

# LEASE

**71 25TH ST W, STE 7 & 8**

71 25th St, Ste 7 & 8 Billings , MT 59102



**LEASE RATE**

**\$12.00 SF/yr**



**CLICK TO VIEW VIDEO**

**Erik Caseres**

(406) 861-4742

erik@cbcmontana.com

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## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Located in a high-traffic shopping center, this space offers excellent visibility alongside national and regional retailers, including Hobby Lobby, Chuck E. Cheese, One Source Lighting, and Universal Athletic. The modern, well-maintained interiors are move-in ready and well-suited for a variety of businesses.

#### Potential Uses:

- Medical and wellness services (chiropractors, physical therapists, counseling offices)
- Professional services (accounting, legal, financial, real estate)
- Educational and training centers
- Technology, marketing, or creative firms
- Specialty retail or customer service businesses

For more information or to schedule a tour, contact Erik Caseres.

### PROPERTY HIGHLIGHTS

- Total Space: 2,100 sq. ft. (divisible into two 1,050 sq. ft. suites)
- Lease Rate: \$12.00/sq. ft. NNN
- NNN Expenses: Estimated at \$4.00/sq. ft.
- Full Space Rent: \$2,800/month + utilities
- Single Suite Rent: \$1,400/month + utilities (for 1,050 sq. ft.)
- Layout: Multiple private offices, common workspaces, break room, and storage
- Signage: Storefront wall signage available

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	2,100 SF

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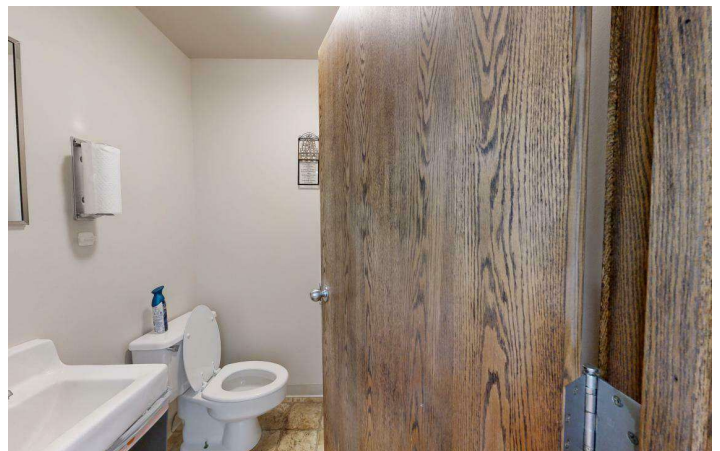
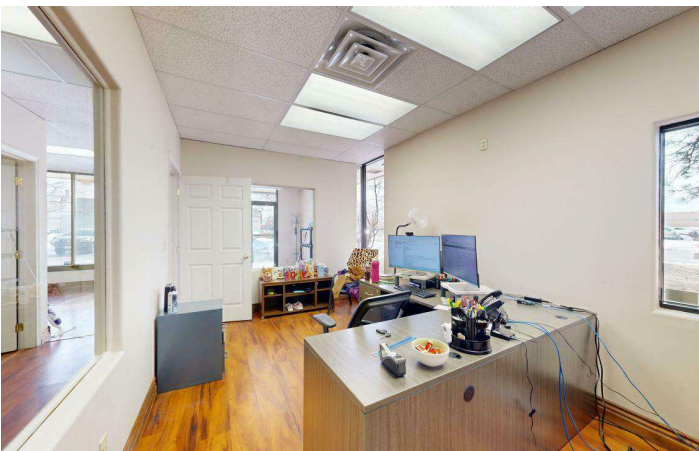
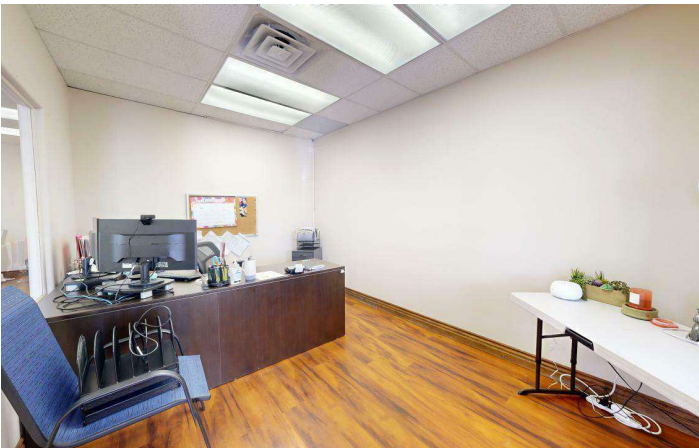
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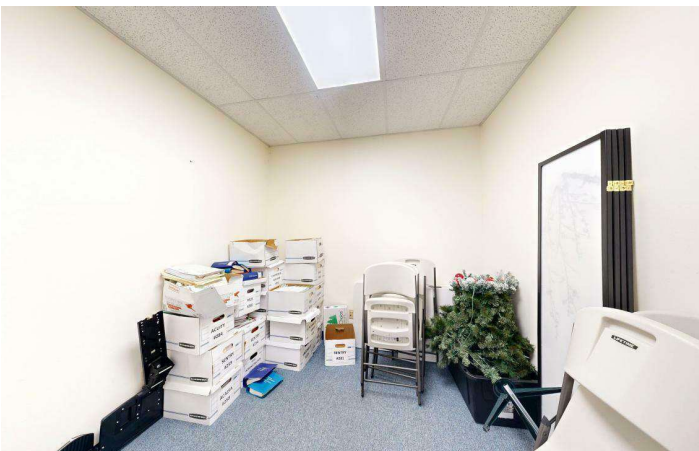
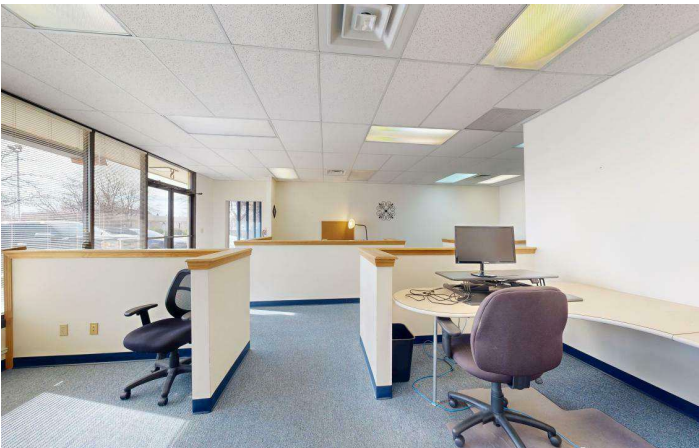
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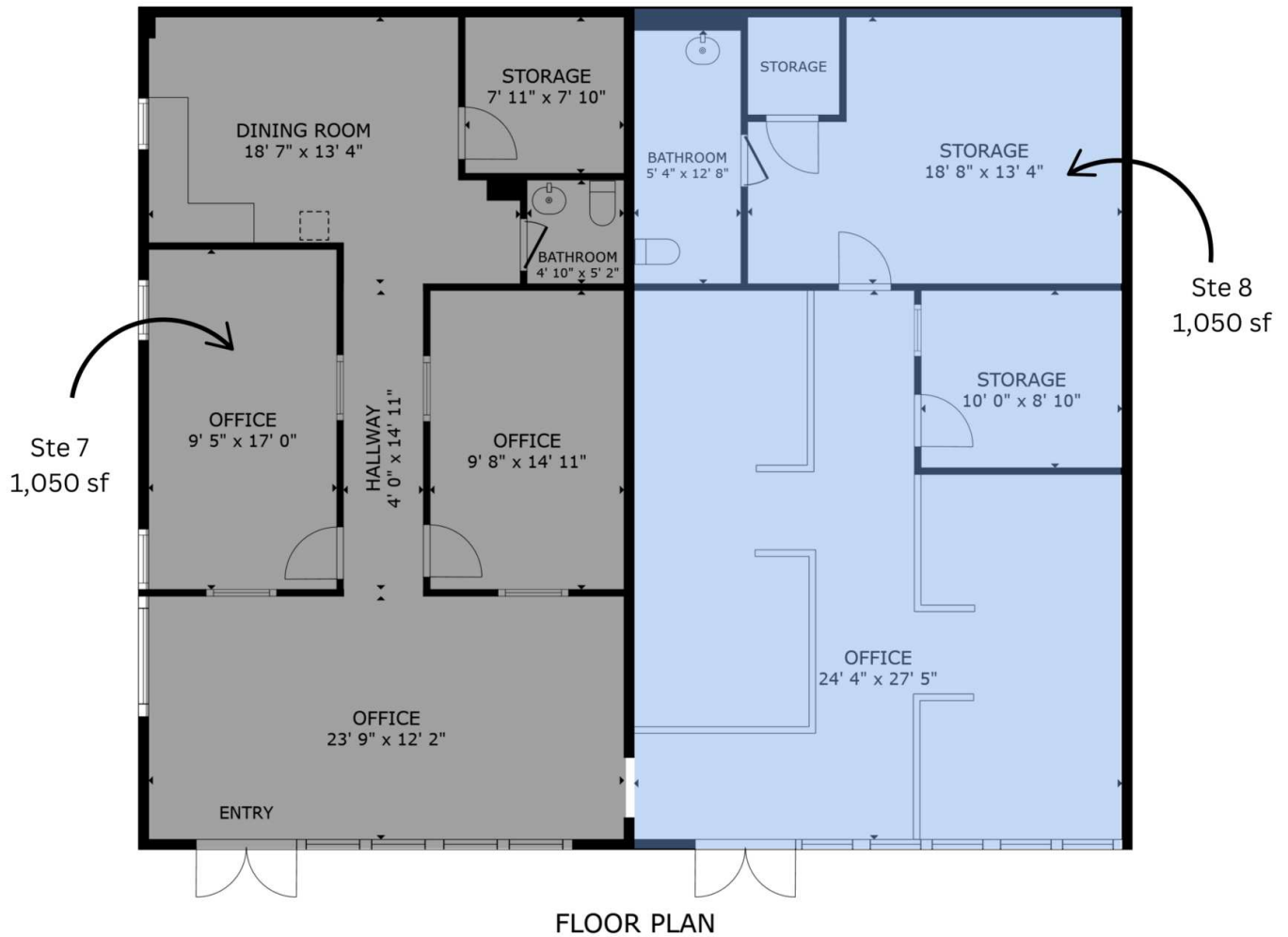


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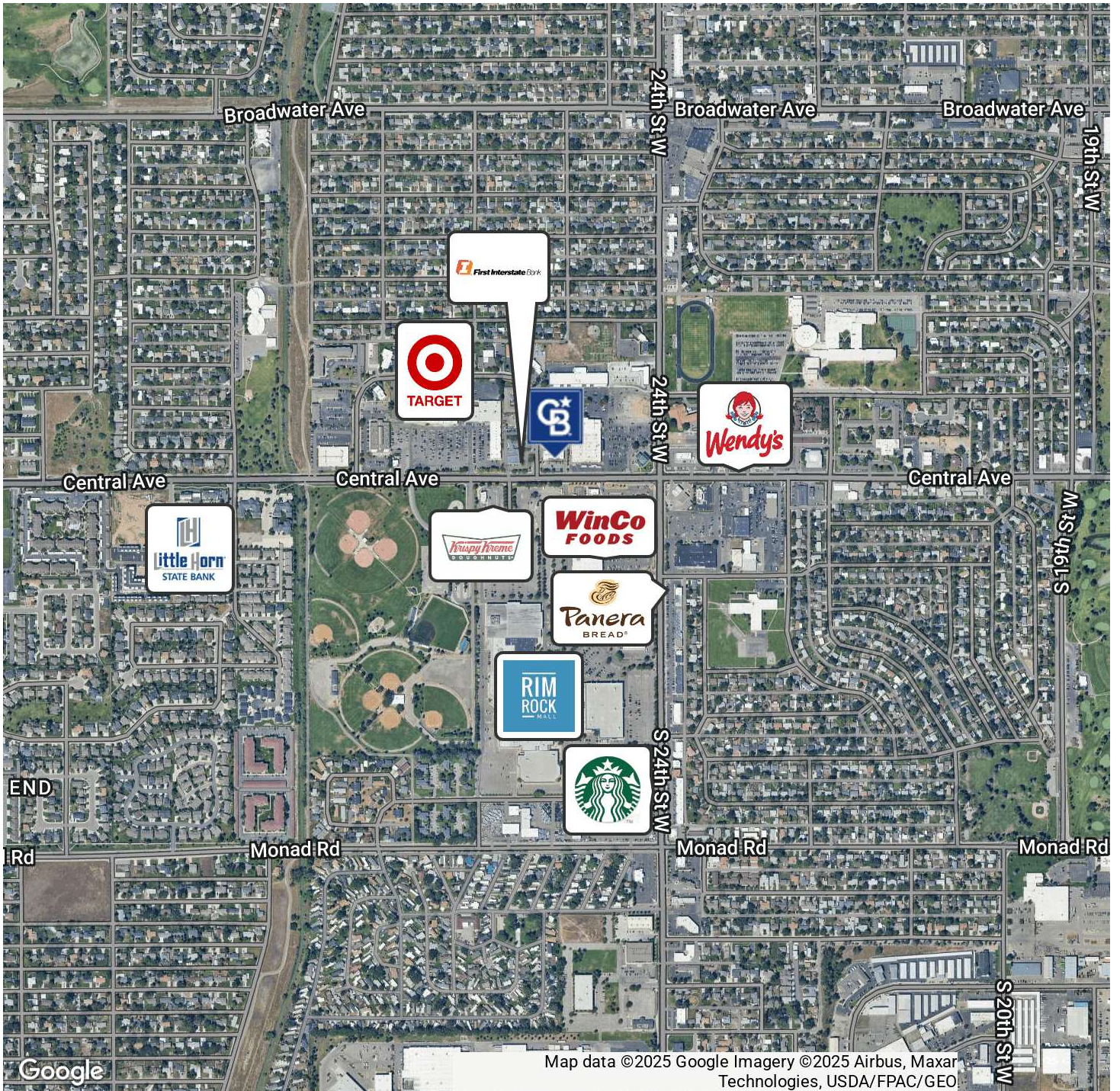
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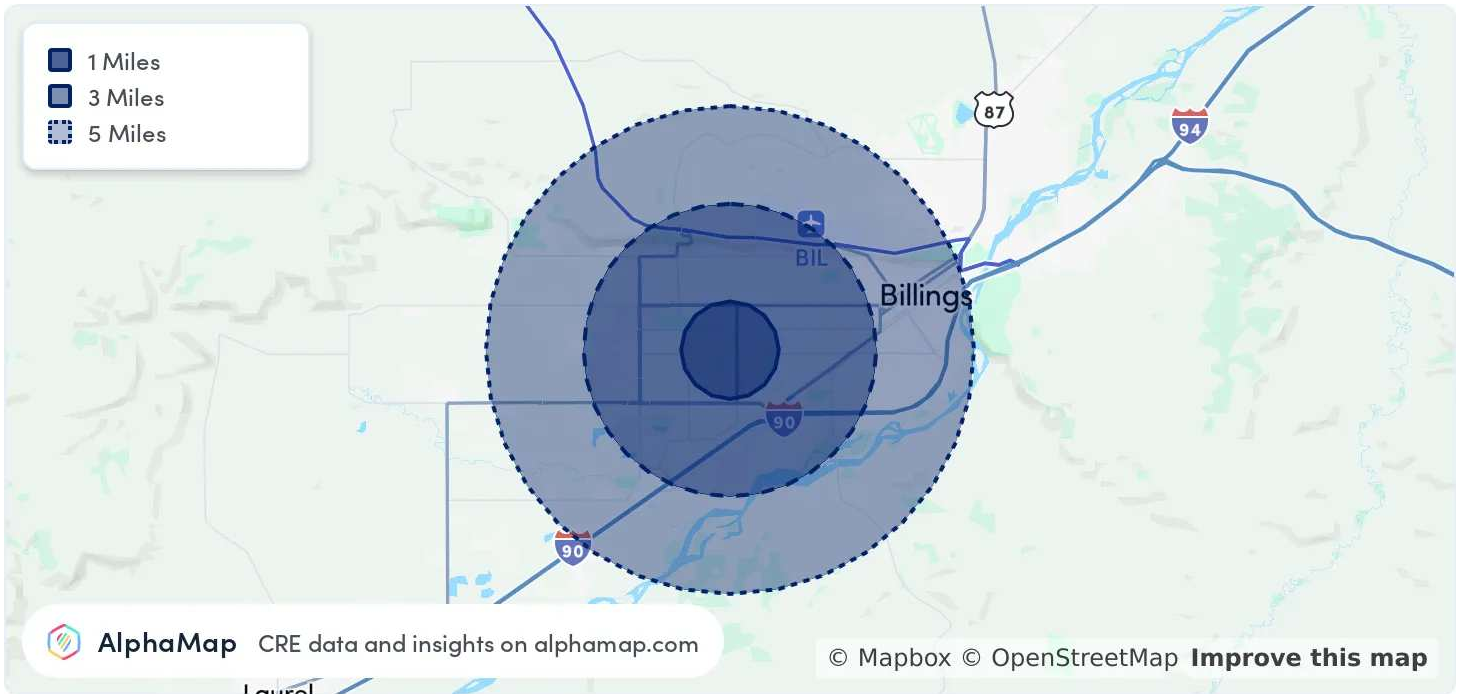
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,377	70,645	99,256
Average Age	42	42	41
Average Age (Male)	40	40	40
Average Age (Female)	44	43	42
<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,380	30,880	42,624
Persons per HH	2.3	2.3	2.3
Average HH Income	\$83,232	\$95,637	\$96,590
Average House Value	\$326,267	\$396,280	\$414,913
Per Capita Income	\$36,187	\$41,581	\$41,995

Map and demographics data derived from AlphaMap

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**ERIK CASERES**

Comm Sales Associate

erik@cbcmontana.com

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

**PROFESSIONAL BACKGROUND**

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 for all of your shop/warehouse, business and multifamily needs!

**CBS**  
3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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