

LEASE

1629 AVENUE D, STE B1

1629 Avenue D, Ste B1 Billings, MT 59102



LEASE RATE \$10.50 SF/yr
AVAILABLE SF 1,220 SF

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David Mitchell, SIOR/CCIM
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360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

- Lease Rate: \$10.50/SF NNN
- NNN Estimated: \$6.50/SF
- Size: 1,220 SF
- Monthly Rent (Including NNN): \$1,728.33/mo
- Zoning: NO – Neighborhood Office
- Total Building Size: 25,744 SF

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	1,220 SF
Building Size:	25,744 SF

LOCATION DESCRIPTION

1629 Ave D, Billings, MT 59102 – Suite B1

Welcome to Suite B1 at 1629 Ave D—an excellent first-floor office opportunity in one of Billings' most desirable professional areas. Conveniently located just behind West Park Promenade, this space offers both accessibility and visibility for your business.

At 1,220 square feet, Suite B1 features three private offices, a welcoming reception/waiting area, and a spacious conference room ideal for team meetings or client presentations. Its first-floor location provides direct access near restrooms and a small shared kitchenette, ensuring daily convenience for your staff and visitors.

The building offers abundant on-site parking, making it easy for clients and employees alike. With a prime midtown location surrounded by restaurants, retail, and professional services, this suite provides the perfect environment for financial services, consulting, or any professional office user looking to establish a strong presence in Billings.

Don't miss out on this well-positioned office suite in a thriving area of town. Schedule a tour today and see how Suite B1 can support your business growth.

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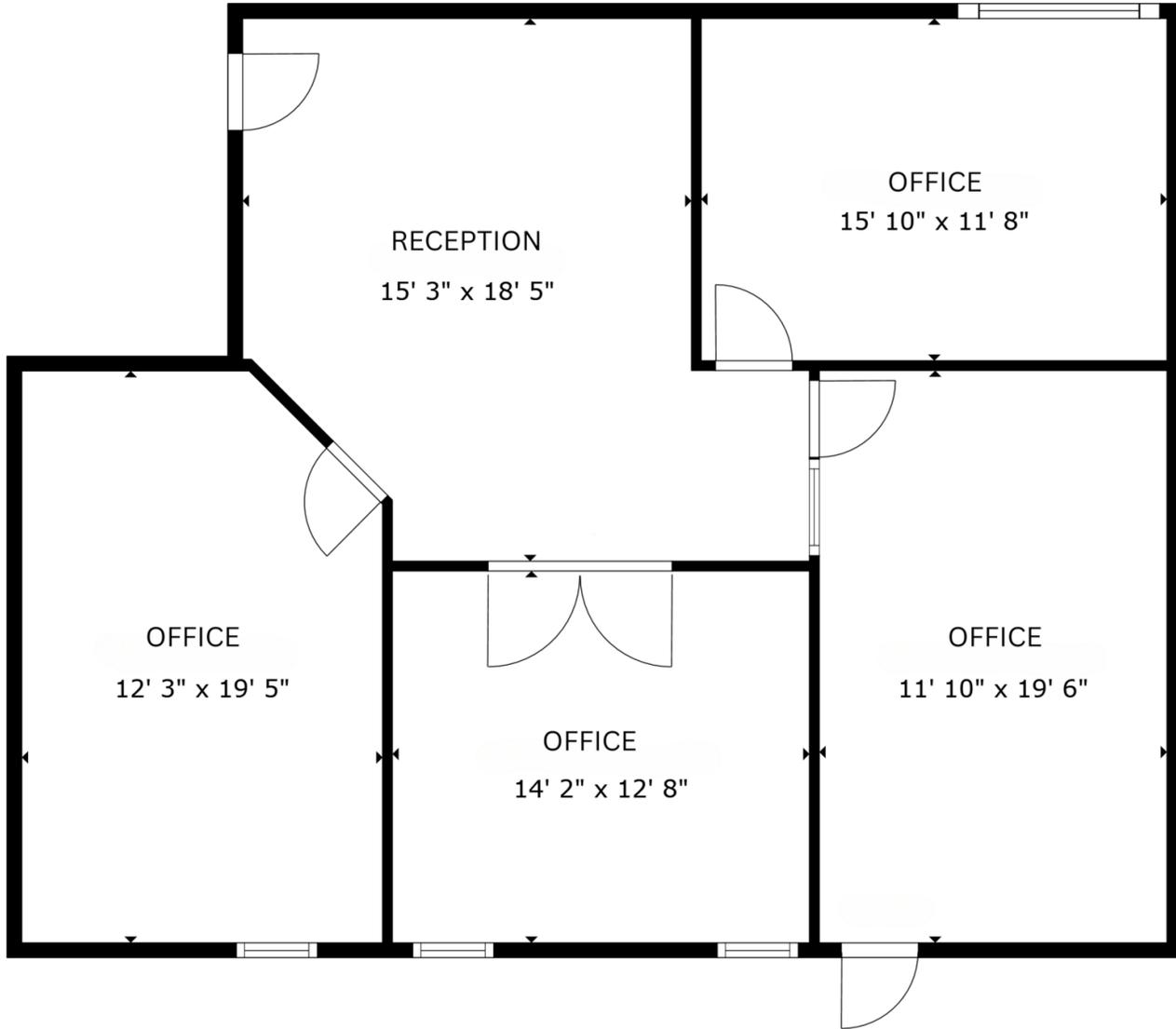


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FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,133 sq.ft.
TOTAL : 1,133 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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DAVID MITCHELL, SIOR/CCIM

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MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

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