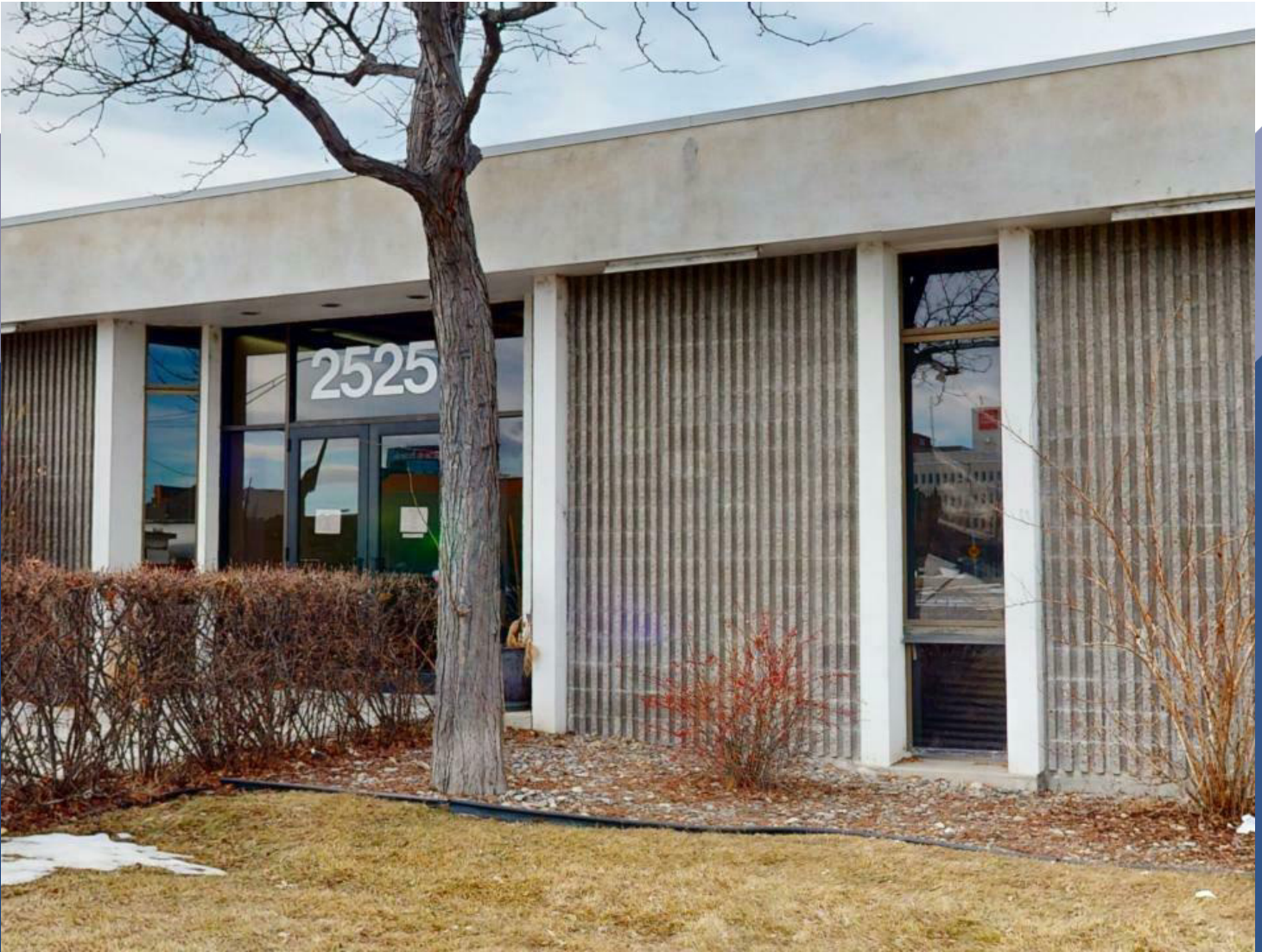


LEASE

2525 6TH AVE N

Billings , MT 59101



LEASE RATE \$13.30 sf NNN

AVAILABLE SF 6,150 sf

Michael Speidel
(406) 601-9695
michael@cbcmontana.com

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PROPERTY HIGHLIGHTS

- Conference room, kitchenette, break room, private restrooms, exec office
- Large hallways, keycode access available
- 6,150 SqFt available on 1st Floor available
- Reserved car spaces

360° VIRTUAL TOUR

LOCATION DESCRIPTION

2525 6th Ave N is a professional office building and currently the home of Towe, Ball Mackey, Sommerfeld & Turner law firm. With small professional offices available for lease, this would be an ideal space for accountants, attorneys, engineers, financial advisors or anyone looking for a quite, professional space to run their business out of. Located on a busy 6th Ave.

OFFERING SUMMARY

Lease Rate:	\$13.30 SF/yr (NNN)
Available SF:	6,150 SF

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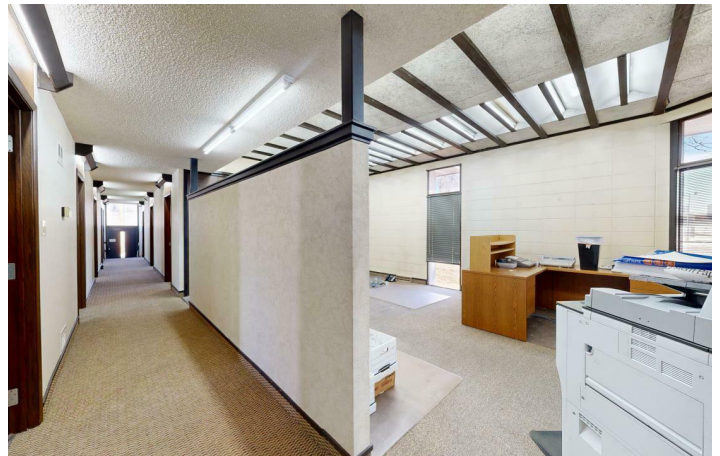


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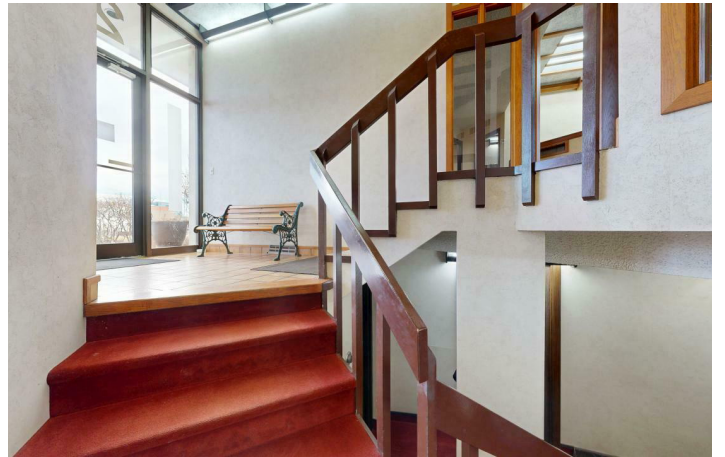
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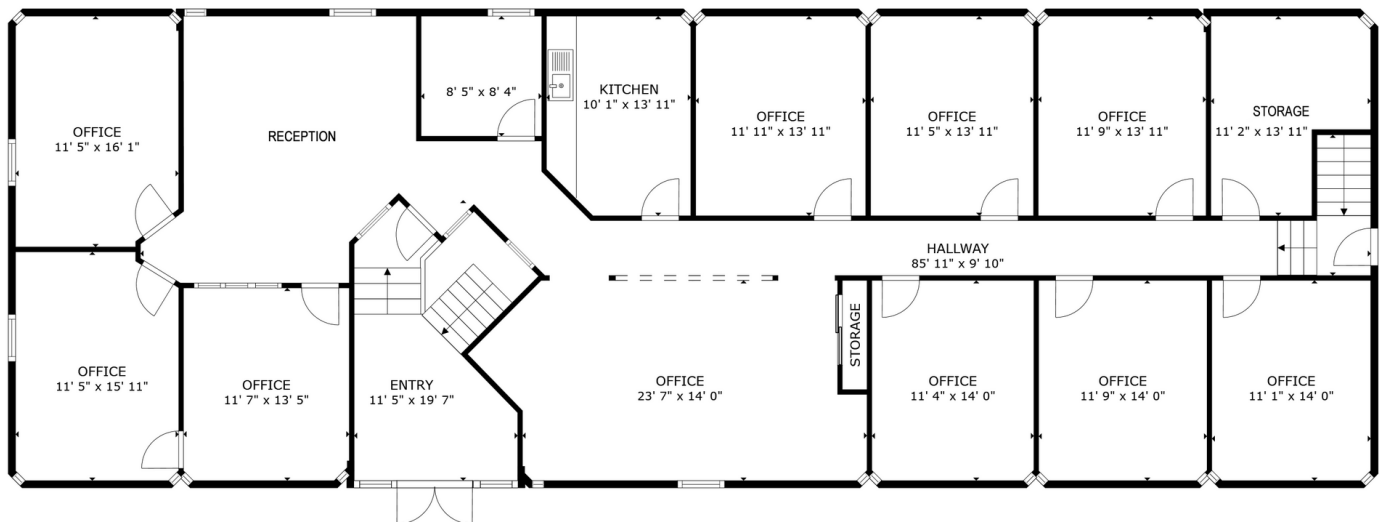


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FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,133 sq.ft. FLOOR 2 3,055 sq.ft.
TOTAL: 4,188 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MICHAEL SPEIDEL

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Michael Speidel is a licensed REALTOR for Coldwell Banker Commercial with two decades of executive level healthcare experience both at the Regional and C-Suite level. He has a proven and successful multi-industry track record that includes leading Assisted Living, Skilled Nursing, and physician practice organizations during both pre and post pandemic conditions. He has been nationally recognized by two Fortune 500 companies as an expert in business operations and has committed his professional life to providing uncompromising customer service and delivering exceptional outcomes to his clients.

Michael was raised in the southeastern corner of Wyoming to a farm/ranch family who also ran a highly successful agriculture based real estate brokerage for several years. He was a four year and all conference letterwinner for football at Black Hills State University where he graduated with honors with a degree in exercise physiology and business. Shortly after graduation, he obtained his nursing home administrator's license at the age of 26 and spent 18 years operating Skilled Nursing Facilities eventually specializing in facility/portfolio acquisitions as well as operationally challenged Focused Facilities. He has supervised multi-level Elder Care Continuums and has worked as the Chief Operating Officer at a large surgical practice. Aside from his Real Estate Agent License, Michael also maintains his Licensed Nursing Home Administrator's license in Montana.

Michael is a proud husband and father to 5 boys and spends a great deal of his time attending their sporting events, fly fishing, camping, and hunting. He is a powerlifting enthusiast who has competed in the Big Sky State Games and enjoys volunteering his time coaching lifters of all ages in the weight room. He and his family are enthusiastic supporters of the Billings YMCA where he is a board member, and his wife is a fitness instructor.

Michael is a commercial real estate expert specializing in Retail, Office, Industrial, Multifamily and Senior Housing properties and nothing gives him more satisfaction than helping his clients get what they need out of a commercial property when they are buying, selling or leasing. Whether it is a small business start-up or large corporate acquisition, Michael has the skills to ensure a smooth, successful transaction and is backed by the #1 team in Billings commercial real estate.

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