

# LEASE

## 149 SHILOH RD, UNIT 9

149 Shiloh Rd, Unit 9 Billings, MT 59106



**LEASE RATE** \$19.79 SF/yr  
**AVAILABLE SIZE** 3,555 SF

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

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## 360° VIRTUAL TOUR

### OFFERING SUMMARY

|                  |               |
|------------------|---------------|
| Lease Rate:      | \$19.79 SF/yr |
| NNN's:           | \$6.04 sf/yr  |
| Number of Units: | 1             |
| Available SF:    | 3,555 SF      |
| Lot Size:        | 61,674 SF     |
| Building Size:   | 29,693 SF     |

### PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 149 Shiloh Rd, Unit 9, Billings, MT, 59106. This exceptional property offers a modern and versatile space perfect for a range of business needs. Boasting abundant natural light and contemporary design, the property provides a welcoming and professional atmosphere. Tenants will appreciate the convenience of ample parking and easy access to major roadways. With a spacious layout and customizable features, this property presents an ideal canvas for businesses seeking a standout location to thrive and impress clients. Experience the perfect blend of functionality and style at this sought-after address in Billings, MT.

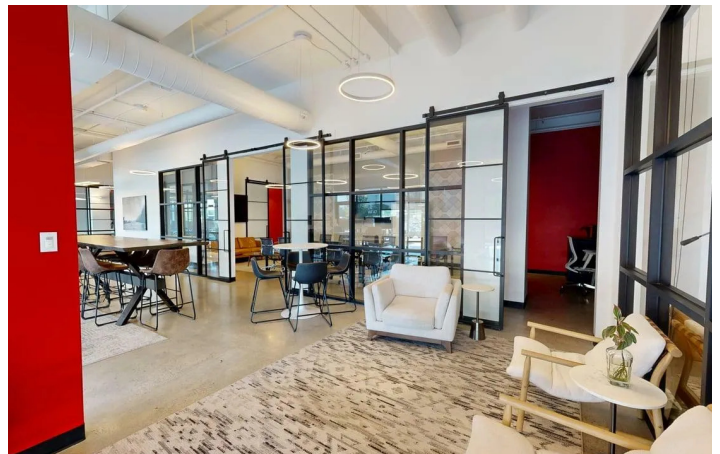
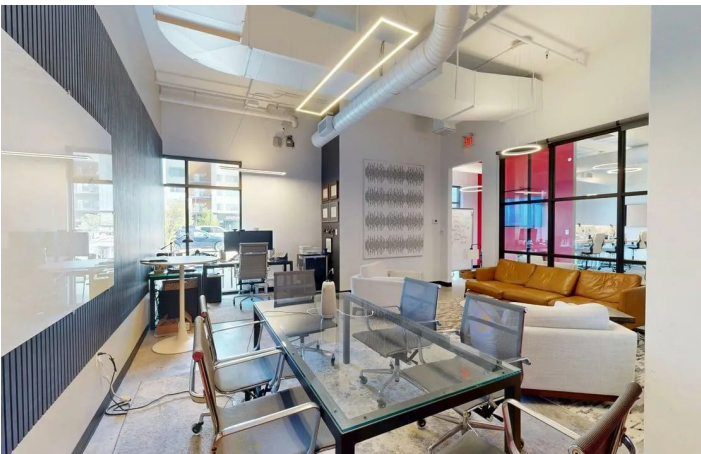
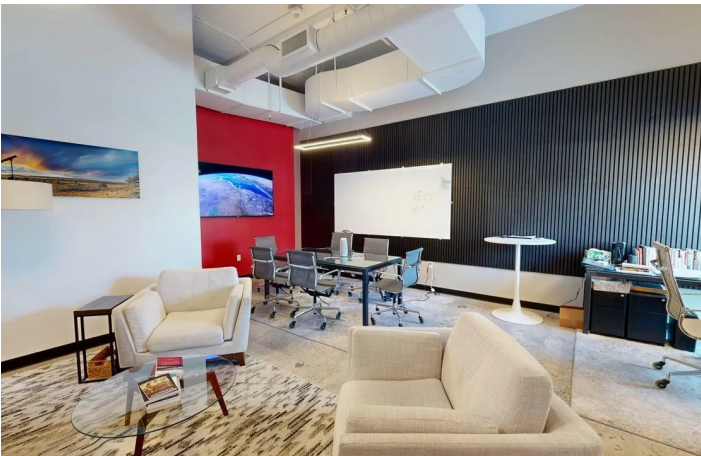
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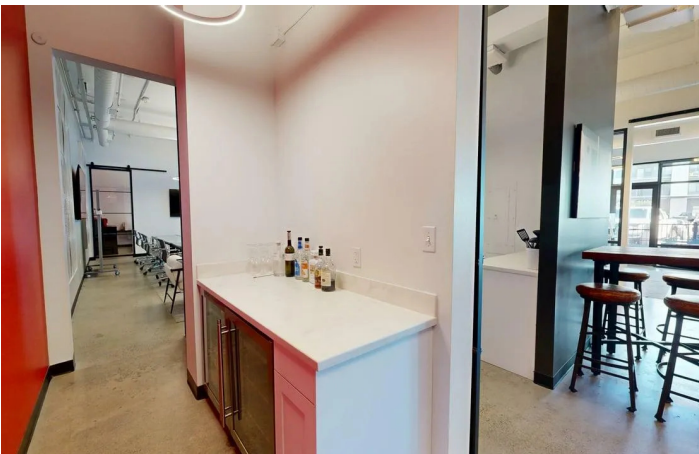
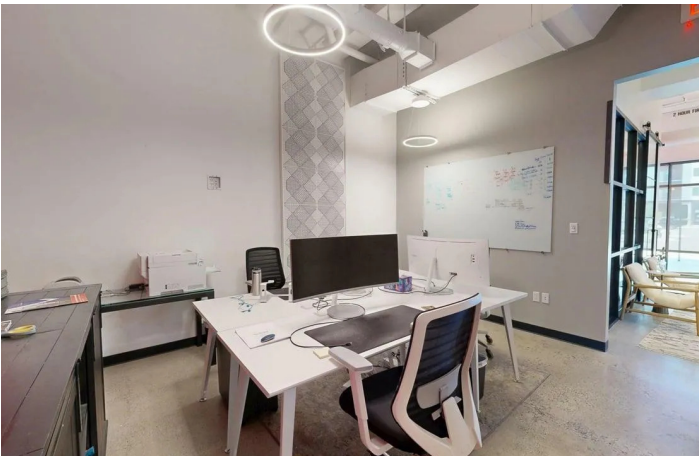
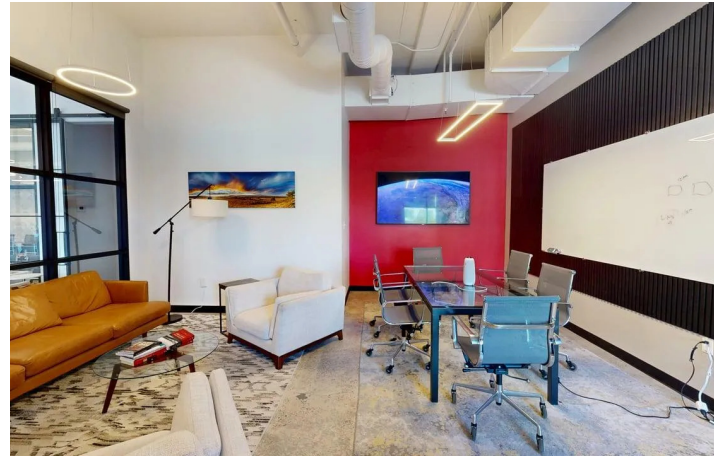
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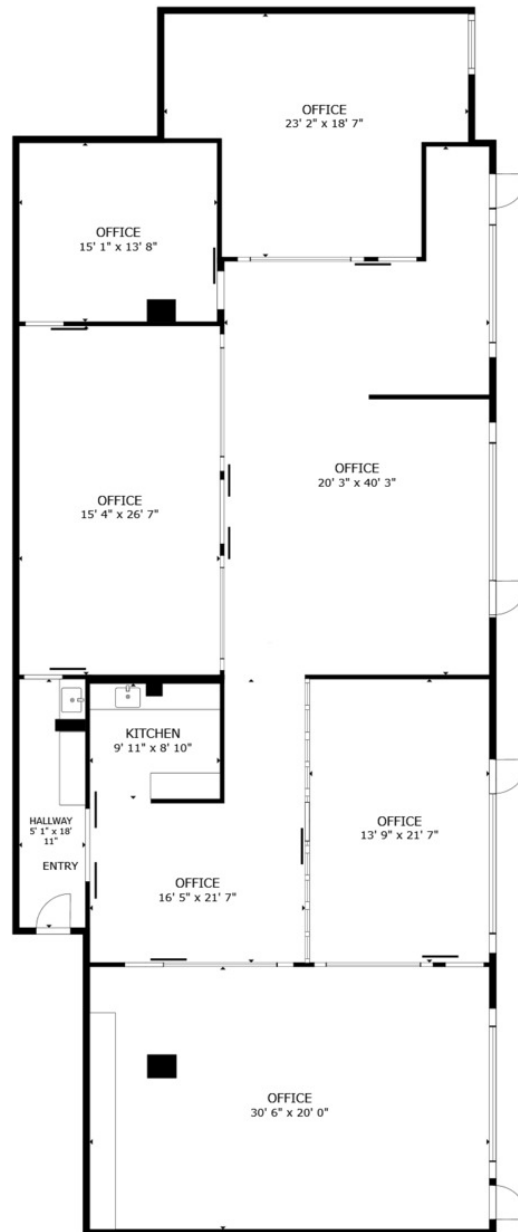
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FLOOR PLAN

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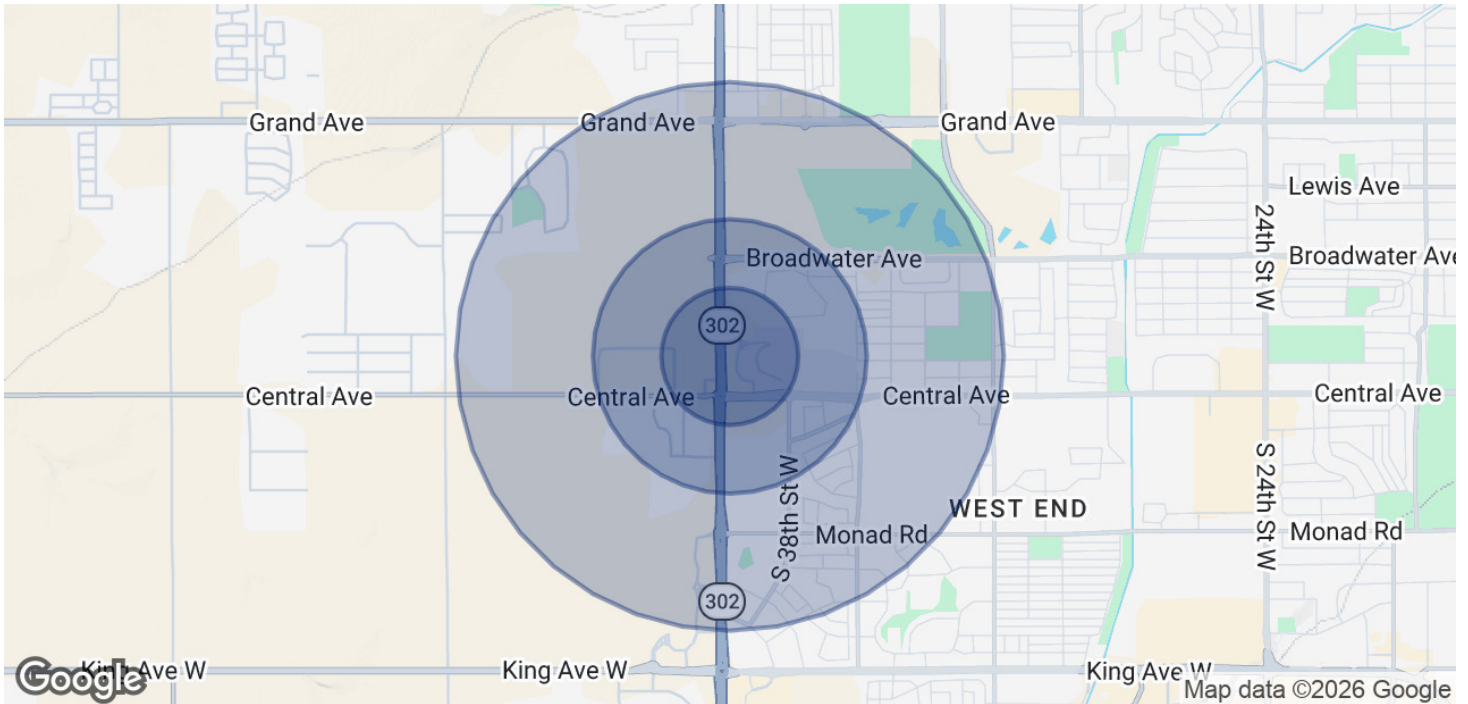
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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                      |      |       |       |
|----------------------|------|-------|-------|
| Total Population     | 382  | 1,499 | 6,699 |
| Average Age          | 44   | 46.8  | 42.9  |
| Average Age (Male)   | 38   | 42.6  | 40.5  |
| Average Age (Female) | 46.5 | 48.8  | 44.6  |

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 167       | 665       | 2,997     |
| # of Persons per HH | 2.3       | 2.3       | 2.2       |
| Average HH Income   | \$105,338 | \$102,263 | \$98,758  |
| Average House Value | \$267,765 | \$197,761 | \$219,246 |

2023 American Community Survey (ACS)

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## **MICHAEL SPEIDEL**

**Commercial Realtor**

michael@cbcmontana.com

Direct: **(406) 601-9695** | Cell: **(406) 601-9695**

MT #RRE-RBS-LIC-109468

### **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.

#### **CBS**

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