



For Lease Office Suites

208 N. 29th St., Hedden Empire Building

Billings, Montana 59101

Property Features

- Prime Downtown Office Suites Available
- Street Level and 2nd Story Suites
- Common Area Restrooms
- Indoor atrium
- Full Services Lease, including janitorial (2nd Floor Only)



For more information:

Matt Robertson

+1 406 294 6308 +1 406 671 1158

mrobertson@naibusinessproperties.com

Ethan Kanning

+1 406 672 0435 +1 406 294 6314

ekanning@naibusinessproperties.com

First Floor

204 N. 29th St. 2,800 SF—\$2,450/mo.

2911 2nd Ave. N. 2,100 SF—\$2,300/mo.

Second Floor

Suite 204 930 SF—\$800/mo.

Suite 216/217 425 SF—\$425/mo.

NAI Business Properties

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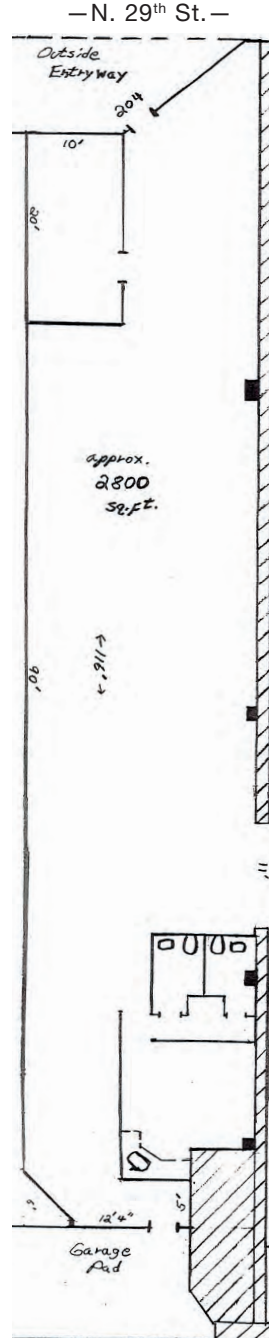
3312 4th Avenue North
Billings, Montana 59101
+1 406 256 5000

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204 N. 29th St.

2,800 Square Feet

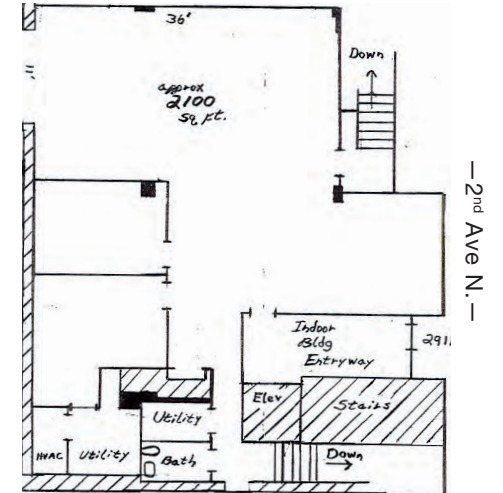
- \$2,450/month (\$10.50/SF) + Electric, includes new carpet, paint, ceiling and lighting
- 6 Off-Street Parking Spaces Available at \$35/space/month



2911 2nd Ave. N.

2,100 Square Feet

- 2,100 SF main floor + 2,300 SF basement storage
- \$2,300/month (\$10.46/SF) + Electric, includes new carpet, paint, ceiling and lighting
- 6 Off-Street Parking Spaces Available at \$35/space/month



Combined Spaces

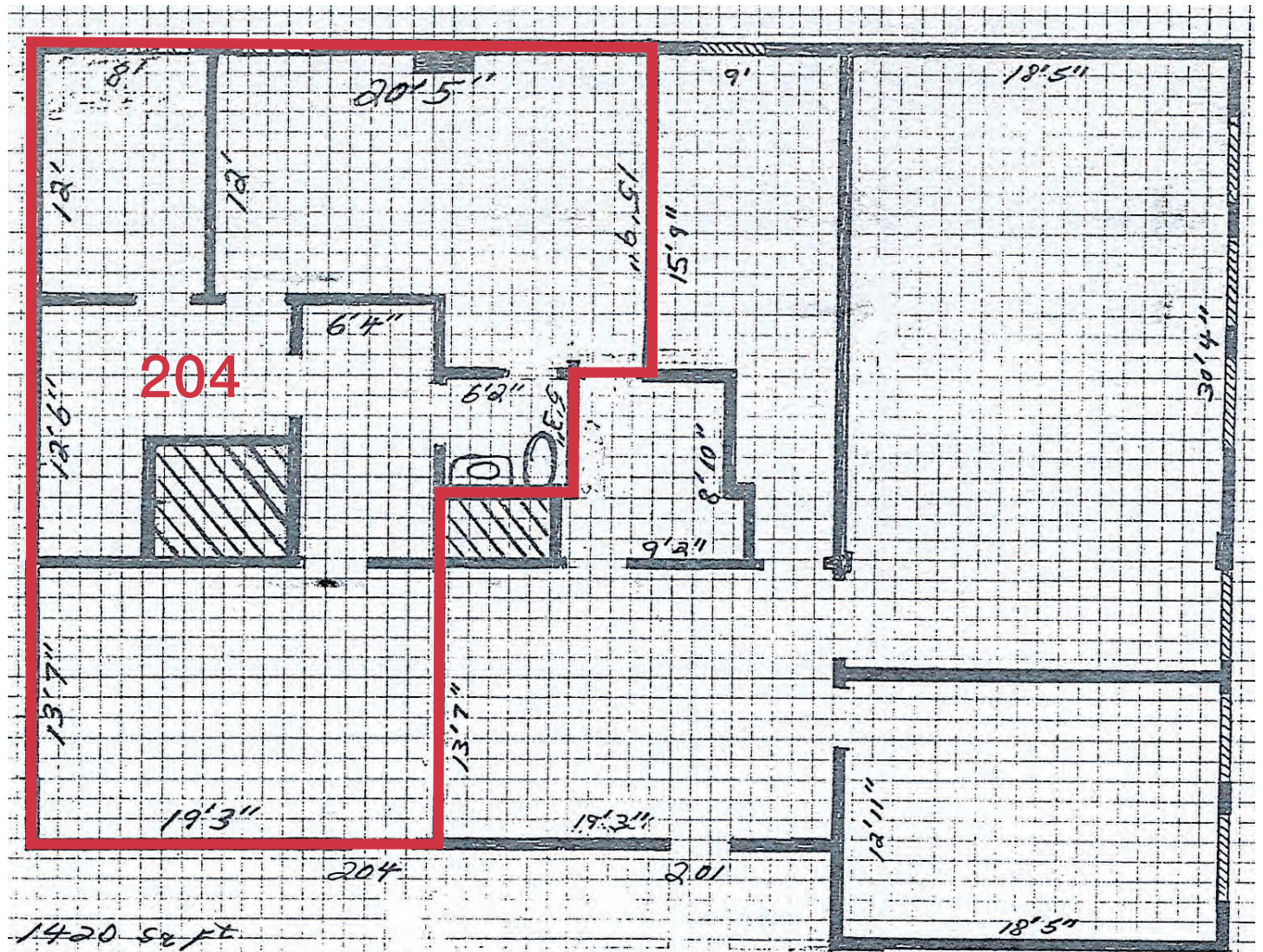
4,900 Square Feet

- As-is: \$4,750/month + Electric
- 4,900 SF main floor + 2,300 SF basement storage

Suite 204

930 Square Feet

- \$800/month
- Multiple private offices
- Private bathroom available



Suite 216/217

425 Square Feet

- \$425/month
- Ideal small and hard to find office space
- Setup as either two private offices or one private office with a reception and waiting room

