

LEASE

MAIN FLOOR OFFICE IN GRANITE TOWER

Adjacent to Senator Daines and Senator Sheehy Billings offices



LEASE RATE

Negotiable

AVAILABLE SF

890 sf

Ben Linkenhoker

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David Mitchell, SIOR/CCIM

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LEASE

222 N 32ND

222 N 32nd St



PROPERTY HIGHLIGHTS

- 890 SF
- Class B+ condition or opportunity to build out to Class A finish
- Bullpen-style open office layout
- Build-out plans available for private offices and conference room
- Reception potential with strong client-facing entry
- Large windows providing abundant natural light
- Professional lobby access, and parking available
- Off street and street-side parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	890 SF
Lot Size:	42,000 SF

360° VIRTUAL TOUR

LOCATION DESCRIPTION

Granite Tower – Suite 103
222 N. 32nd St., Ste. 103 | Billings, MT
890 SF Professional Office Space – Flexible Layout Options

Lease prime office space in Granite Tower, one of Billings' most recognized professional office buildings and a true hub for business excellence. Known for its strong co-tenant mix and robust data communications infrastructure, Granite Tower is especially well-suited for government operations and companies in software, data communications, logistics, legal, financial, and other professional service sectors.

Suite 103 offers an efficient 890 SF, ground floor footprint with layout flexibility to support either a conference-focused plan or a multi-office team setup, all with direct lobby presence and elevator access for a polished client experience.

Call for pricing. All terms negotiable.

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OPTION A

OPTION A

222 N 32nd St



Layout Option A – Executive + Conference Focus

Ideal for professional services, consulting, finance, or firms needing a strong client-facing setup.

- ✓ Welcoming reception and waiting area
- ✓ Two spacious private offices
- ✓ Dedicated conference room or flex office
- ✓ Efficient workflow between reception, offices, work and meeting space
- ✓ Direct lobby entry presence for easy client access

Best for: Attorneys, financial advisors, counselors, or firms that prioritize meetings and private offices.



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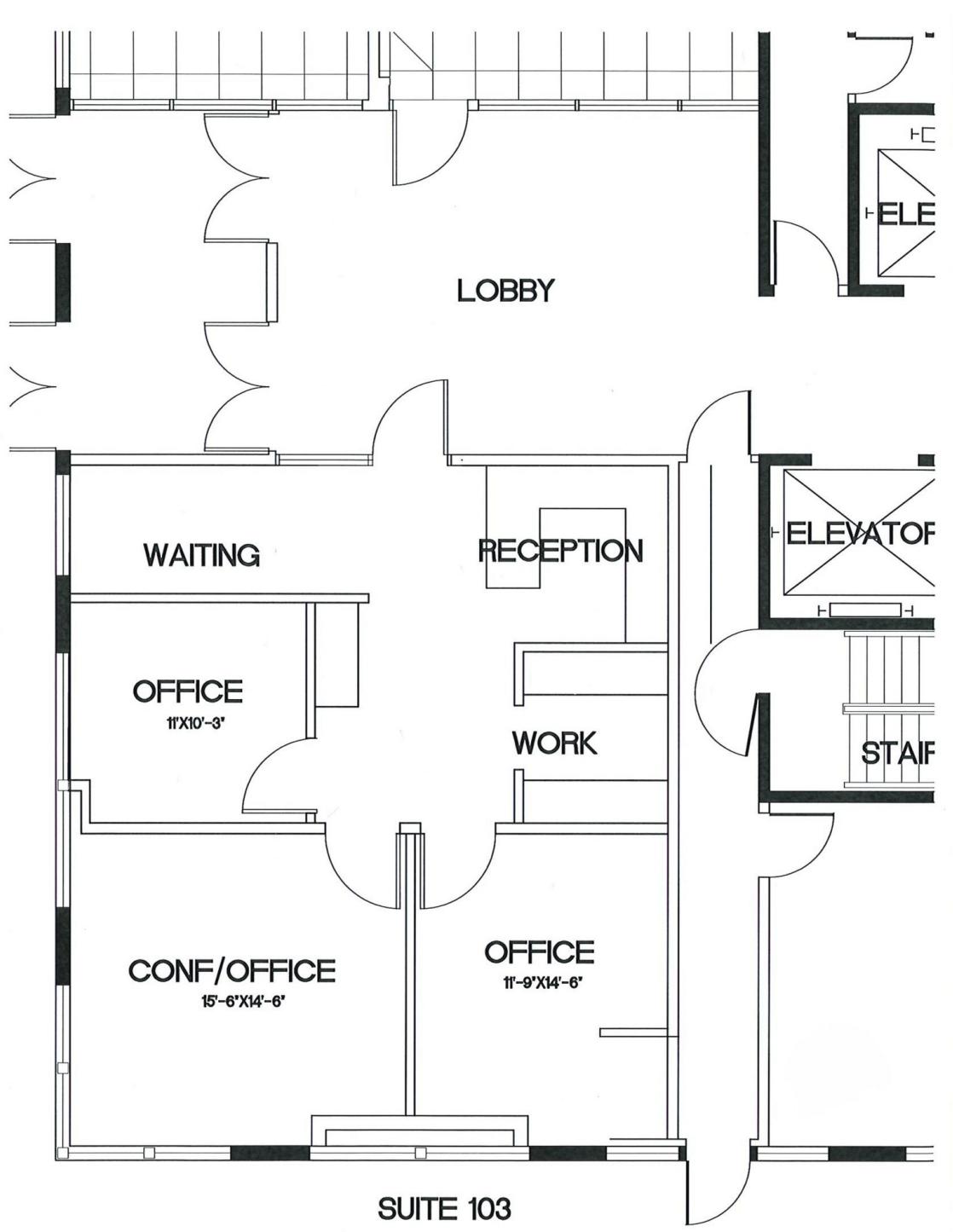


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OPTION A

POTENTIAL LAYOUT STE 103 A

222 N 32nd St



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OPTION B

OPTION B

222 N 32nd St



Layout Option B – Multi-Office Team Layout

Designed for businesses that need more individual offices and collaborative flexibility.

- ✓ Reception and waiting area for professional client greeting
- ✓ Multiple private offices
- ✓ Conference room or shared office space
- ✓ Balanced mix of private work areas and meeting space
- ✓ Ideal for growing teams or multi-provider practices

Best for: Medical or wellness professionals, insurance agencies, tech or service teams, or multi-person operations.



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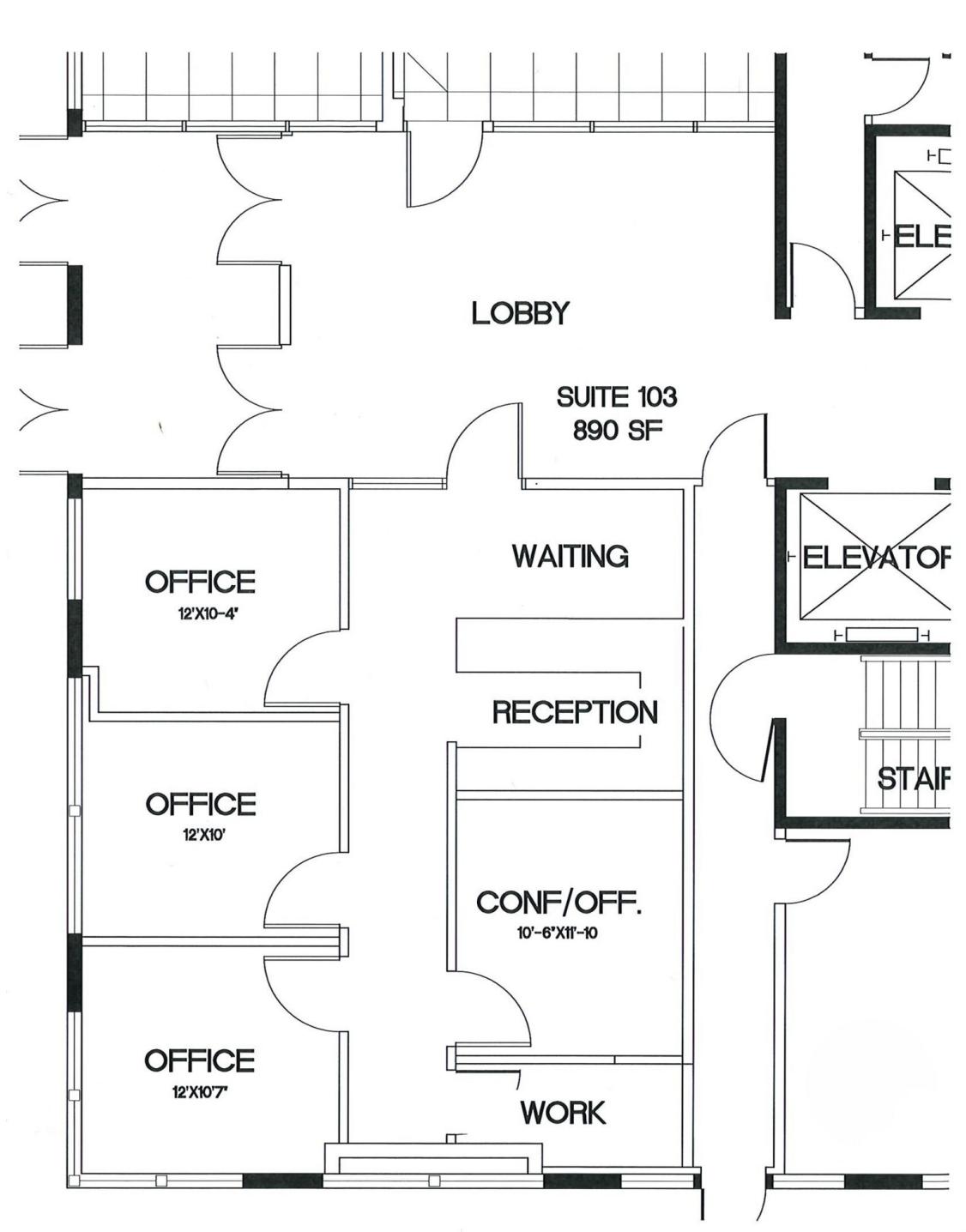


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OPTION B

POTENTIAL LAYOUT STE 103 B

222 N 32nd St



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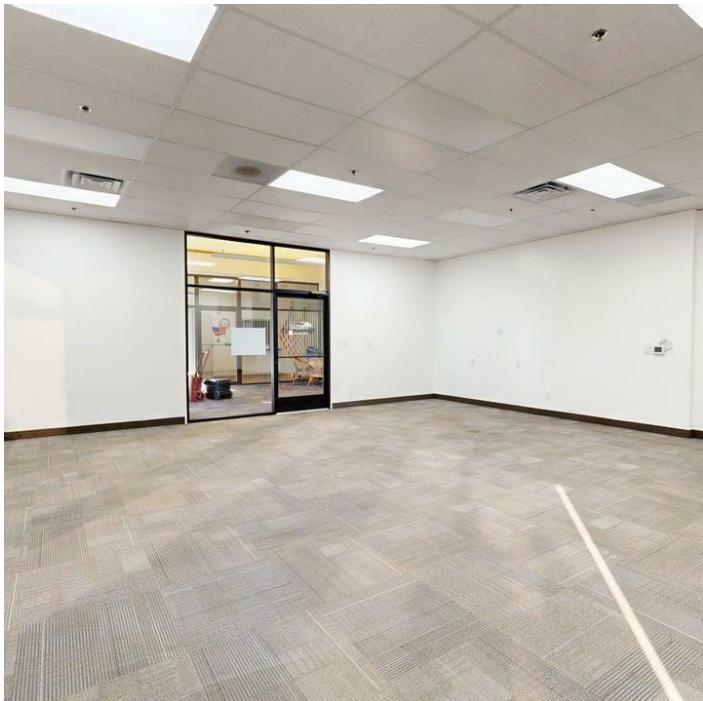


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AS-IS LAYOUT

CURRENT AS-IS LAYOUT

222 N 32nd St



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GRANITE TOWER - LOBBY

222 N 32nd St



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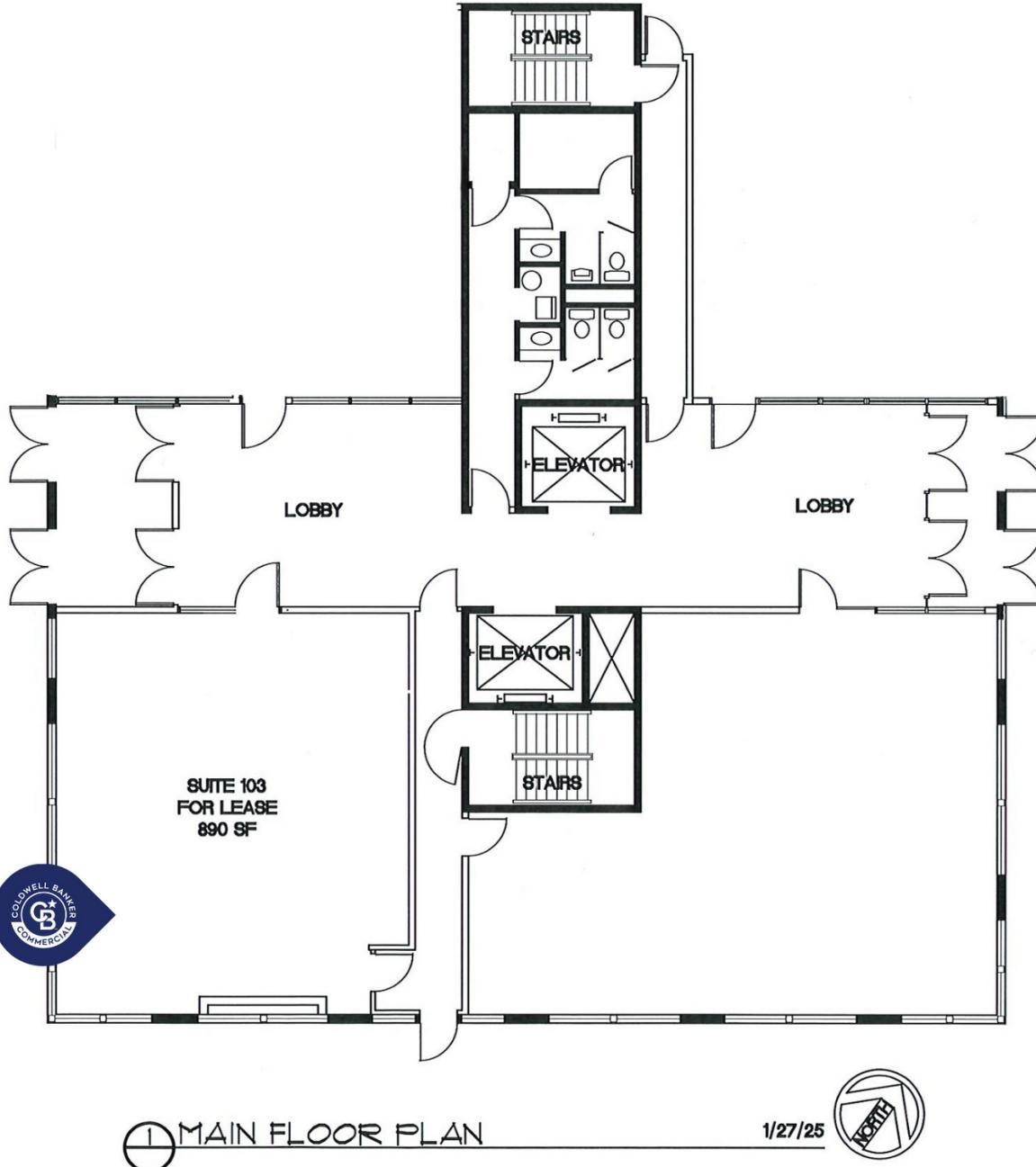


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FLOORPLAN

222 N 32nd St



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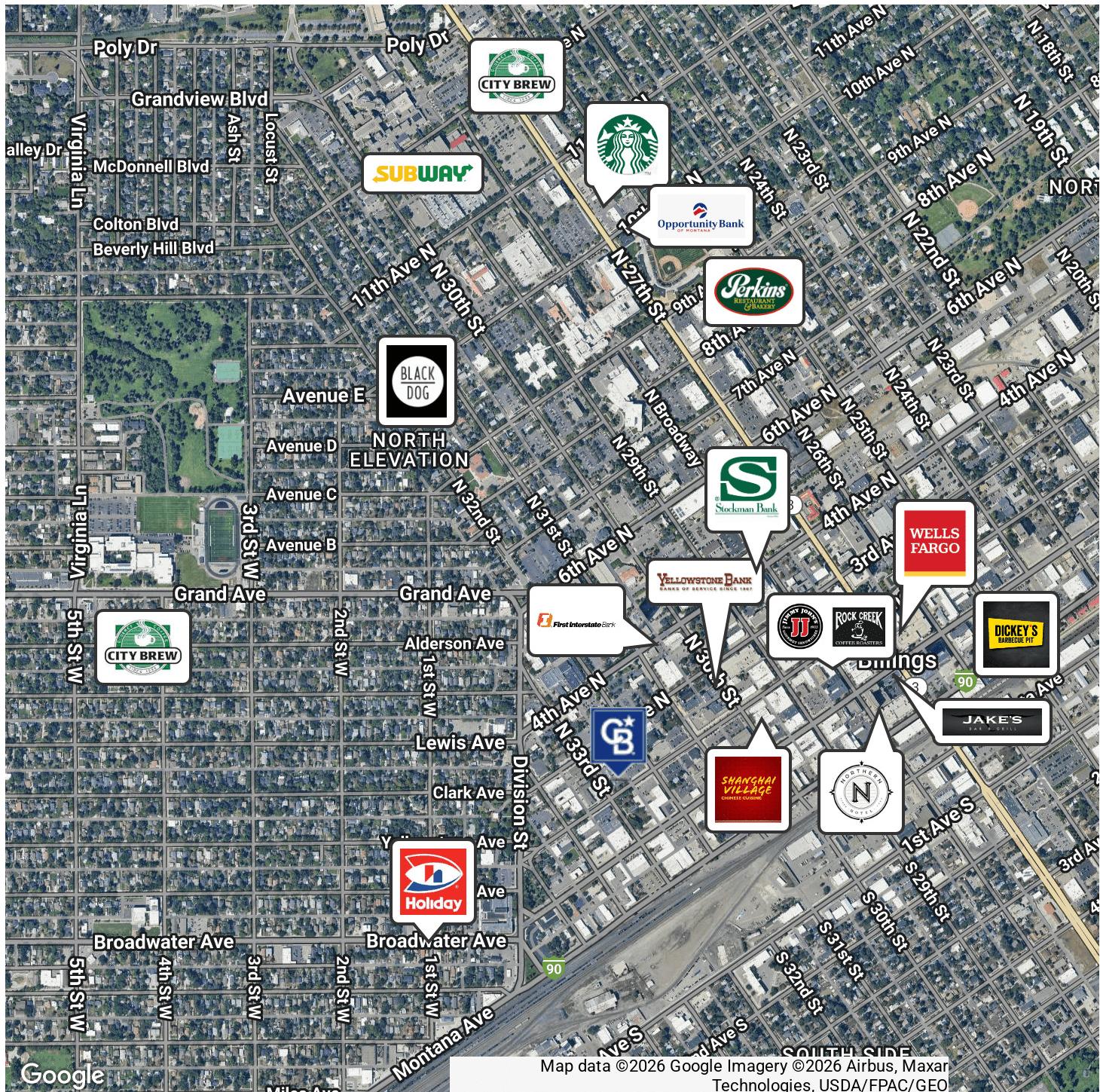


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GRANITE TOWER - SUITE 103

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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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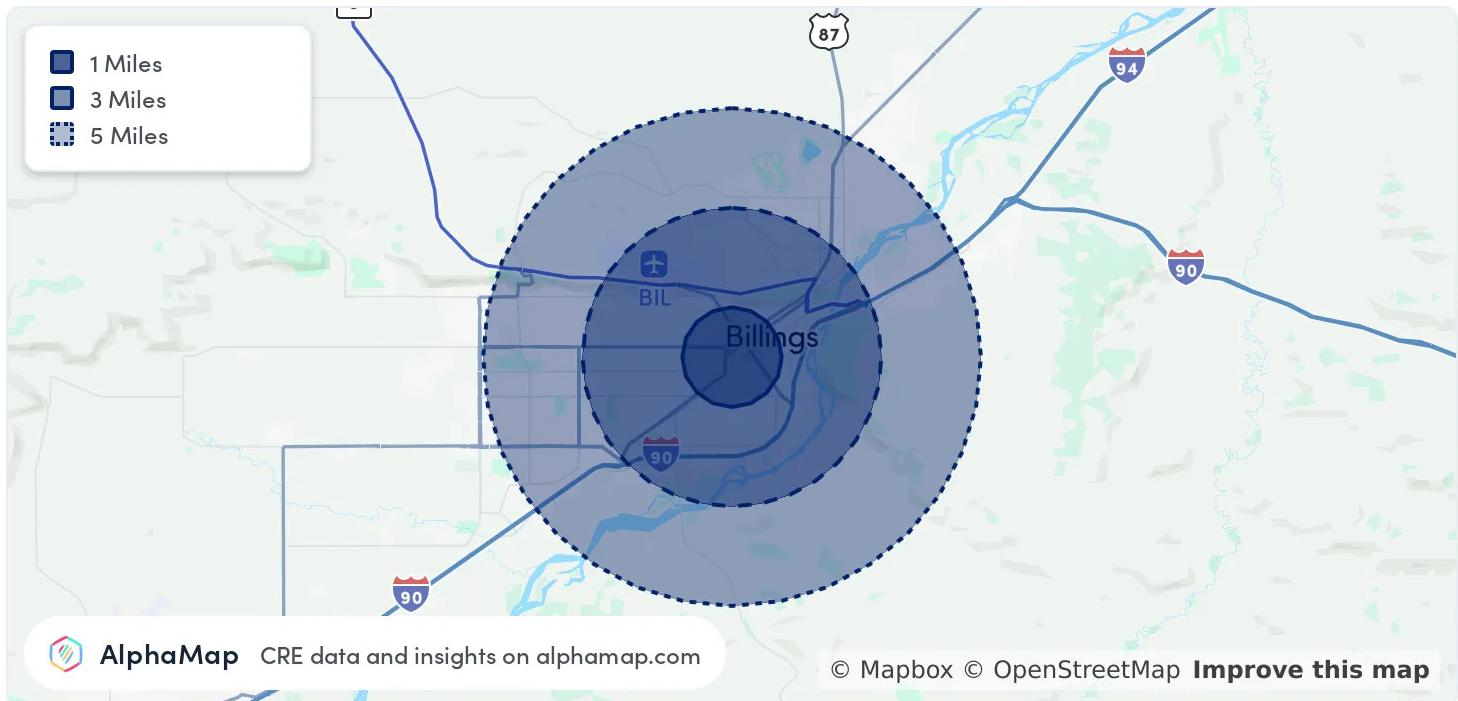


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GRANITE TOWER - SUITE 103

222 N 32nd St



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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**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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