

# LEASE

## 1629 AVE D, STE B7

1629 Ave D, Ste B7 Billings , MT 59102



**LEASE RATE** \$10.50 SF/yr  
**AVAILABLE SF** 238 SF

**Erik Caseres**  
(406) 861-4742

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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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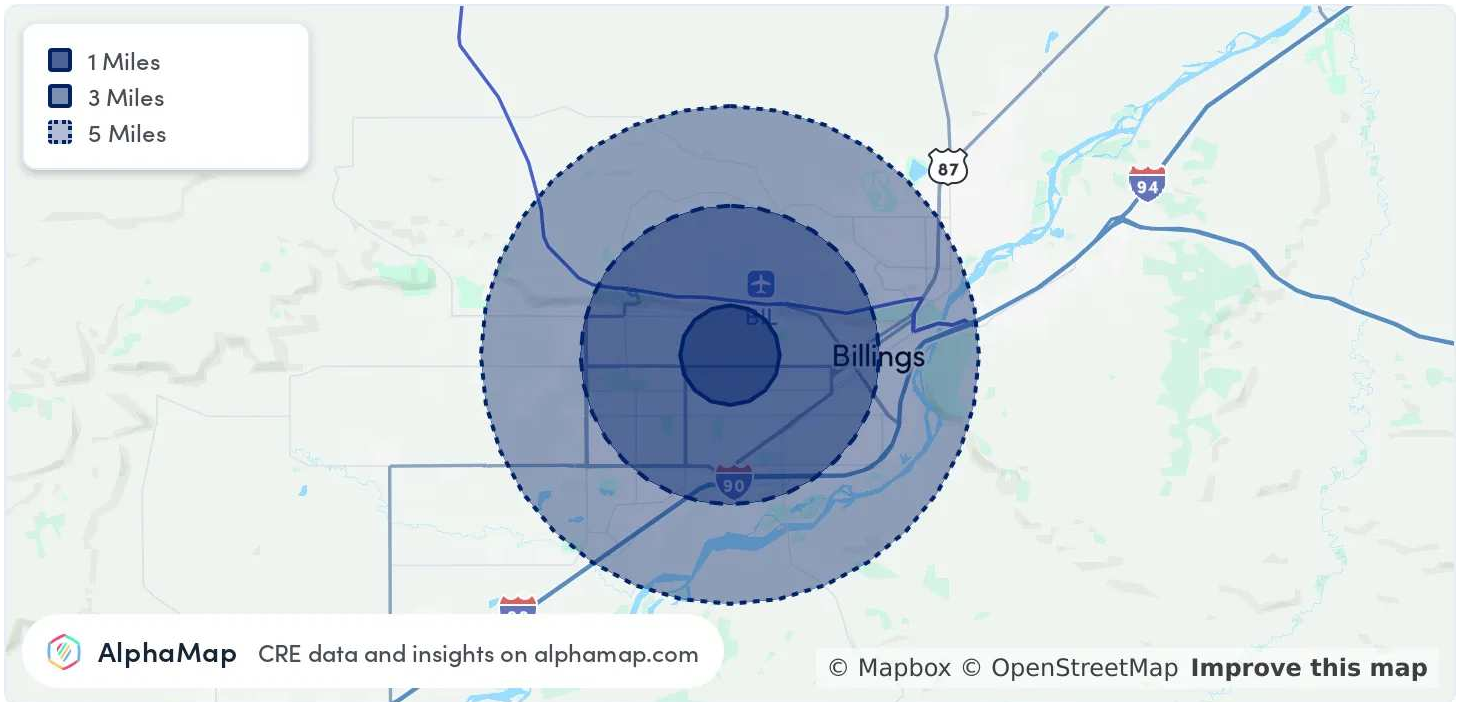
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,280	71,184	115,207
Average Age	41	41	41
Average Age (Male)	39	40	39
Average Age (Female)	43	43	42

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,270	31,332	49,059
Persons per HH	2.3	2.3	2.3
Average HH Income	\$99,698	\$87,714	\$94,437
Average House Value	\$397,381	\$372,862	\$398,719
Per Capita Income	\$43,346	\$38,136	\$41,059

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!

#### CBS

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