

LEASE

145 GRAND AVENUE, STE #5

145 Grand Avenue, Ste #5 Billings, MT 59101



LEASE RATE \$10.25 SF/yr
AVAILABLE SF 1,268 SF

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PROPERTY DESCRIPTION

Professional Office Suite for Lease – 145 Grand Avenue, Suite #5

Lease Rate: \$10.25/SF NNN

Total Monthly Rent: \$1,743.50

Suite Size: 1,268 SF

Zoning: NO

Utilities: NNN lease (tenant pays pro-rata share of expenses; internet and phone not included)

WHY THIS PROPERTY?

This well-appointed suite offers a clean, professional environment with a practical layout, ideal for businesses seeking visibility, flexibility, and functionality in a central location.

OFFERING SUMMARY

Lease Rate: \$10.25 SF/yr (NNN)

Available SF: 1,268 SF

PROPERTY HIGHLIGHTS

- Functional Office Layout: This three-office suite includes a welcoming reception area, a comfortable waiting room, and three private offices—ideal for a professional services firm or small team.
- Added Convenience: Includes a dedicated sink and break area, perfect for staff comfort and convenience throughout the day.
- Prime Location: Located on Grand Avenue in a high-traffic area with excellent visibility and optional monument signage.
- Professional Finish: A modern move-in-ready space.
- Accessibility: ADA-compliant restrooms located in the shared common area.

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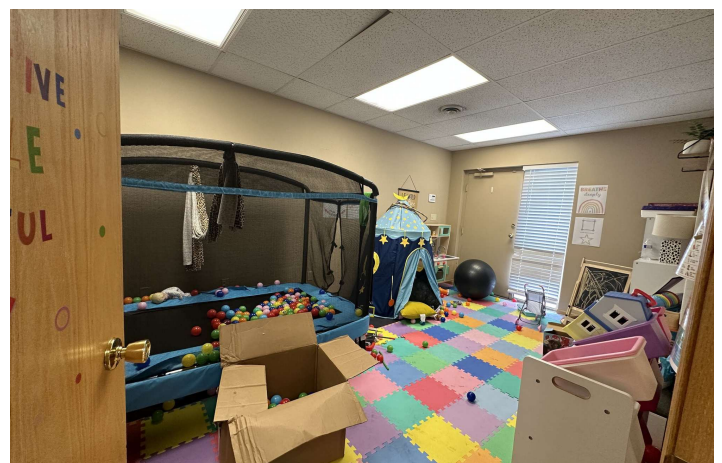
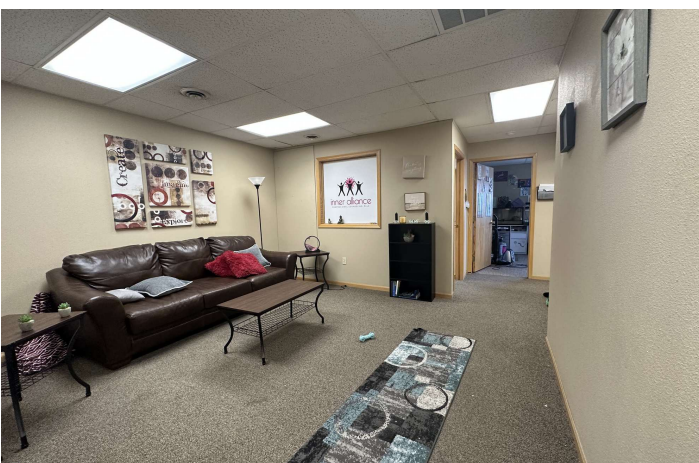


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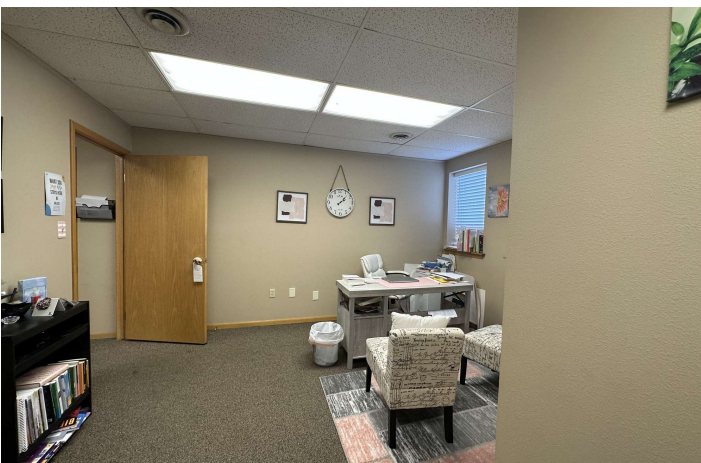
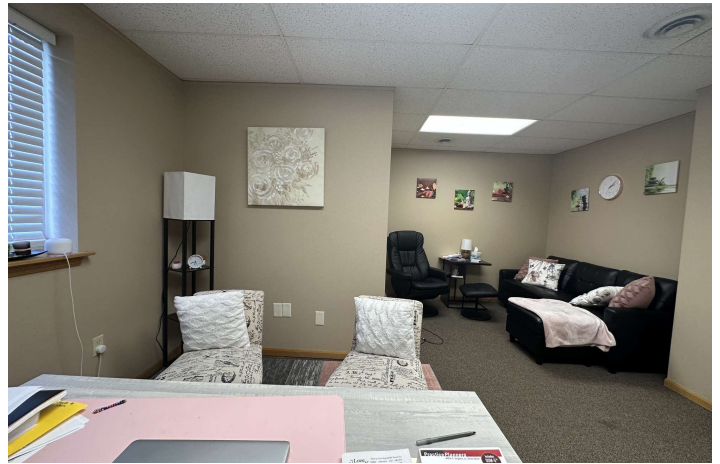
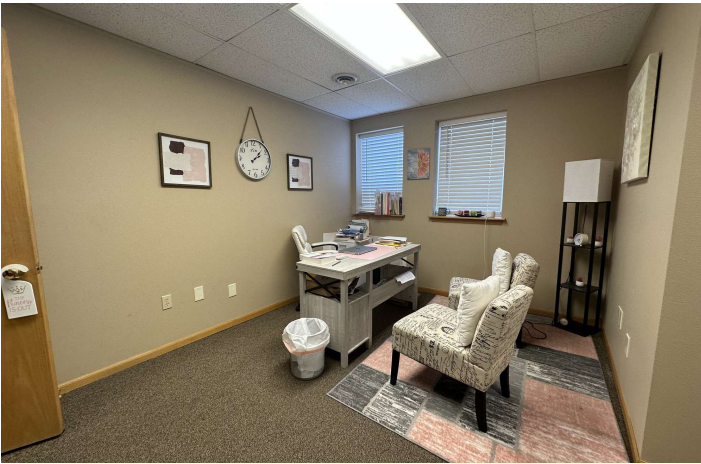
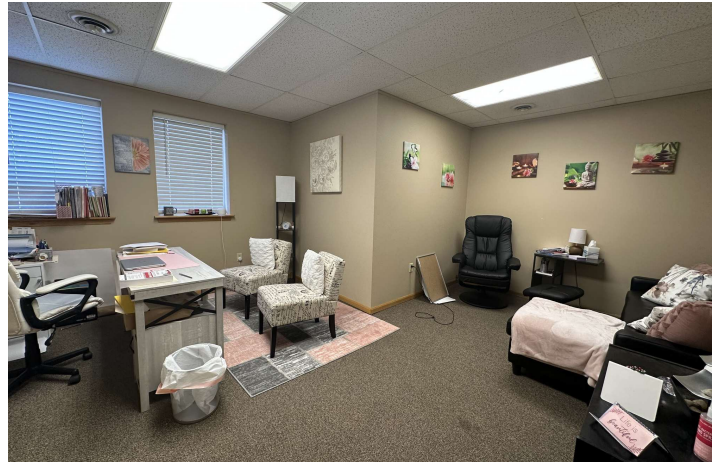


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,865	60,230	112,239
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	40	41	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,789	25,844	47,419
Persons per HH	2	2.3	2.4
Average HH Income	\$72,550	\$82,605	\$89,790
Average House Value	\$343,794	\$355,232	\$377,971
Per Capita Income	\$36,275	\$35,915	\$37,412

Map and demographics data derived from AlphaMap

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ERIK CASERES

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

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