

LEASE

71 25TH STREET WEST, STE 11

71 25th Street West, Ste 11 Billings, MT 59102



LEASE RATE \$10.50 SF/yr
AVAILABLE SF 1,050 SF

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

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LOCATION DESCRIPTION

This turnkey 1,050 sq. ft. office/retail space is ideal for small teams and professional service providers. Located in a vibrant shopping center with anchor tenants like Hobby Lobby, Chuck E. Cheese, One Source Lighting, Universal Athletic, and more, this space offers high visibility and excellent foot traffic.

Additional Features:

- Storefront Wall Signage Available to boost the visibility of your business
- Recently Updated: Bright, modern interiors ready for immediate move-in
- Large office could be used as a conference room

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	1,050 SF

PROPERTY DESCRIPTION

71 25th St W, Billings, MT 59102, Suite #11

Office/Retail Space for Lease in a Prime Location!

This versatile space is ideal for medical services, CPA's, real estate professionals, therapists, counselors, educational services, and more. Join a thriving community of businesses and elevate your company's presence today!

Contact Erik Caseres to schedule a tour!

PROPERTY HIGHLIGHTS

- 1,050 sq. ft.
- Two Private Offices
- Storefront/Reception Area
- Private Bathroom
- \$1,356.25 per month
- Base Rent \$10.50/sq. ft.
- Triple Net Lease (NNN) Nets estimated at \$5.00/sq. ft.

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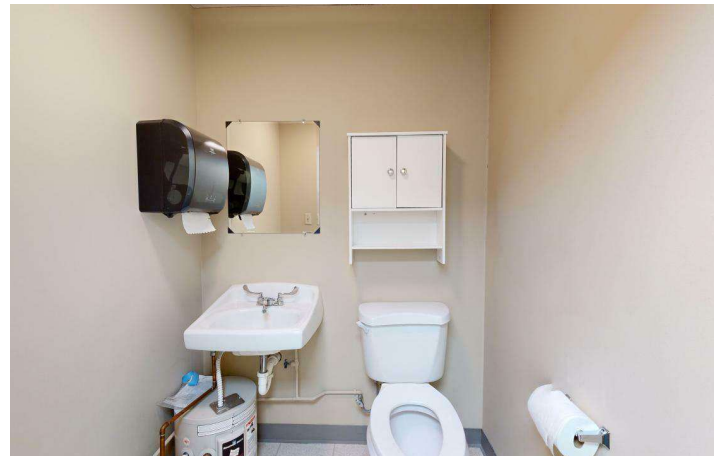
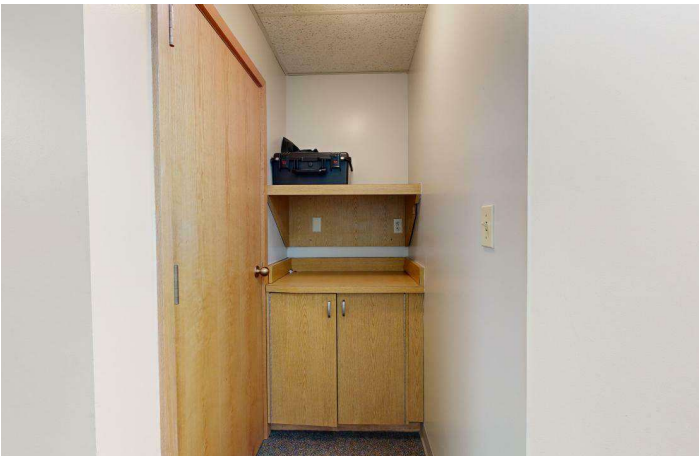
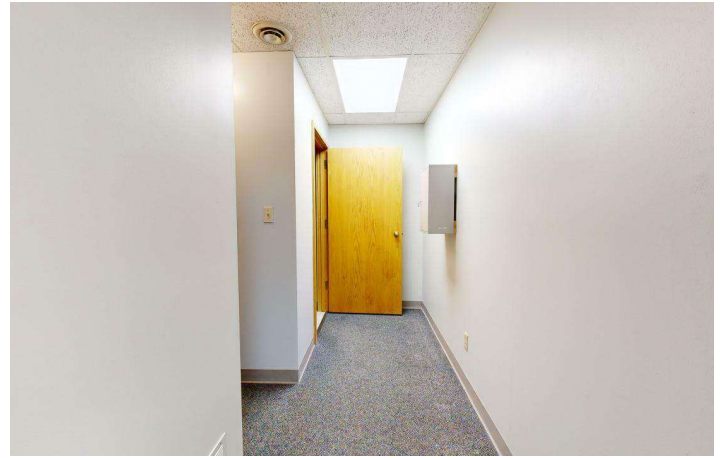


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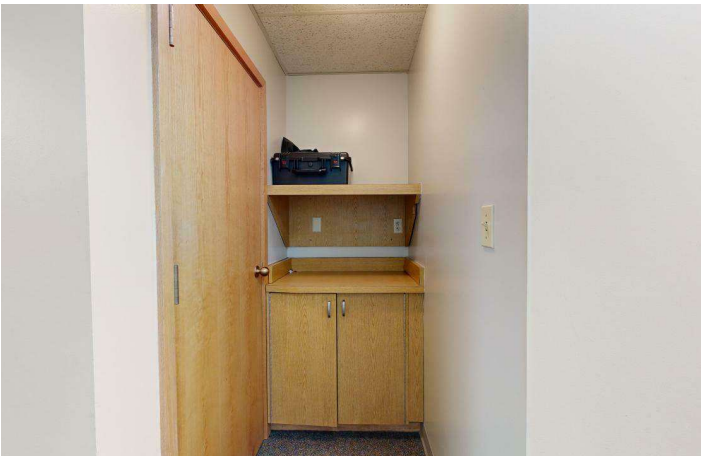


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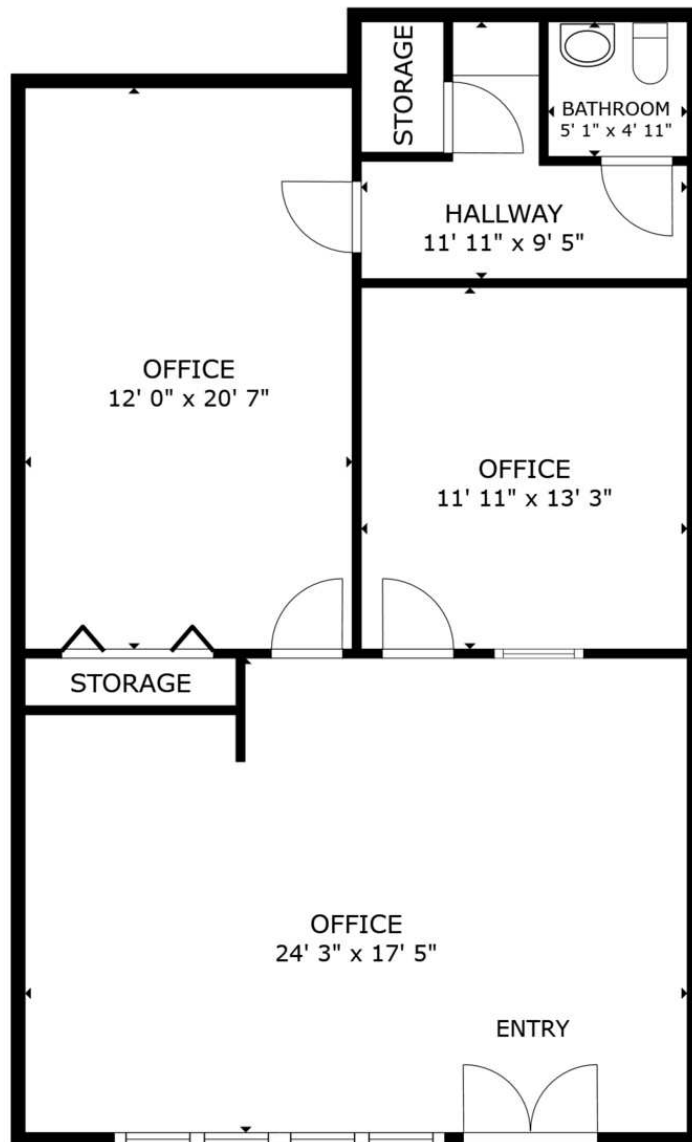


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 960 sq.ft.
TOTAL : 960 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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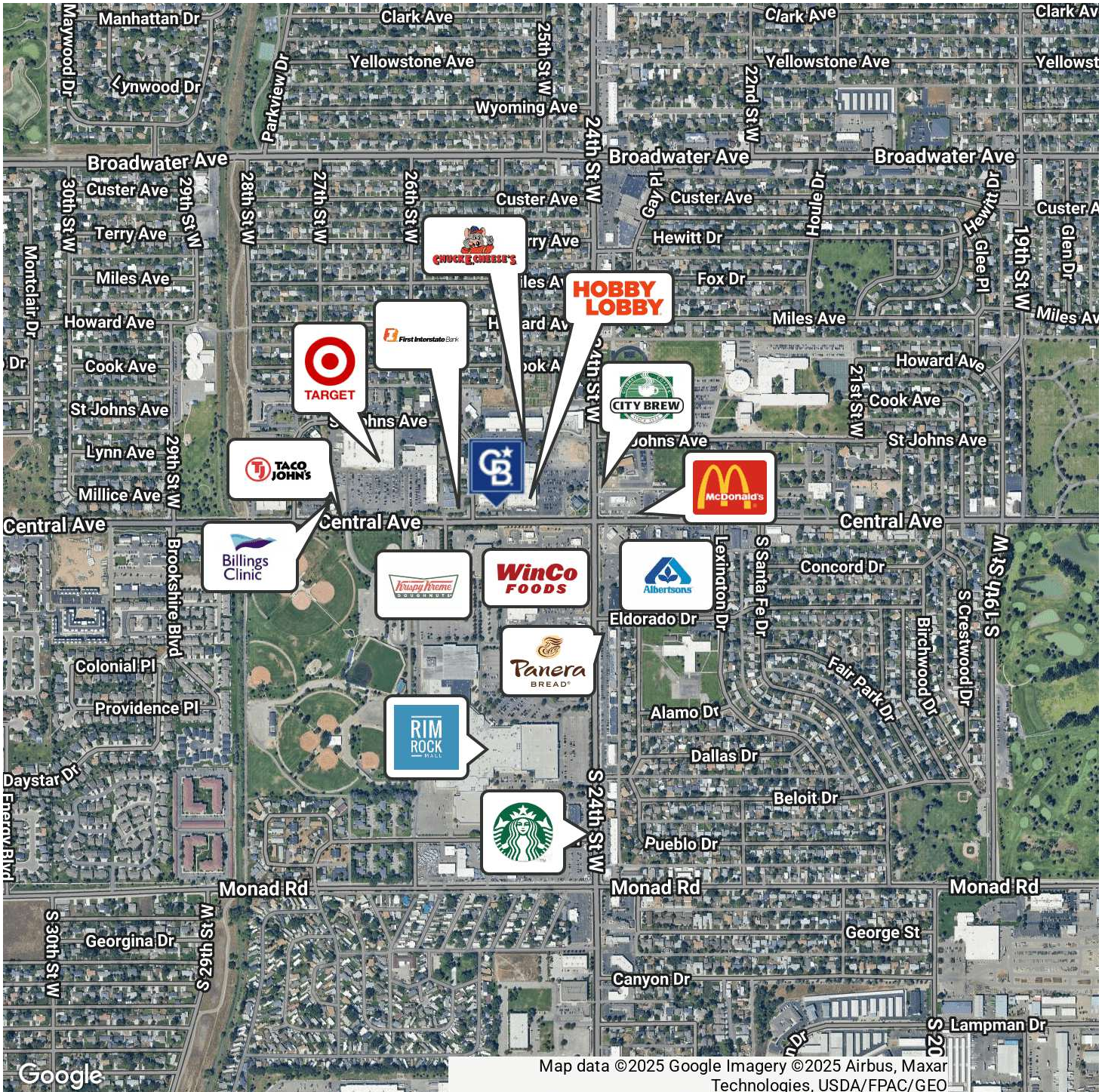


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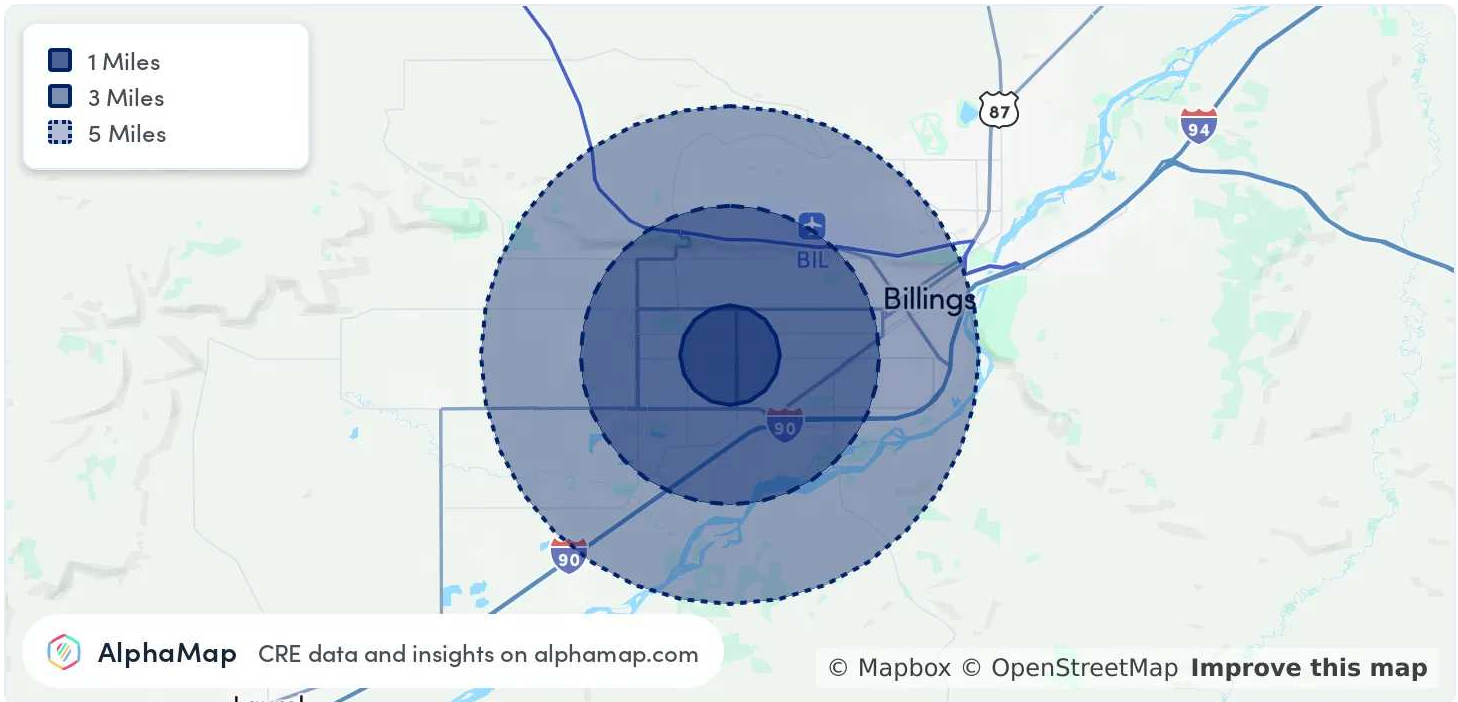


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,396	70,645	99,256
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	44	43	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,387	30,880	42,624
Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,224	\$95,637	\$96,590
Average House Value	\$326,199	\$396,280	\$414,913
Per Capita Income	\$36,184	\$41,581	\$41,995

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ERIK CASERES

Comm Sales Associate

erik@cbcmontana.com

Direct: (406) 861-4742 | Cell: (406) 861-4742

PROFESSIONAL BACKGROUND

Strategic Deals. Smart Investments. Transforming CRE & Business Acquisitions.

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

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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