

LEASE

222 NORTH 32ND STREET, FLOOR 5,6, & 7

222 North 32nd Street, Floor 5,6, & 7 Billings, MT 59101



LEASE RATE

\$15.25 SF/yr NNN

AVAILABLE SF

19,845 RSF



CLICK TO VIEW FLOOR 5 VIRTUAL TOUR

Ben Linkenhoker

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David Mitchell, SIOR/CCIM

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Lease Rate

**\$15.25 SF/YR
NNN**

OFFERING SUMMARY

NNN Rate: \$6.75 sf/yr

Available SF: 500 - 19,845 SF

BUILDING HIGHLIGHTS

- 11-story Class A office tower (±82,796 SF total)
- Prominent central business district location
- Two elevators serving all floors
- Professional lobby with client-friendly access
- Load Factor (RSF/USF): 1.1
- NNN expenses: \$6.76/sf/yr
- TI allowance negotiable

FLOOR 6 & 7 VIRTUAL TOUR LINKS

[Floor 6 Virtual Tour](#)

[Floor 7 Virtual Tour](#)

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PROPERTY DESCRIPTION

Built for Security-Driven Businesses Previously occupied by an engineering firm, these floors are purpose-built for organizations handling confidential information and requiring high-level security:

Secure elevator access with code-restricted entry to each floor
Designed to safeguard sensitive data and client information
Dedicated server rooms supporting robust IT, data, and network infrastructure
Professional environment optimized for focused, high-level work

Secure • Professional • Turnkey A rare opportunity to occupy premier, infrastructure-ready office space tailored for high-security and client-focused operations.

AVAILABLE SPACES

- Floors 5, 6, and 7 — lease individually or as contiguous space
- Flexible layouts for single- or multi-tenant users
- Efficient mix of private offices and cubicle workstations
- Perimeter offices with expansive downtown Billings views
- ±6,615 RSF per floor
- Up to ±19,845 RSF total contiguous
- NNN'S: \$6.76/RSF/YR
- Tenant Improvement Allowance Negotiable

LOCATION DESCRIPTION

GRANITE TOWER Secure Class A Office Space 222 N. 32nd Street • Downtown Billings, MT

Floors 5, 6 & 7 Now Available ±6,615 RSF per floor • Up to ±19,845 RSF contiguous across 3 floors

Elevate your operations in one of downtown Billings' most established and respected professional office towers. Granite Tower offers a rare opportunity for security-conscious firms seeking efficiency, controlled access, and a strong professional presence in the heart of the central business district.

Floors 5, 6, and 7 — lease individually or as contiguous space
Flexible layouts for single- or multi-tenant users
Efficient mix of private offices and cubicle workstations
Perimeter offices with expansive downtown Billings views
±6,615 RSF per floor
Up to ±19,845 RSF total contiguous
NNN'S: \$6.76/RSF/YR
Tenant Improvement Allowance Negotiable

Functional & Productive Layout:

- - Conference rooms, break areas, and collaboration spaces
- - Balanced mix of executive offices, team workstations, and support areas
- - Move-in ready — minimal tenant improvements required

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	500 - 19,845 SF	Lease Rate:	\$15.25 SF/YR NNN

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Floor 5,6, & 7	Available	500 - 19,845 SF	NNN	\$15.25 sf/yr + NNN's	Ideal For: - Engineering & Architecture Firms - Legal Practices - Financial Services & Accounting Firms - Government & Administrative Users - Tech & Data-Driven Companies

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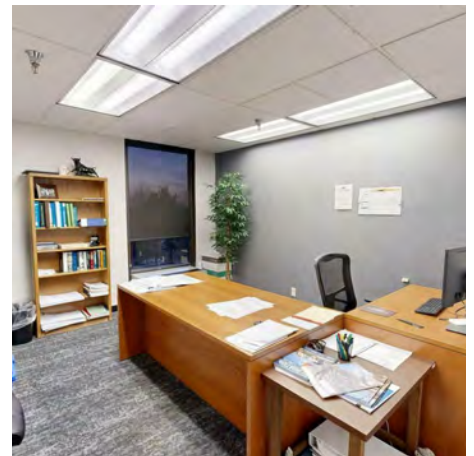
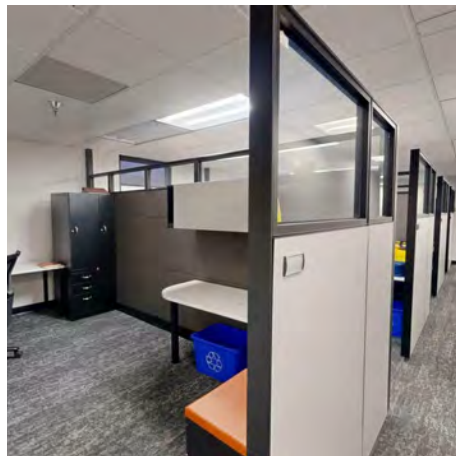
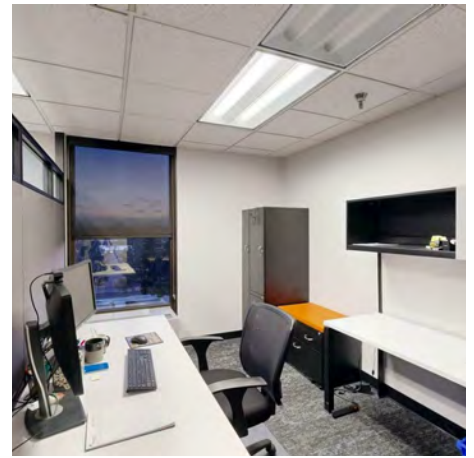
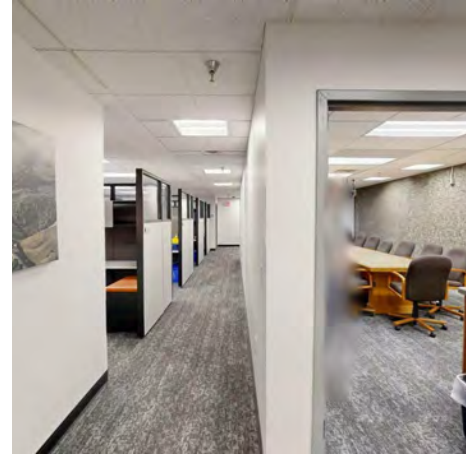
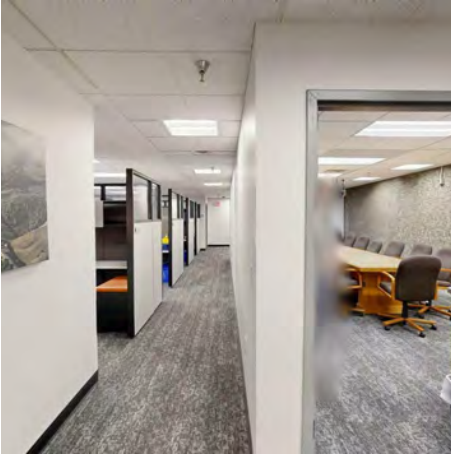
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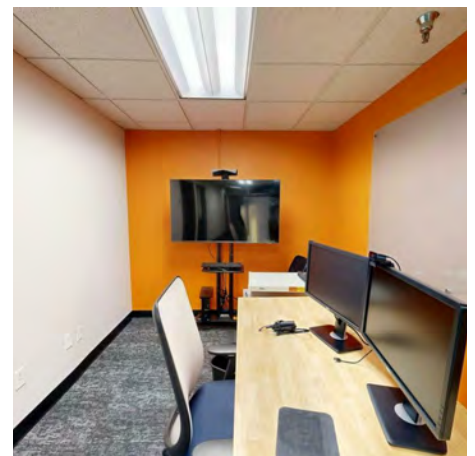
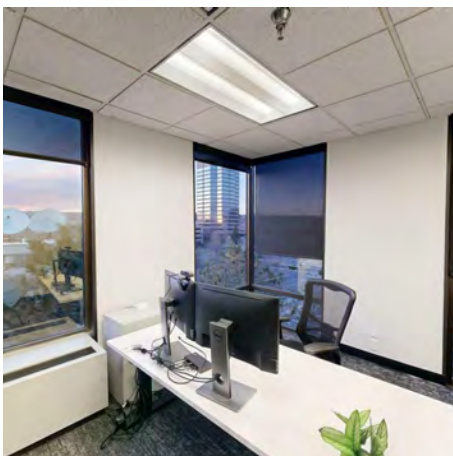
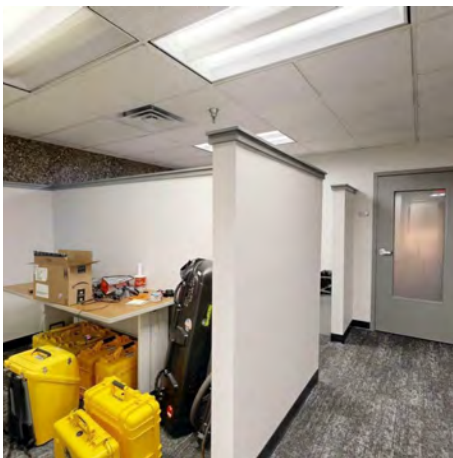


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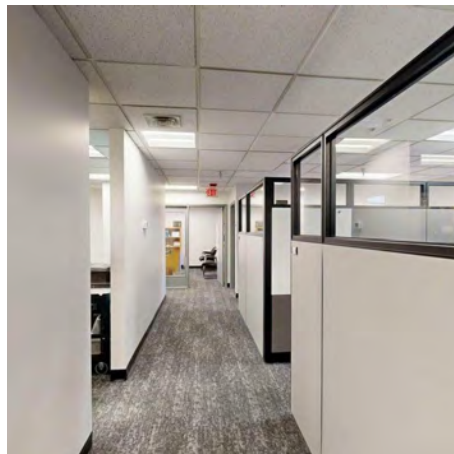
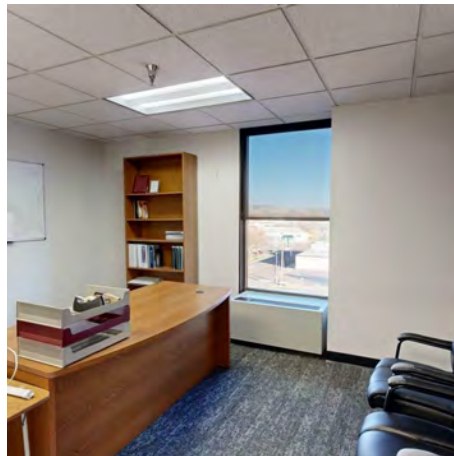
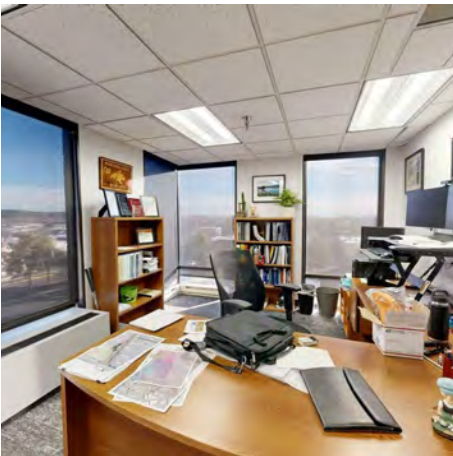
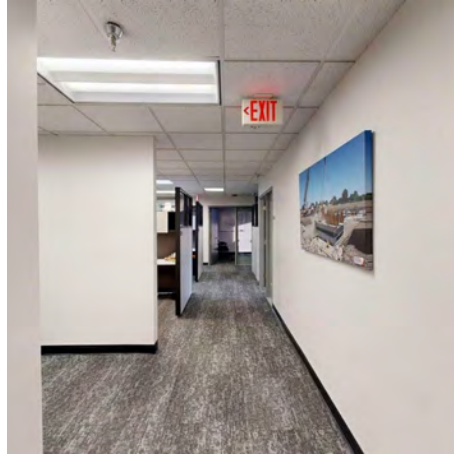


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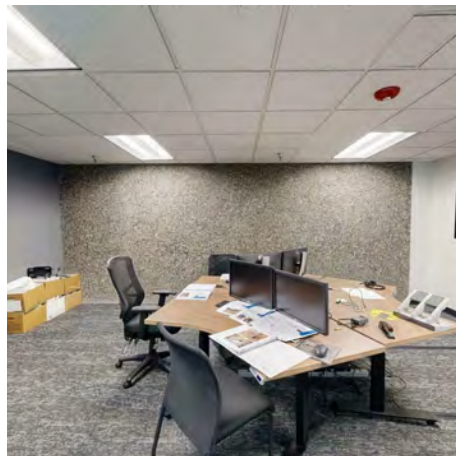
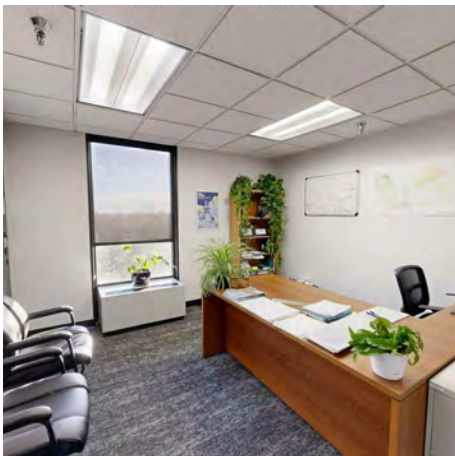
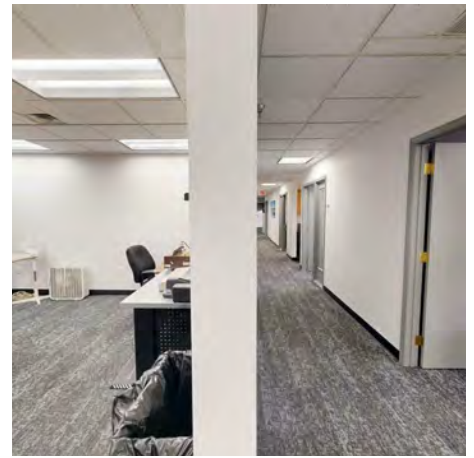
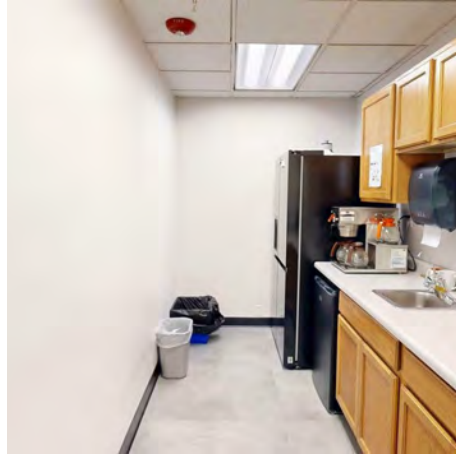
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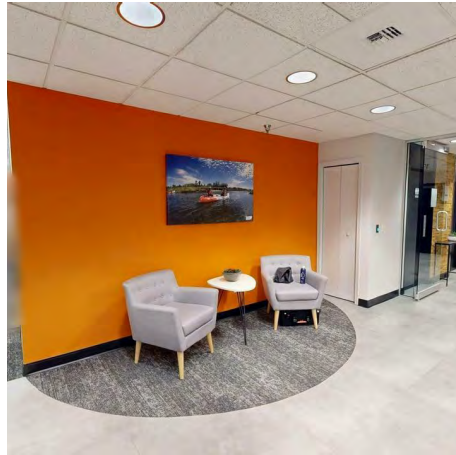
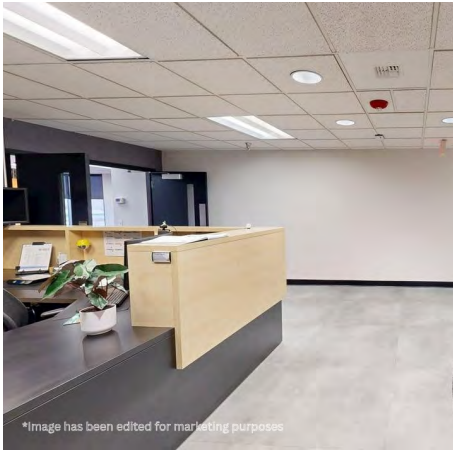
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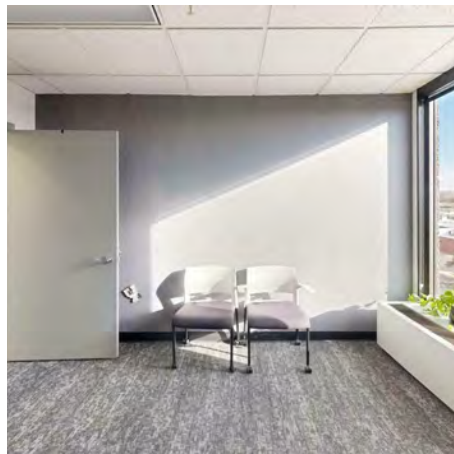
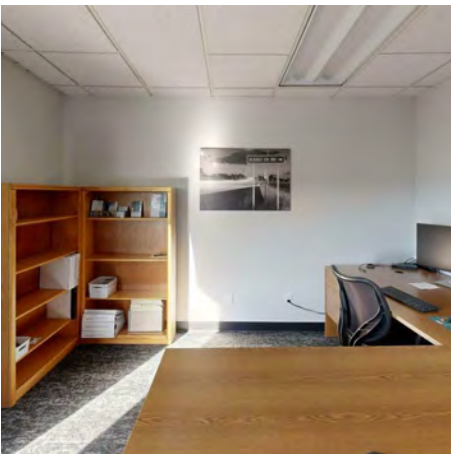
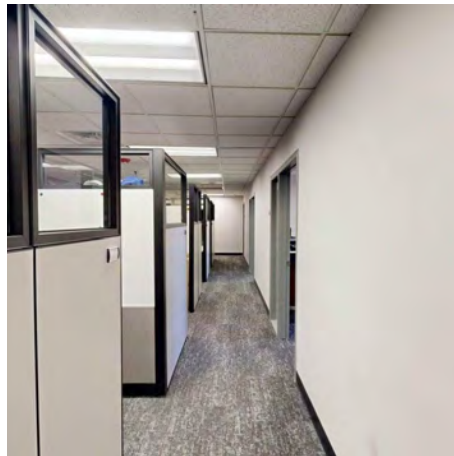
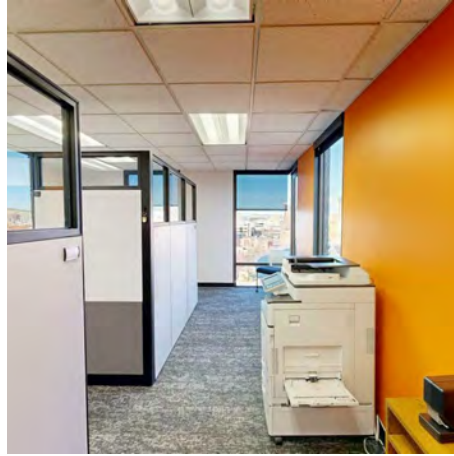
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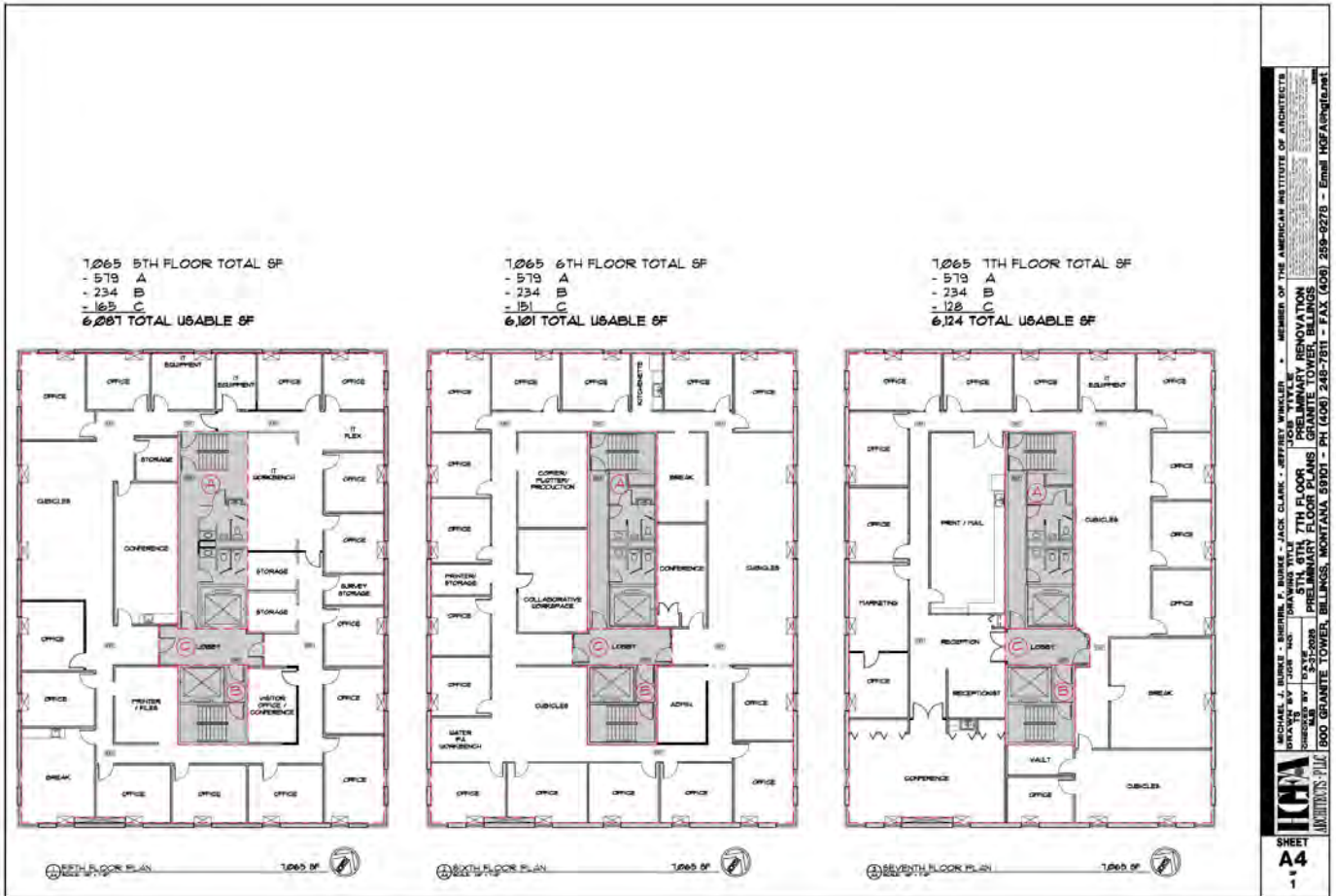


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FLOORPLANS

222 NORTH 32ND STREET

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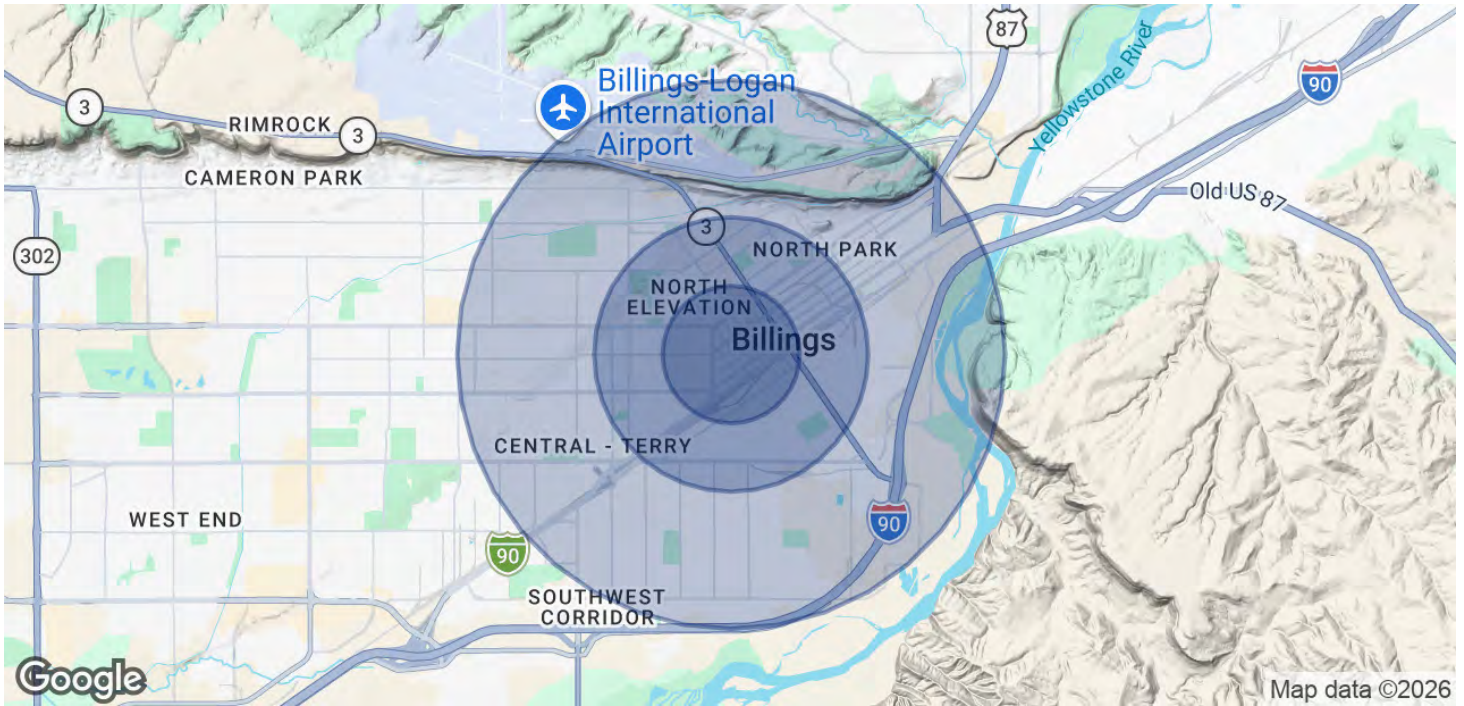


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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,904	12,047	32,962
Average Age	40.5	36.9	37.3
Average Age (Male)	39.6	36	37.2
Average Age (Female)	42.1	37.6	37.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	1,534	5,705	14,759
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$53,330	\$62,815	\$73,488
Average House Value	\$222,871	\$230,719	\$261,081

2023 American Community Survey (ACS)

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BEN LINKENHOKER

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

CBS

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DAVID MITCHELL, SIOR/CCIM

Principal | Broker

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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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