

LEASE

1629 AVENUE D, STE B5

1629 Avenue D, Ste B5 Billings, MT 59102



LEASE RATE	\$11.00 SF/yr
BUILDING SF	150 SF

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PROPERTY HIGHLIGHTS

- 150 SF of professional office space
- Excellent Midtown location ideally situated near the West Park Promenade
- Single office setting
- \$11.00/SF/YR + \$6.50 NNN

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	150 SF
Building Size:	25,744 SF

LOCATION DESCRIPTION

B-5 is a second floor, single room suite in the 1629 Ave. D "B-building". The 150 SF office is ideal for a wide range of small group activities or single operator commercial applications.

The suite is offered at \$11.00/SF NNN, making this an affordable option for the cost-savvy business owner.

1629 Ave D is situated just behind the West Park Promenade offering a superb location for your professional office or business headquarters. The West Park Promenade is within walking distance and provides easy access to thirty stores and businesses, providing nearby amenities to all clientele who visit the building. This creates an ideal environment for any professional looking for a like-new office suite to grow their business.

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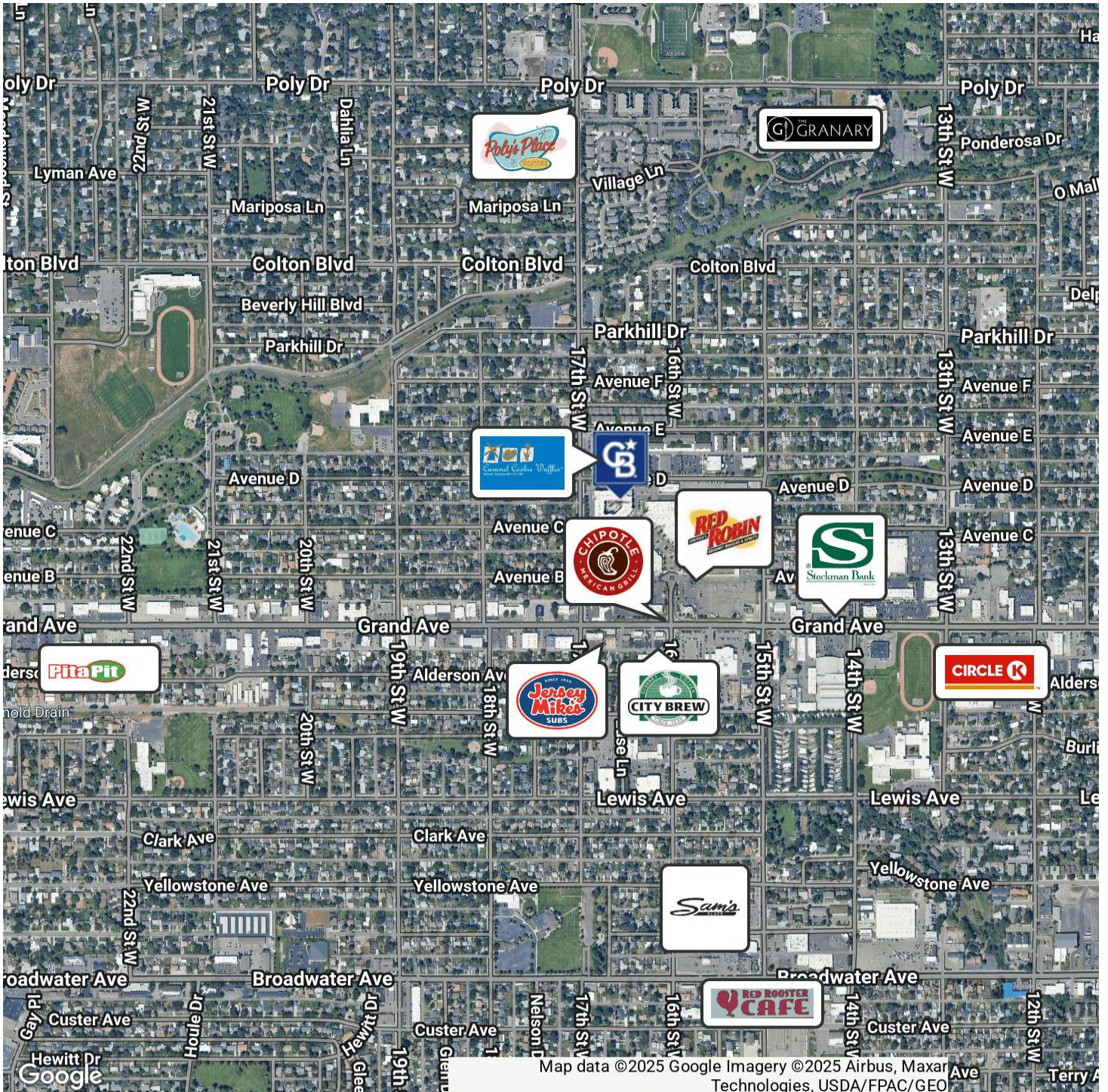


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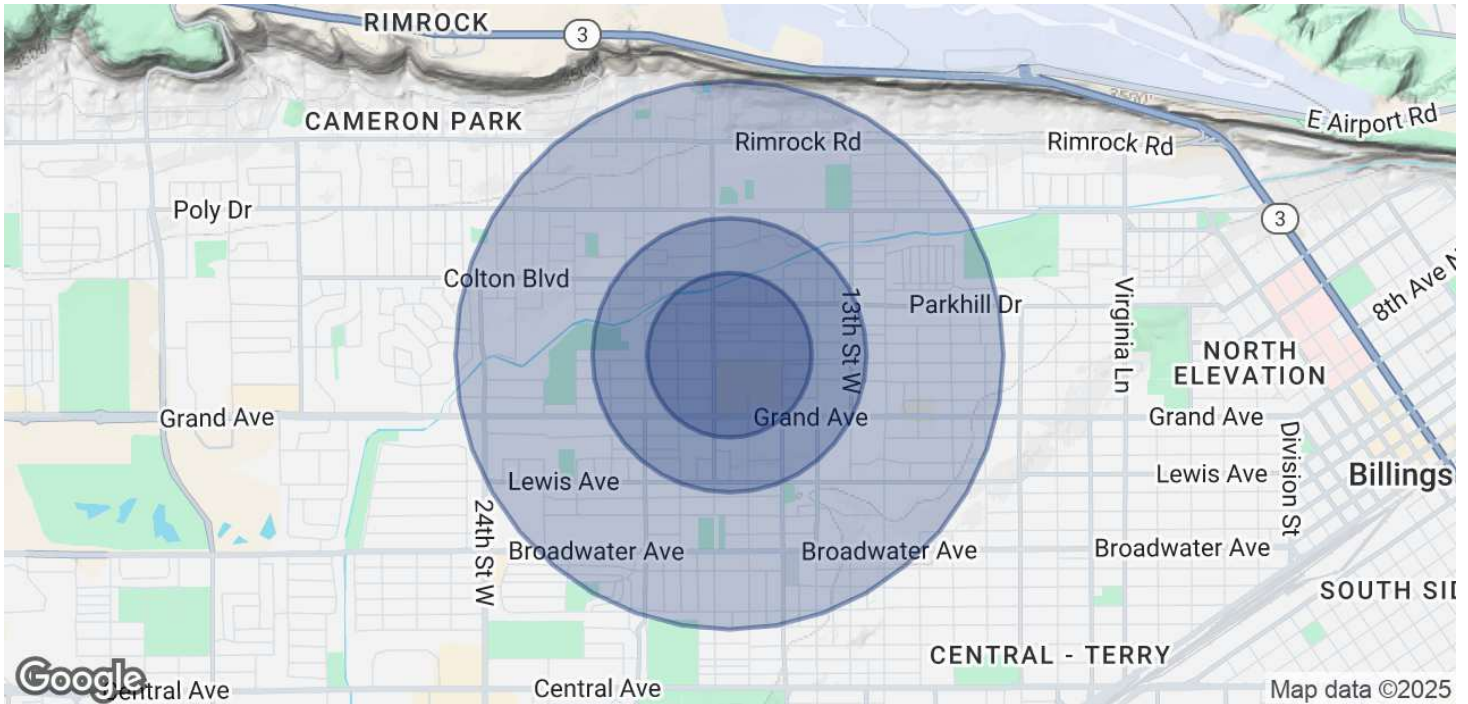


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	840	3,690	14,280
Average Age	46	42	41
Average Age (Male)	44	40	39
Average Age (Female)	47	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	454	1,742	6,270
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$113,591	\$105,631	\$99,698
Average House Value	\$435,278	\$395,007	\$397,381

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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