



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR LEASE**

CBCMONTANA.COM

**HEDDEN EMPIRE BUILDING  
206 NORTH 29TH STREET**

3D Virtual Tour can be viewed at: <https://tinyurl.com/y2dug6rz>

LEASE RATE  
\$200 - \$400/month Gross



**OFFICE**

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer, CCIM  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



206 N 29TH ST

LEASE



**OFFERING SUMMARY**

Available SF: Contact for details

Lease Rate: \$200 - \$400/month (Full Service)

Zoning: Central Business District

CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer, CCIM  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com

**PROPERTY OVERVIEW**

Street level office in the heart of downtown with parking garage directly across N 29th St for easy access for your customers. Recently updated shared office concept with individual office sizes ranging from 120 square feet to 360 square feet. Monthly lease rates starting at \$200/month gross.

Recycling is a new amenity for all tenants in the building. Installation of the bins by Earth First Aid is still in progress. It will include two locked 3-ton cardboard bins in the back alley. Metal, paper, plastic and shredding bins will be in the basement in the SW corner of the building underneath the yarn bar and accessible via the elevator.

As committed supporters of Downtown Billings, The Hedden Empire Building ownership has partnered with the Downtown Billings Alliance to provide standard membership in the DBA to all of their tenants. Membership includes such benefits as: an online member, downtown guide map listing, DBA member toolkit, member events and networking, access to parking validation program, access to CPTED evaluation and access to DBA ally card. More info regarding the DBA can be found at [downtownbillings.com](http://downtownbillings.com).

3D Virtual Tour can be viewed at: <https://tinyurl.com/y2dug6rz>



CBS



## 206 N 29TH ST

206 North 29th Street , Billings, MT 59101

LEASE

### LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	120 - 130 SF	Lease Rate:	\$200 - \$400 per month

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11	Occupied	250 SF	Full Service	\$270 per month	Ground Level
12	Occupied	200 SF	Full Service	\$215 per month	Ground Level
13	Occupied	200 SF	Full Service	\$215 per month	Ground Level
14	Occupied	290 SF	Full Service	\$315 per month	Ground Level
29	Occupied	235 SF	Full Service	\$255 per month	Mezzanine
27	Occupied	360 SF	Full Service	\$390 per month	Mezzanine
26	Occupied	120 SF	Full Service	\$200 per month	Mezzanine
25	Available	130 SF	Full Service	\$200 per month	Mezzanine
24	Available	120 SF	Full Service	\$200 per month	Mezzanine
23	Occupied	150 SF	Full Service	\$200 per month	Mezzanine
22	Occupied	255 SF	Full Service	\$280 per month	Mezzanine
21	Occupied	250 SF	Full Service	\$270 per month	Mezzanine

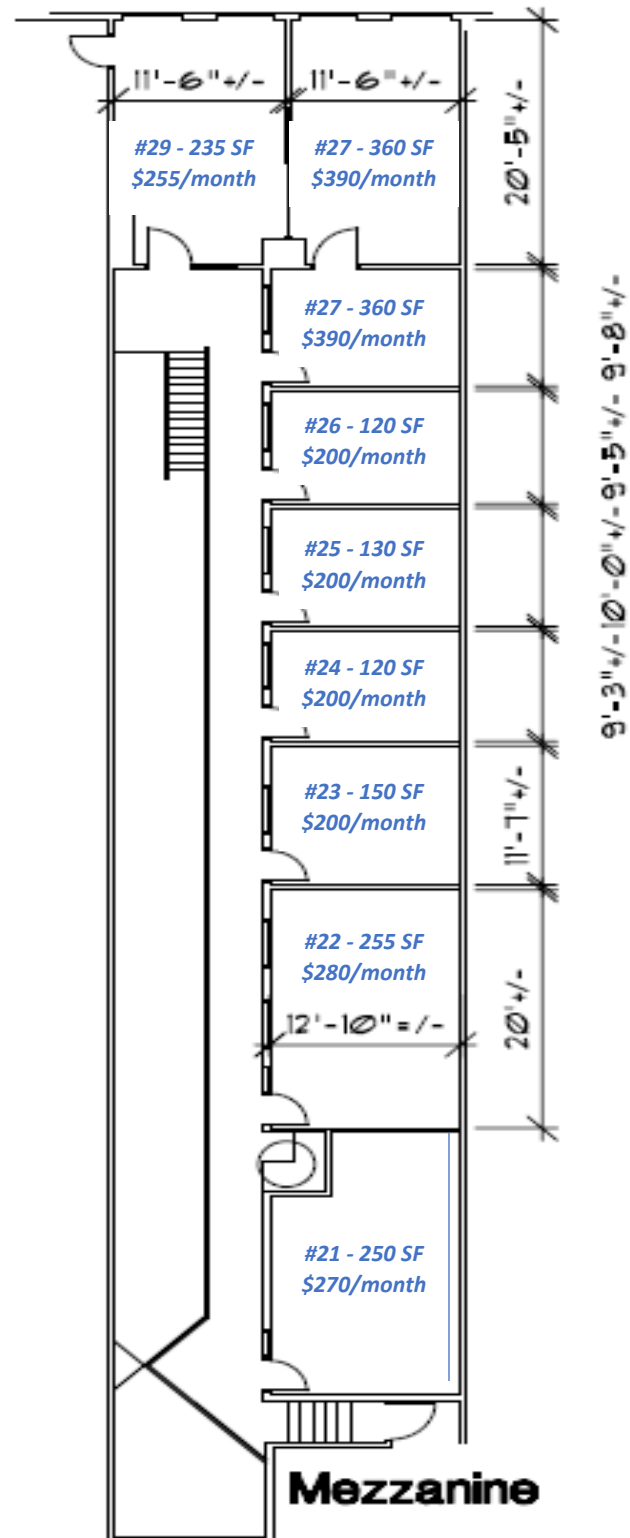
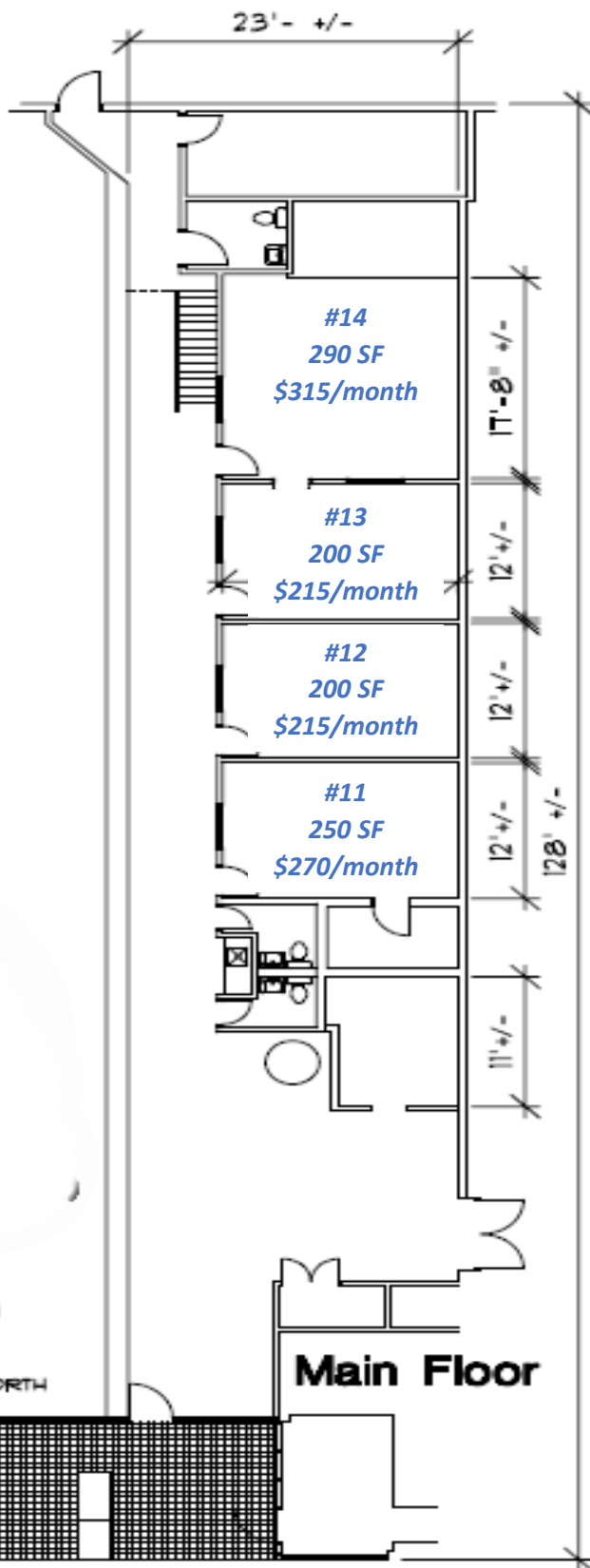
CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer, CCIM  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com



CBS



**North 29th Street**

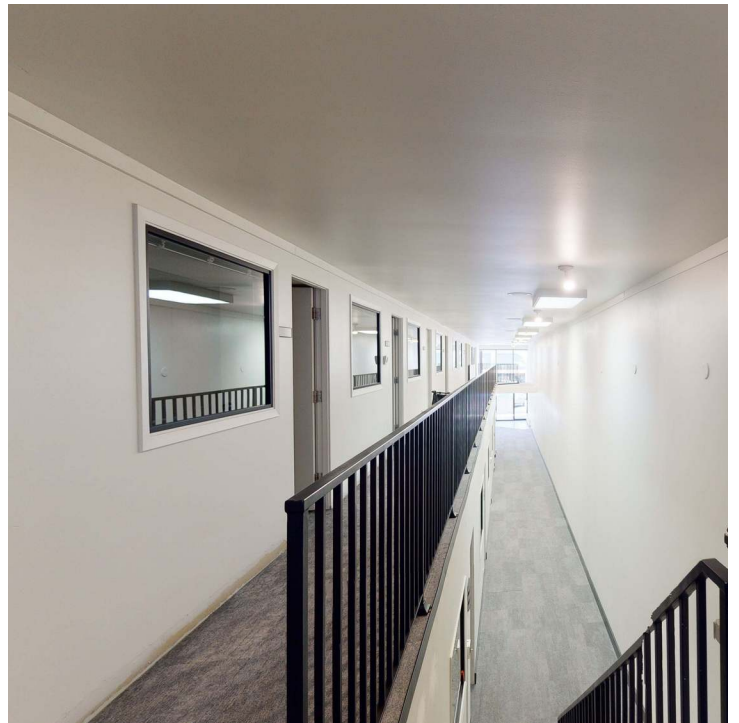
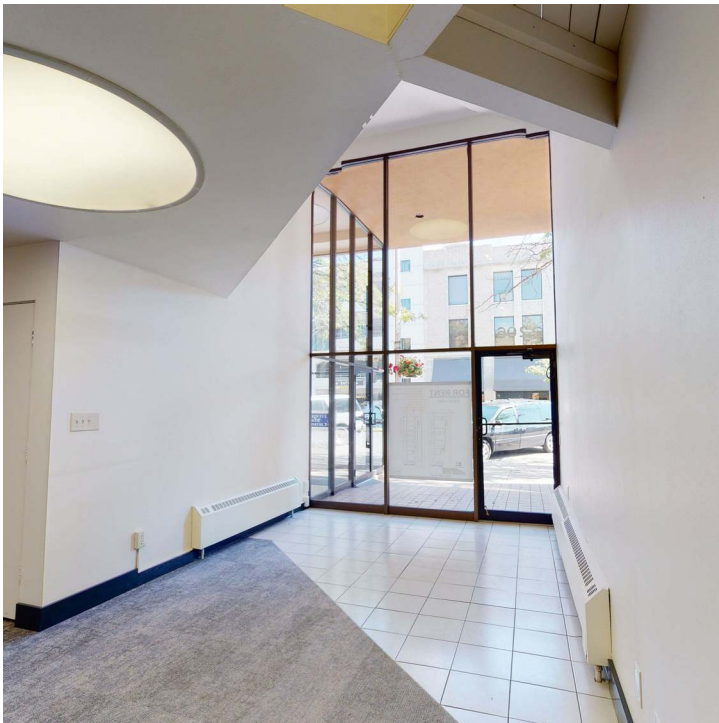






206 N 29TH ST

LEASE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
406 794 3404  
d@cbcmontana.com

Kyle Schlichenmayer, CCIM  
Comm Sales Associate  
406 698 1899  
kyle@cbcmontana.com



CBS





206 N 29TH ST

LEASE



Map data ©2021 Google Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

CBCMONTANA.COM

David Mitchell  
 Principal | Broker  
 406 794 3404  
 d@cbcmontana.com

Kyle Schlichenmayer, CCIM  
 Comm Sales Associate  
 406 698 1899  
 kyle@cbcmontana.com



CBS