

LEASE

1215 24TH ST W, STE 125

1215 24th St W, Ste 125 Billings , MT 59102



LEASE RATE

\$8.00 SF/yr



CLICK TO VIEW VIDEO

Erik Caseres

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PROPERTY HIGHLIGHTS

- 1,332 SF first-floor office suite
- Four private offices, reception area, and storage closet
- Fresh carpet, paint, and updated lighting throughout
- Prime west-end location with excellent visibility
- Monument signage on 24th Street (19,000+ vehicles/day)
- \$8.00/SF Base Rent | \$5.50/SF NNN

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	1,332 SF
Building Size:	12,600 SF

360° VIRTUAL TOUR

LOCATION DESCRIPTION

Suite 125 offers 1,332 square feet of professional office space located on the first floor of 1215 24th Street West. This suite features four private offices, a welcoming reception area, and a convenient storage closet. Recently updated with new carpet, fresh paint, and bright LED lighting, the space is move-in ready for a variety of professional users, including legal, accounting, counseling, and administrative service providers.

Located on the west end of Billings, this professional office building benefits from high visibility and easy access. Monument signage on 24th Street W captures over 19,000 vehicles per day, ensuring your business stands out.

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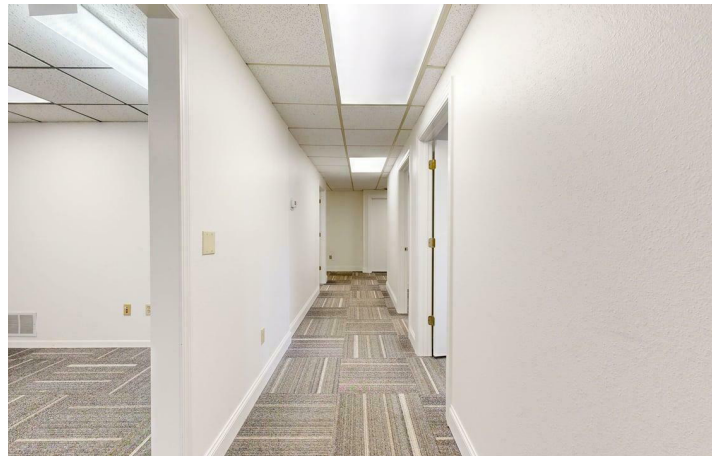


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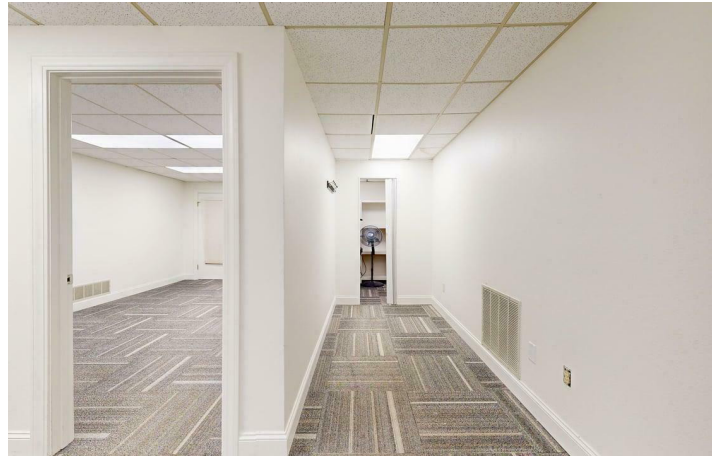
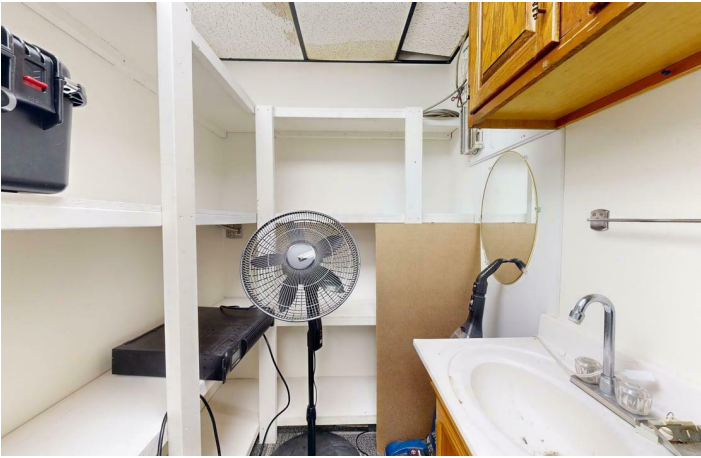
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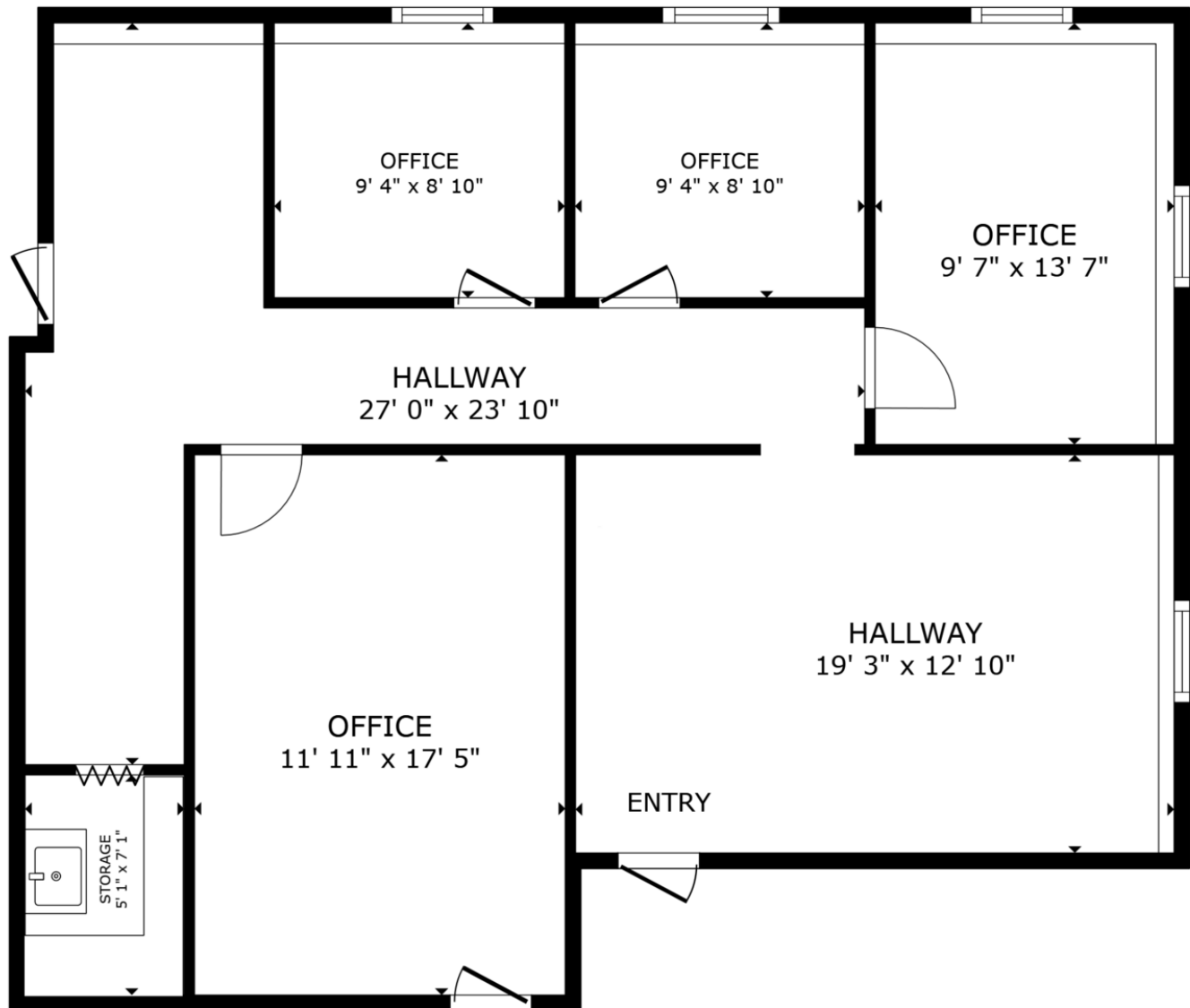


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,056 sq.ft.
TOTAL : 1,056 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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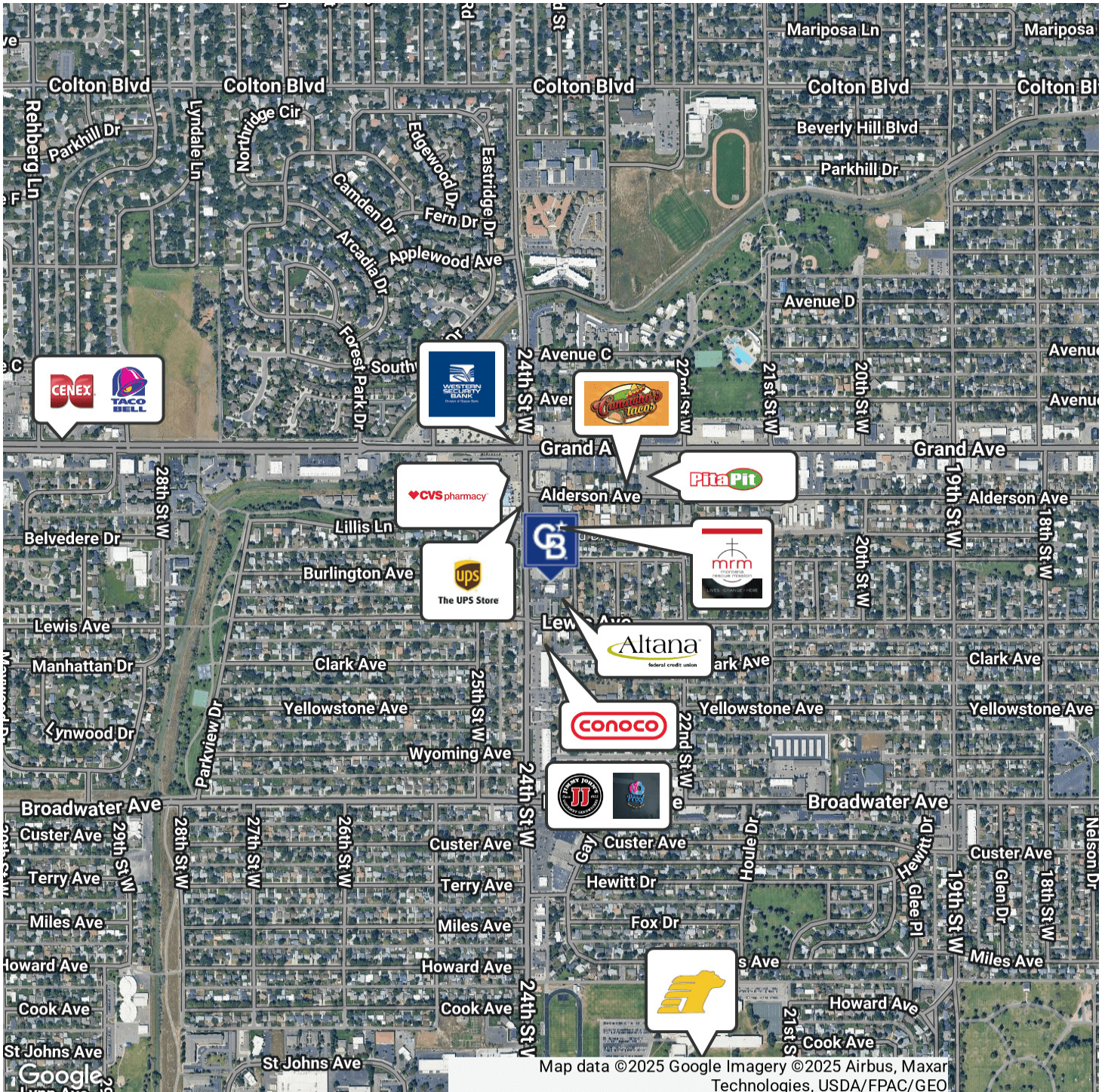


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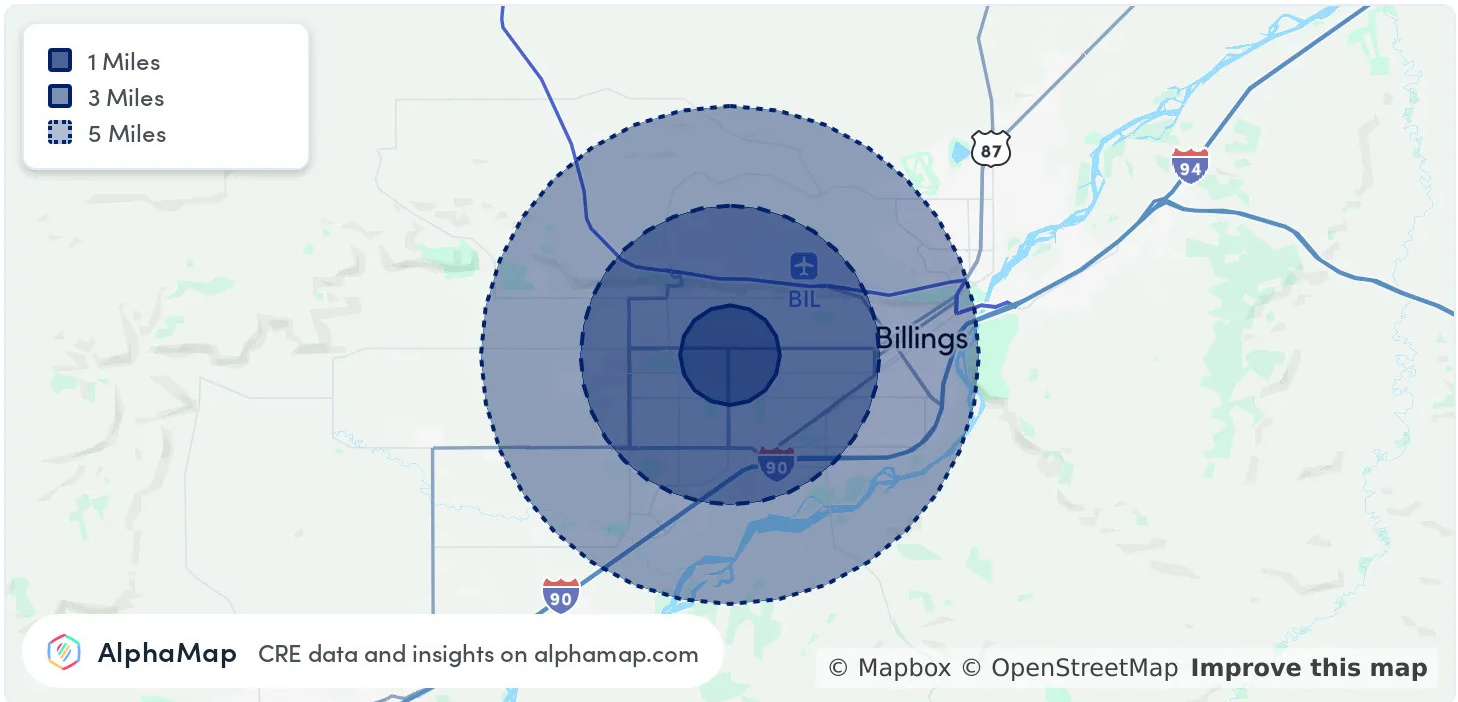


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,483	69,617	103,996
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,804	30,435	44,419
Persons per HH	2.3	2.3	2.3
Average HH Income	\$95,998	\$95,663	\$96,173
Average House Value	\$385,877	\$392,356	\$408,977
Per Capita Income	\$41,738	\$41,592	\$41,814

Map and demographics data derived from AlphaMap

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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.

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