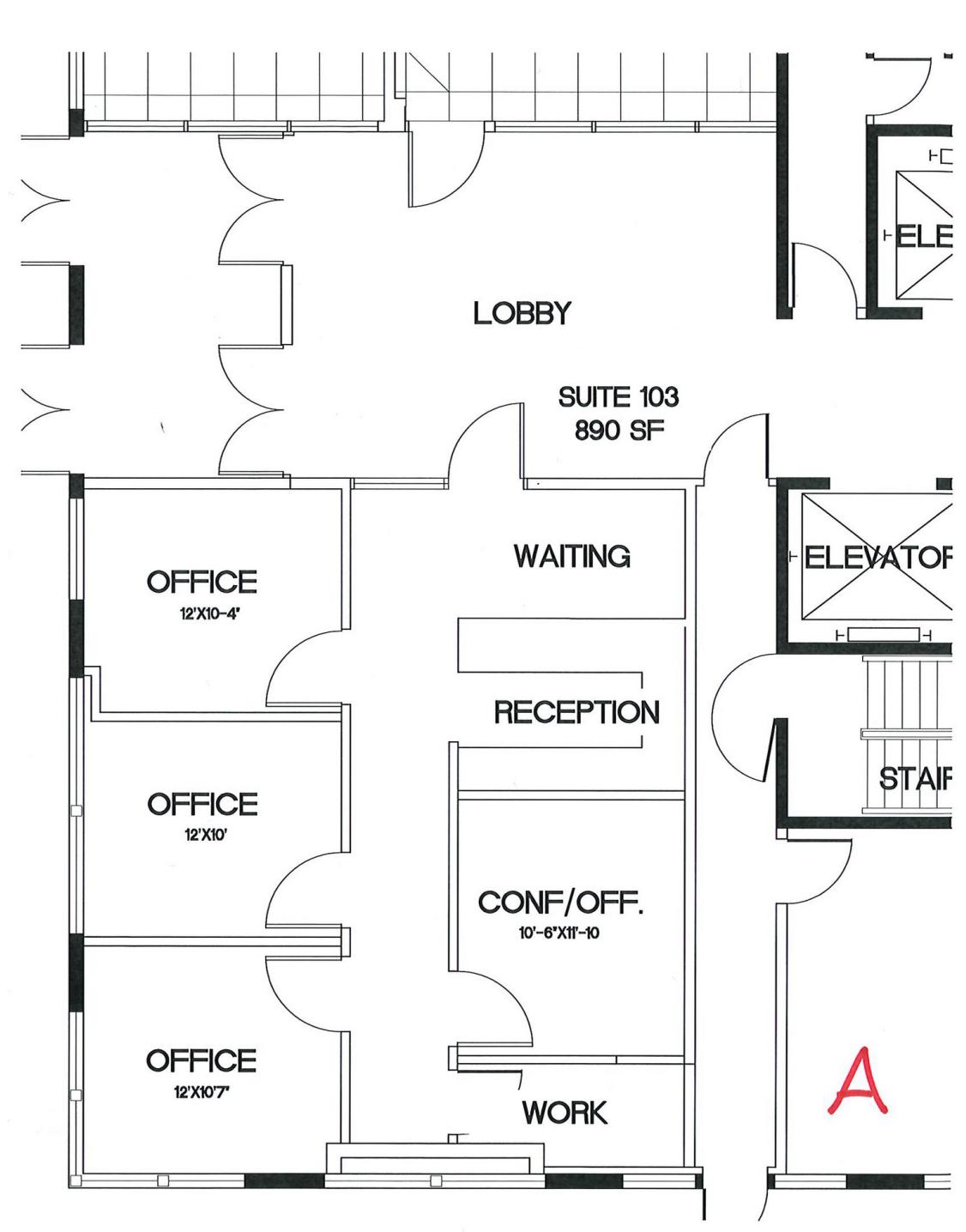


COLDWELL BANKER
COMMERCIAL
CBS

LEASE

POTENTIAL LAYOUT STE 103 A

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

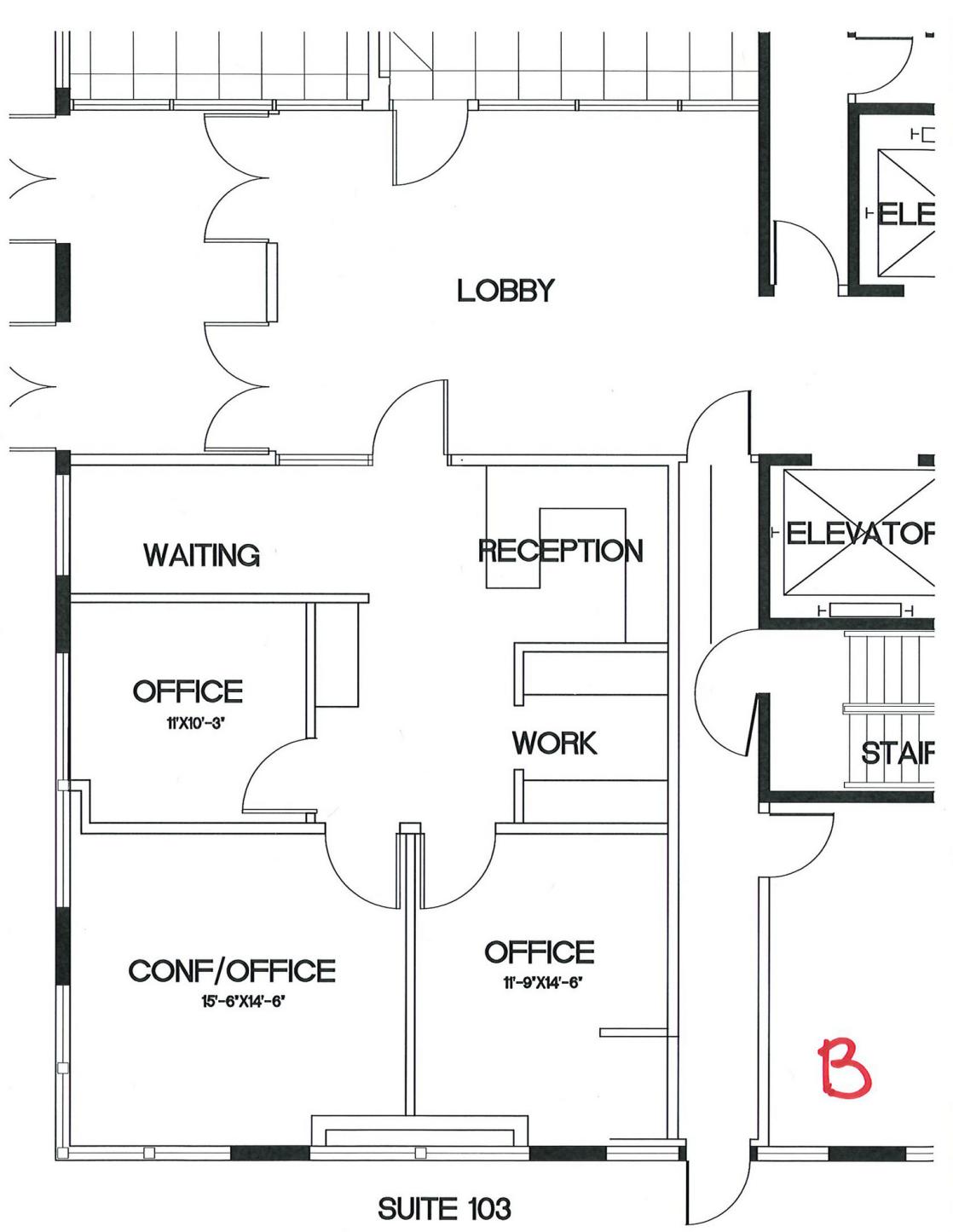


**COLDWELL BANKER
COMMERCIAL**
CBS

LEASE

POTENTIAL LAYOUT STE 103 B

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com



COLDWELL BANKER
COMMERCIAL
CBS

LEASE

GRANITE TOWER - SUITE 103

222 N 32nd



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

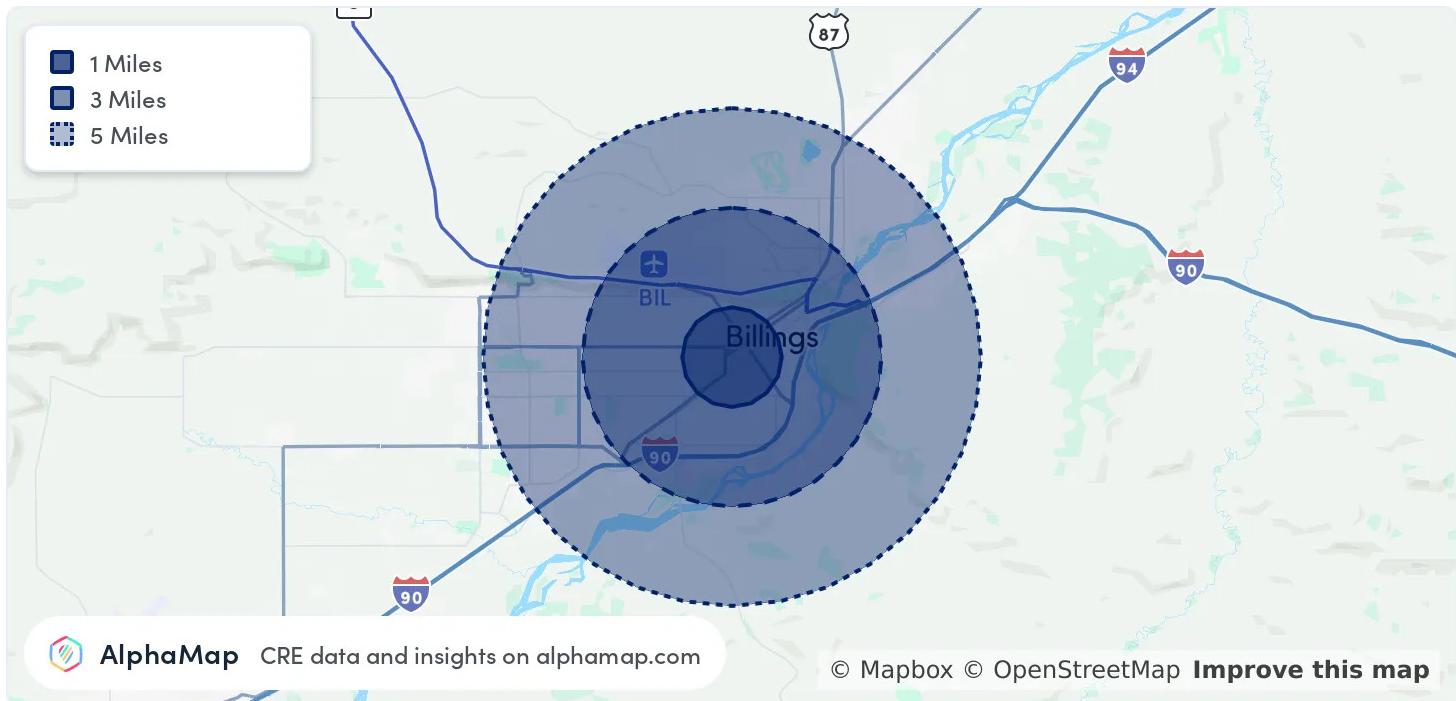


COLDWELL BANKER
COMMERCIAL
CBS

LEASE

GRANITE TOWER - SUITE 103

222 N 32nd



| 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 |

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com



COLDWELL BANKER
COMMERCIAL
CBS



BEN LINKENHOKER

Comm Sales Associate

ben@cbcmtana.com

Direct: (406) 369-0815 | Cell: (406) 369-0815

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.

CBS
3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com



COLDWELL BANKER
COMMERCIAL
CBS

**DAVID MITCHELL, SIOR/CCIM**

Principal | Broker

d@cbcmtana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

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)

CBS
3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

Ben Linkenhoker
(406) 369-0815
ben@cbcmtana.com

David Mitchell, SIOR/CCIM
(801) 860-4299
d@cbcmtana.com

COLDWELL BANKER
COMMERCIAL
CBS