

LEASE

145 GRAND AVENUE, STE 4

145 Grand Avenue, Ste 4 Billings, MT 59101



LEASE RATE \$15.02 SF/yr
AVAILABLE SF 268 SF

Erik Caseres
(406) 861-4742

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BEST USES FOR:

- CPA or accounting services
- Attorney or legal services
- Financial services or advisory firms
- Photographers or creative professionals
- Massage therapists or wellness providers
- Insurance agents
- Consultants
- Real estate or mortgage professionals
- Therapy or counseling services

OFFERING SUMMARY

Lease Rate:	\$15.02 SF/yr (NNN)
Monthly Rate:	\$475.00/MO
Available SF:	268 SF

PROPERTY DESCRIPTION

If you're looking for a cost-effective, professional office in a strong Billings location, Suite #4 at 145 Grand Ave delivers visibility, convenience, and flexibility for a wide range of users.

LOCATION DESCRIPTION

Professional Office Suite for Lease | 145 Grand Ave, Suite #4 – Billings, MT

Location: First floor | Ground-level access

Now available for lease, Suite #4 at 145 Grand Ave offers an affordable, clean, and professional office solution in a highly visible corridor just outside of downtown Billings. This 268 SF first-floor suite provides easy, ground-level access—ideal for both clients and daily operations.

The space is bright, well-maintained, and move-in ready, making it a perfect fit for single-office users seeking a professional presence without unnecessary overhead. Tenants will benefit from monument signage opportunities on Grand Avenue, offering excellent exposure along this high-traffic arterial.

Located minutes from downtown, this property allows tenants to capture downtown traffic and client activity while enjoying convenient access and parking.

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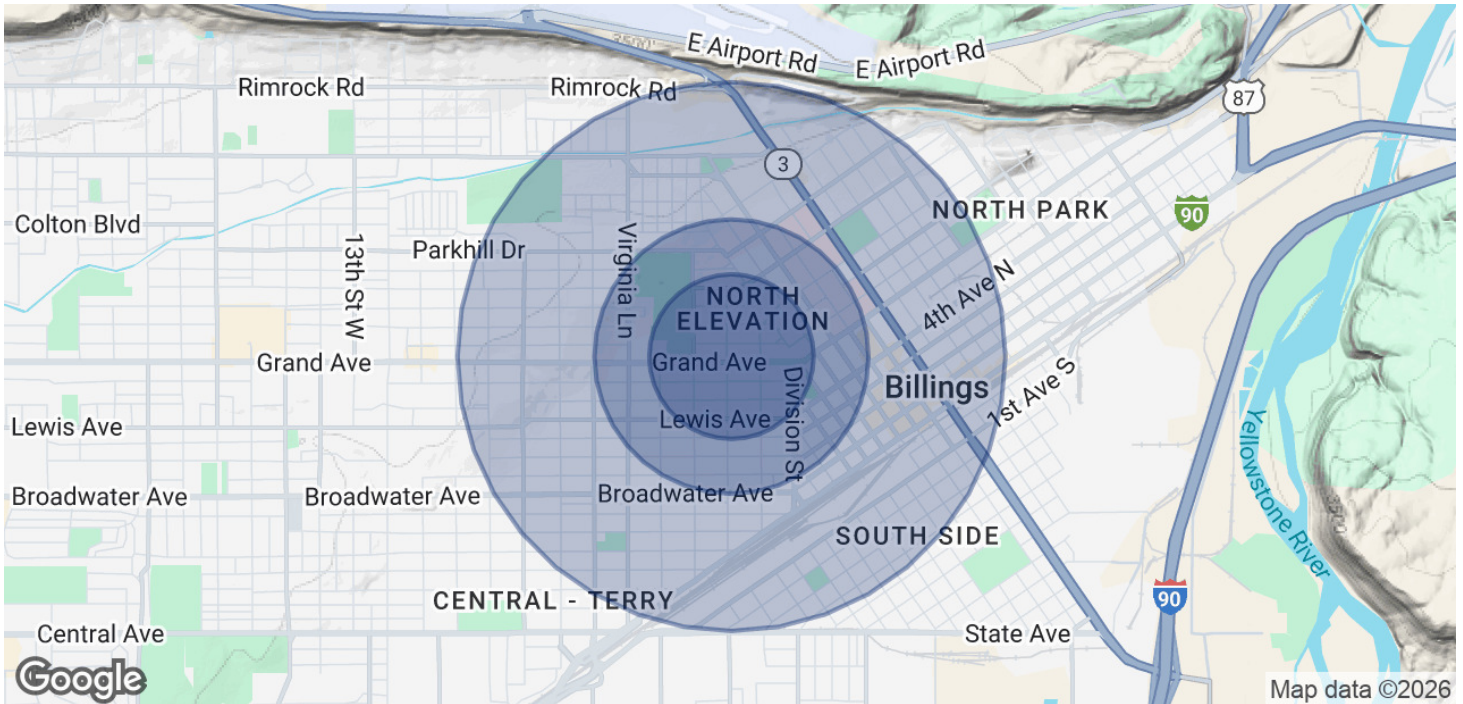
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	878	3,728	14,166
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	42	42	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	470	1,942	6,950
# of Persons per HH	1.9	1.9	2
Average HH Income	\$74,687	\$74,305	\$72,122
Average House Value	\$384,277	\$375,354	\$342,841

Demographics data derived from AlphaMap

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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.

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