

# LEASE

## 1215 24TH STREET WEST, STE 125B

1215 24th Street West, Ste 125B Billings, MT 59102



**LEASE RATE**            \$8.00 SF/yr  
**AVAILABLE SF**        355 SF

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

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## PROPERTY HIGHLIGHTS

- 355 SF single-room office suite
- Ideal for an individual professional or small team
- Fresh paint, new flooring, and bright LED lighting
- Shared restrooms and common area amenities
- Prime west-end location with excellent visibility
- Monument signage exposure on 24th Street W (19,000+ vehicles/day)
- \$8.00/SF Base Rent | \$5.50/SF NNN (\$400/month)

## OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Available SF:	355 SF

## PROPERTY DESCRIPTION

1215 24th Street W – Suite 125B

355 SF Private Office – Ideal for 1–2 Users | \$400/Month

## LOCATION DESCRIPTION

Suite 125B offers a private 355-square-foot office space designed for simplicity and productivity. The single-room layout provides an efficient work environment, perfect for one or two professionals seeking a clean, quiet, and professional setting.

Located within the well-maintained building at 1215 24th Street West, this first-floor suite enjoys easy access, modern finishes, and a highly visible location on one of Billings' busiest corridors.

For tenants needing additional space, Suite 125 is available separately and can be combined for a total of up to 1,332 SF.

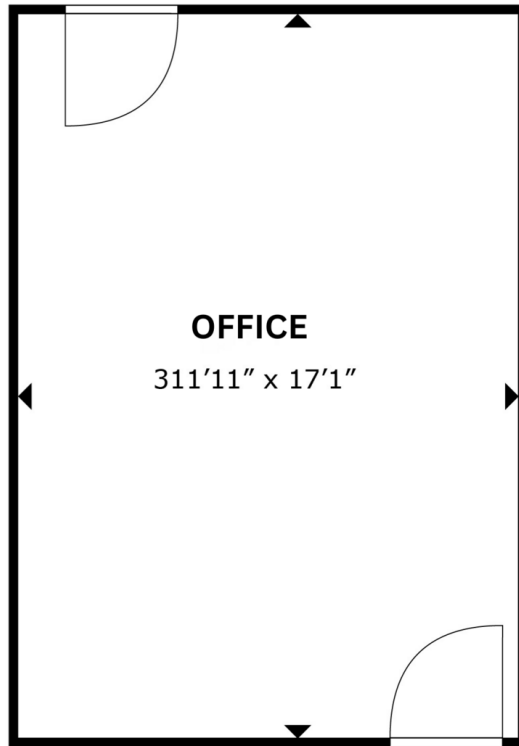
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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN: 205 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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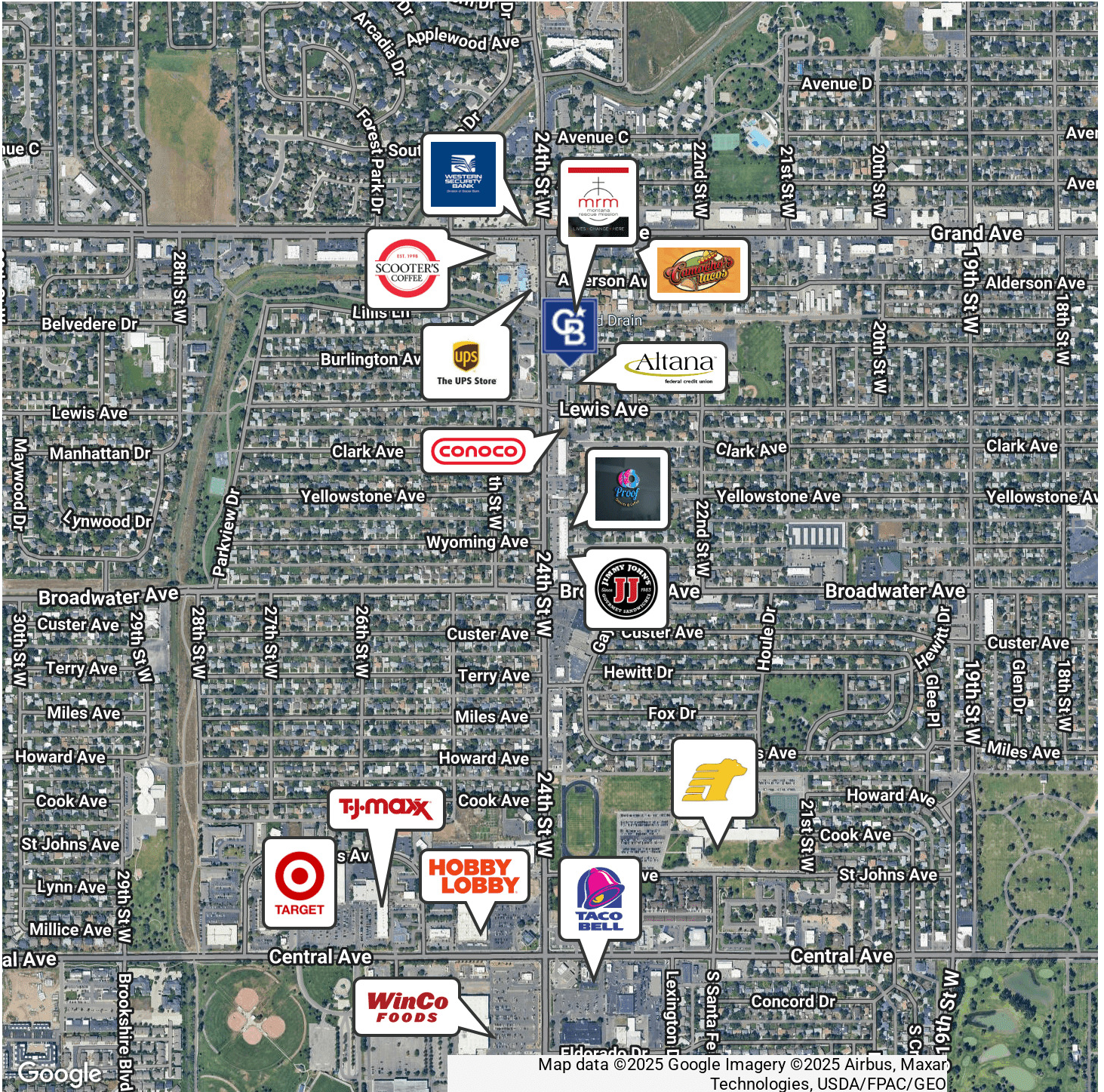


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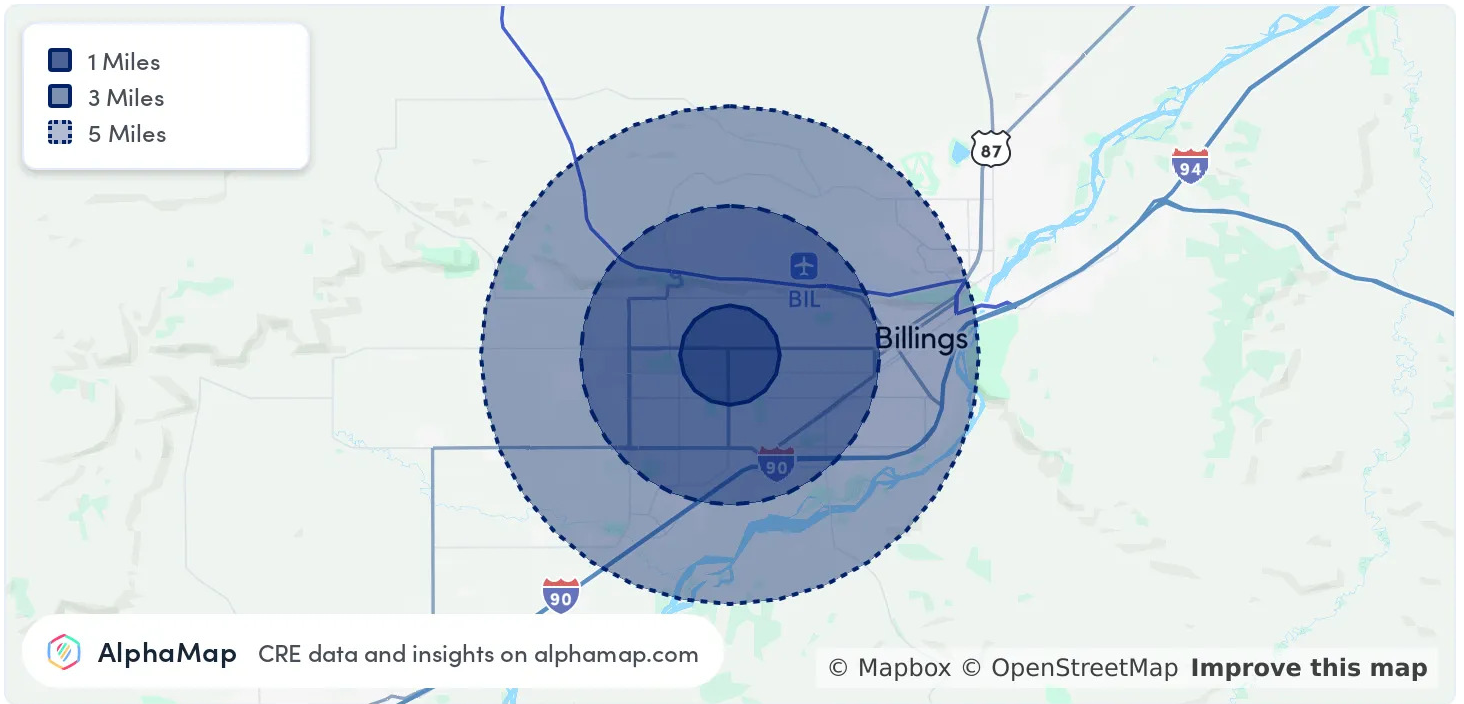


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,483	69,617	103,996
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42

<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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## ERIK CASERES

Comm Sales Associate

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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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