

LEASE

1629 AVE D, STE B7

1629 Ave D, Ste B7 Billings , MT 59102



LEASE RATE \$10.50 SF/yr

AVAILABLE SF 238 SF

David Mitchell, SIOR/CCIM

(801) 860-4299

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PROPERTY HIGHLIGHTS

- Lease Rate: \$10.50/SF NNN
- NNN Estimated: \$6.50/SF
- Size: 238 SF
- Monthly Rent (Including NNN): \$337.17/mo
- Zoning: NO – Neighborhood Office
- Total Building Size: 25,744 SF

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	238 SF

LOCATION DESCRIPTION

1629 Ave D, Billings, MT 59102 – Suite B7

Suite B7 at 1629 Ave D offers a bright and private workspace perfect for a single office user. Located on the second floor, this 238-square-foot corner suite features tall ceilings and excellent natural light, creating an open and comfortable atmosphere for daily work.

Its corner location provides extra privacy, making it an ideal setting for professionals who value quiet and focus. Tenants also enjoy access to shared building amenities, including restrooms, a small kitchenette, and ample on-site parking.

Positioned just behind West Park Promenade, this office combines convenience, comfort, and affordability in one of Billings' best professional locations.

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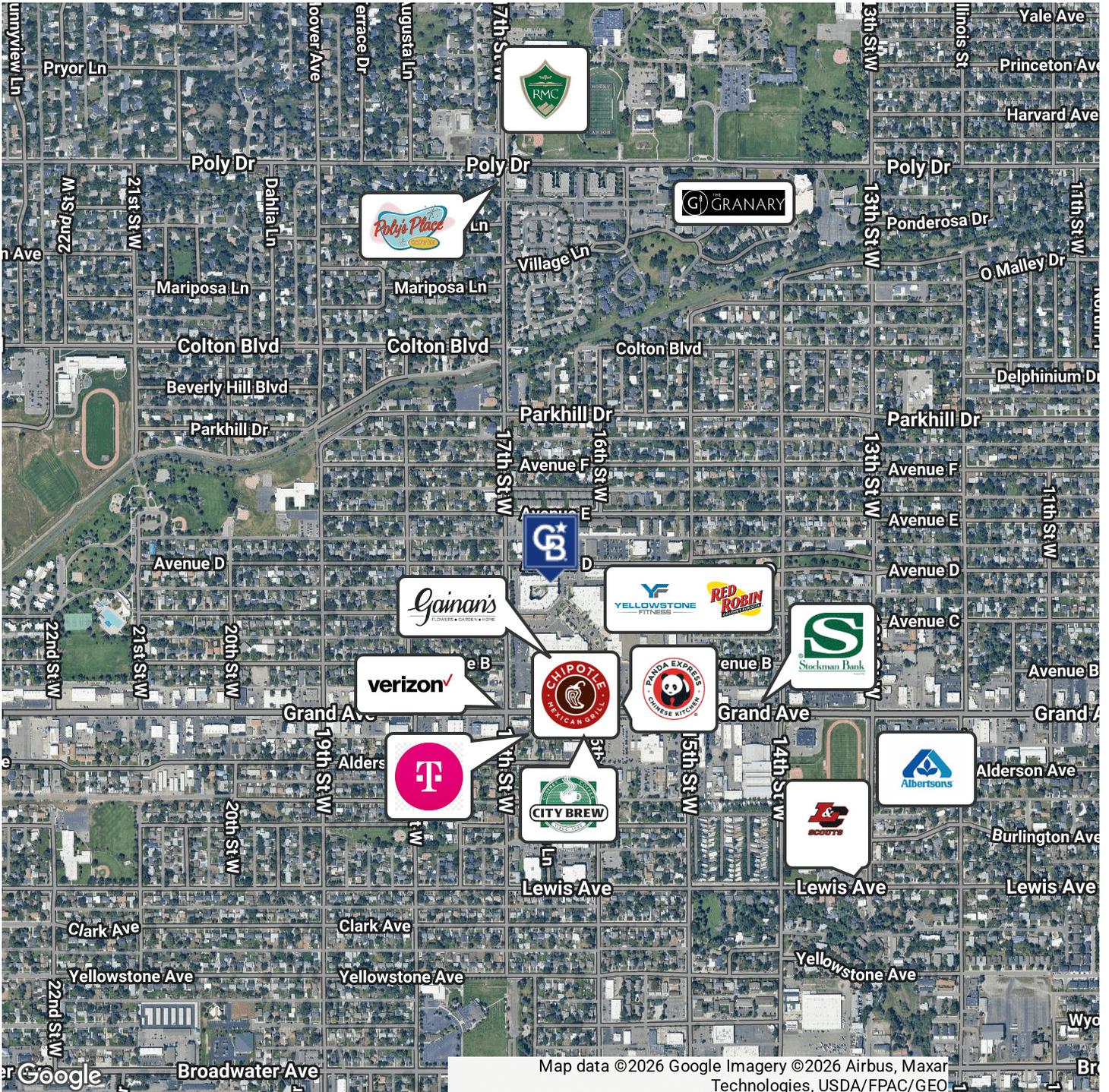


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DAVID MITCHELL, SIOR/CCIM

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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)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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