

LEASE

11 E AIRPORT RD

11 E Airport Rd Billings, MT 59105



LEASE RATE

\$10.00 SF/yr NNN

BUILDING SIZE

3,636, 9,449, or 13,085 SF

Michael Speidel

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PROPERTY DESCRIPTION

For Sale or For Lease – 13,085 SF Renovated Two-Level Office Building on 1.53 Acres

Why This Property Wins: Striking architecture, abundant natural light, beautiful foliage views, high-traffic exposure, and a unique 1.53-acre setting give this property a presence that stands apart. Renovated for modern functionality while maintaining its distinctive Montana character, this is an office environment designed to make an impression.

For Lease: Divisible into **9,449 SF** or **3,646 SF** configurations.

For Sale: The **entire 13,085 SF building** is available for purchase.

OFFERING SUMMARY

Lease Rate: \$10 SF/yr (NNN)

Available SF: 3,636, 9,449, or 13,085 SF

PROPERTY HIGHLIGHTS

- **Prime Headquarters Location** – High-visibility corner site with ample parking and flexible layouts. Lease the full building (or split into separate units) as your company's flagship HQ. Building also for sale.
- **Airport Proximity That Matters** – Just 2–4 minutes from Billings Logan International Airport. Ideal for fly-in executives, clients, and teams.
- **Healthcare Hub Access** – Minutes from existing St. Vincent's and the new Intermountain Health Regional Hospital campus (major expansion underway).
- **Montana Identity Embraced** – Authentic Western character in a renovated, functional space that proudly reflects Montana's independent, no-frills spirit while delivering modern professionalism.
- **Brand-Elevating Property** – Not generic office space. This unique site strengthens your company image with real presence and distinction.

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	3,636, 9,449, or 13,085 SF
Building Size:	13,085 SF
Number of Units:	1 or 2
Year Built:	1971
Zoning:	NO

IDEAL PROPERTY FOR:

- Aviation & Aerospace – Flight ops, parts distributors, drone/tech firms – airport adjacency is a daily flex.
- Healthcare & Medical Support – Clinics, billing/tech, device sales, pharma – direct tie to Billings' growing medical corridor.
- Logistics & Transportation – Freight, trucking, supply chain – efficient access without downtown congestion.
- Energy, Oil/Gas & Mining Services – Regional ops and consulting – serves Montana's energy sector perfectly.
- Professional Services – Law, architecture, engineering, insurance – sharp, accessible HQ that signals competence.
- Tech, Software & Training – Regional hubs or corporate education centers – flexible space to customize and brand.
- Corporate Regional Offices – National firms establishing a strong Montana presence.

OTHER RESOURCES

[East Side Virtual Tour](#)

[West Side Virtual Tour](#)

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EAST SIDE
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EAST SIDE

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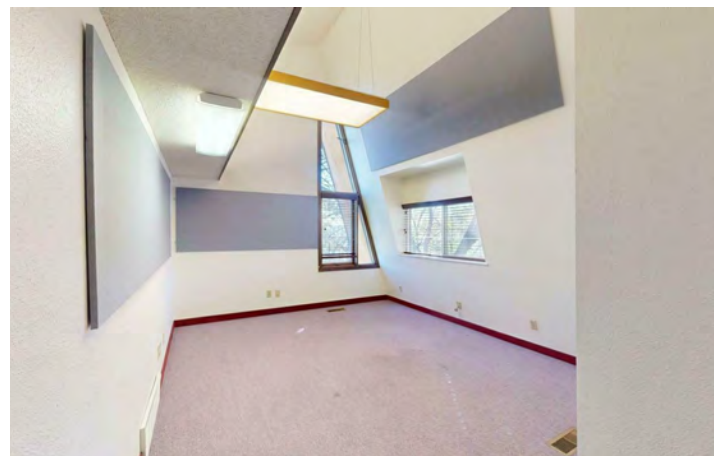
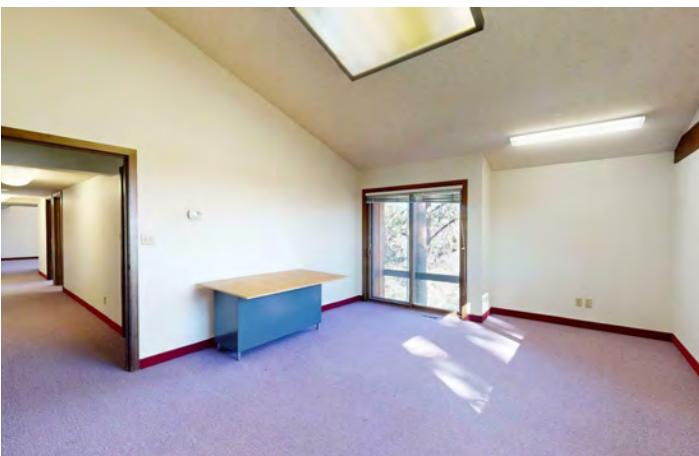
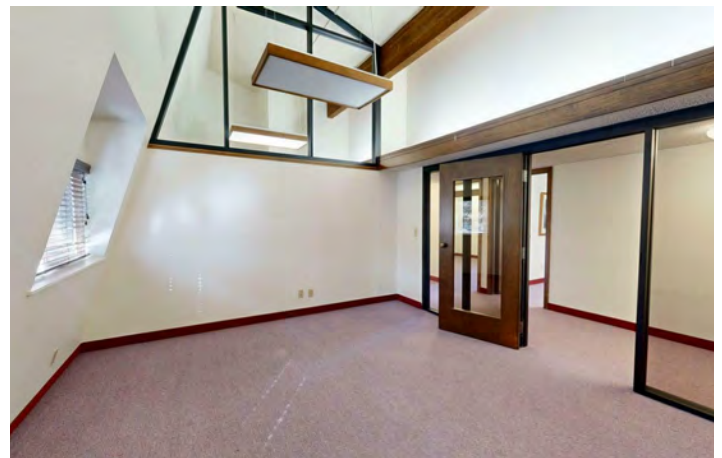


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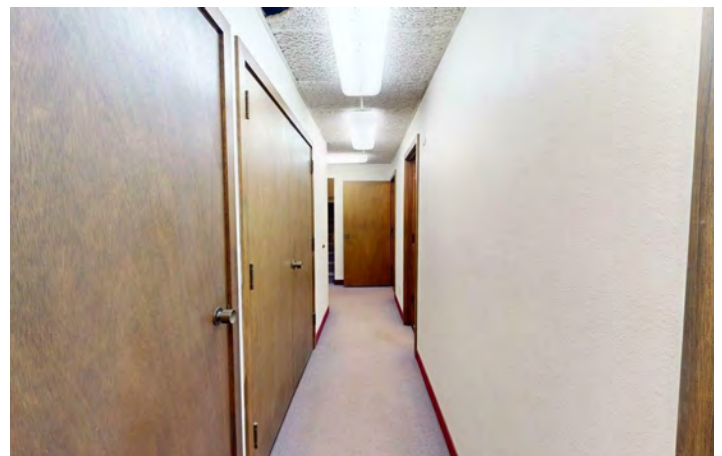
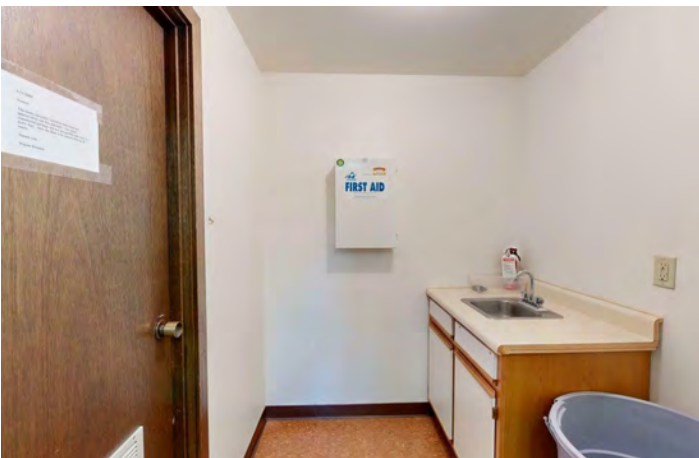


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EXTERIOR

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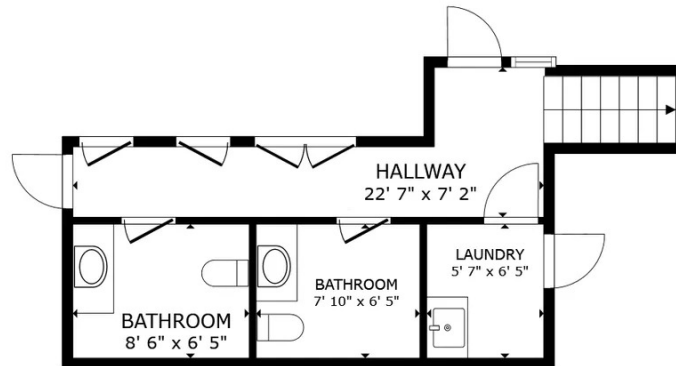
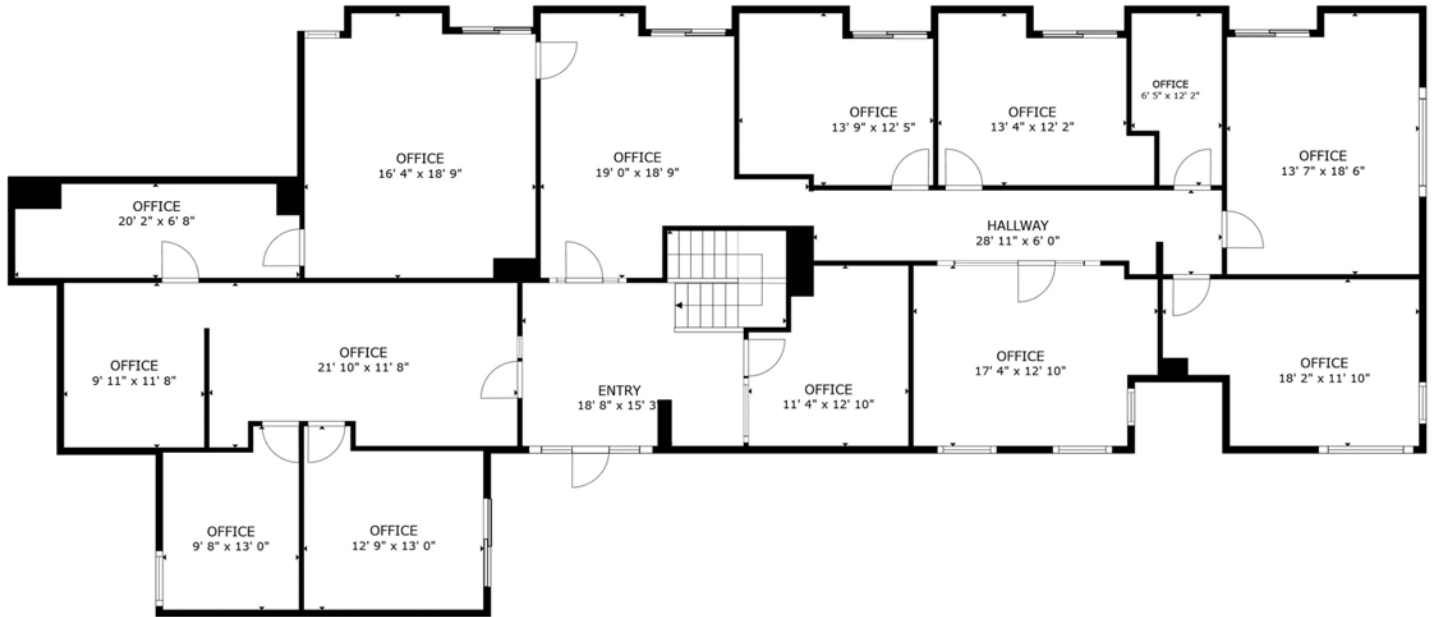


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EAST SIDE FLOORPLANS

Billings, MT 59105



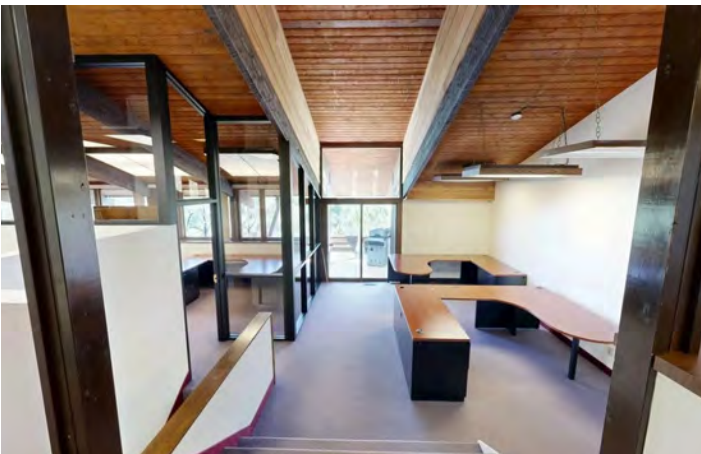
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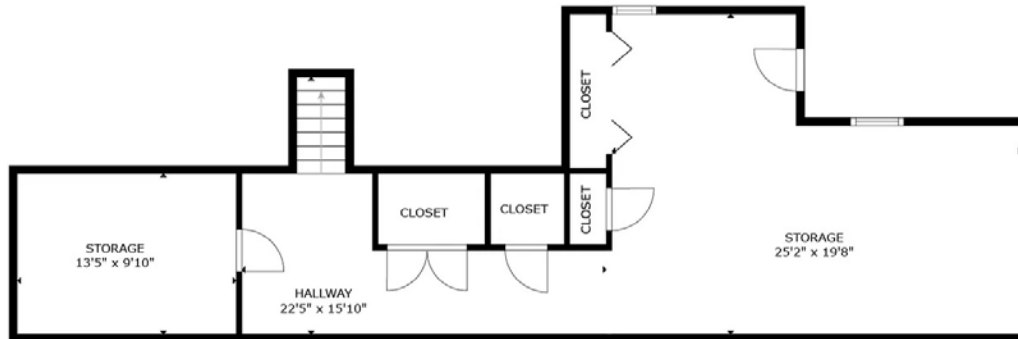
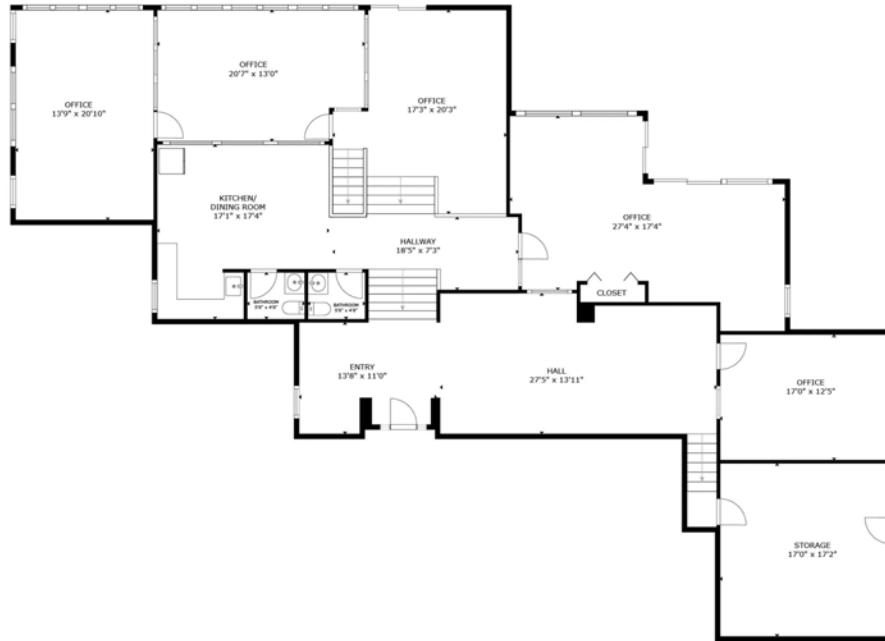


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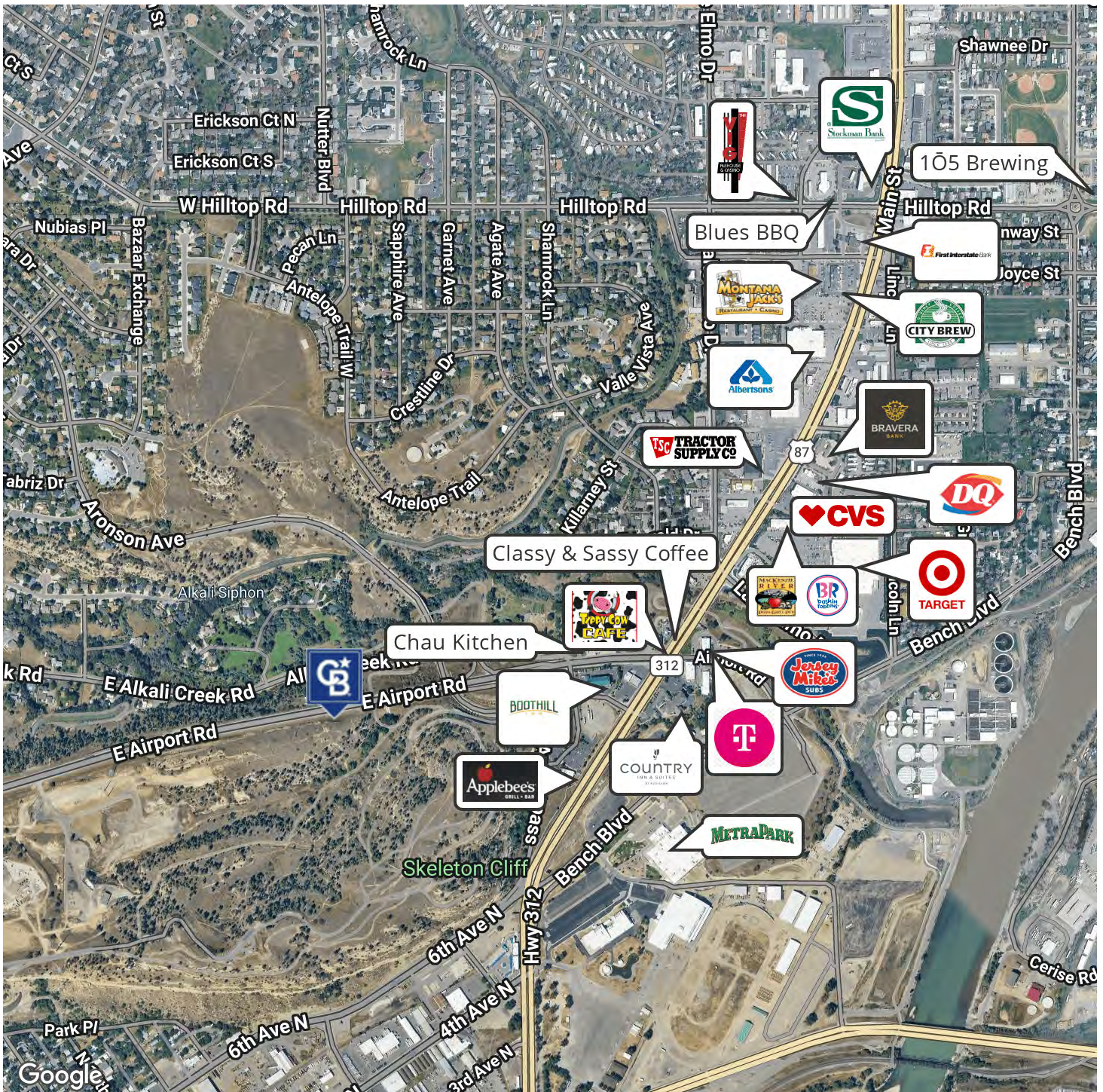


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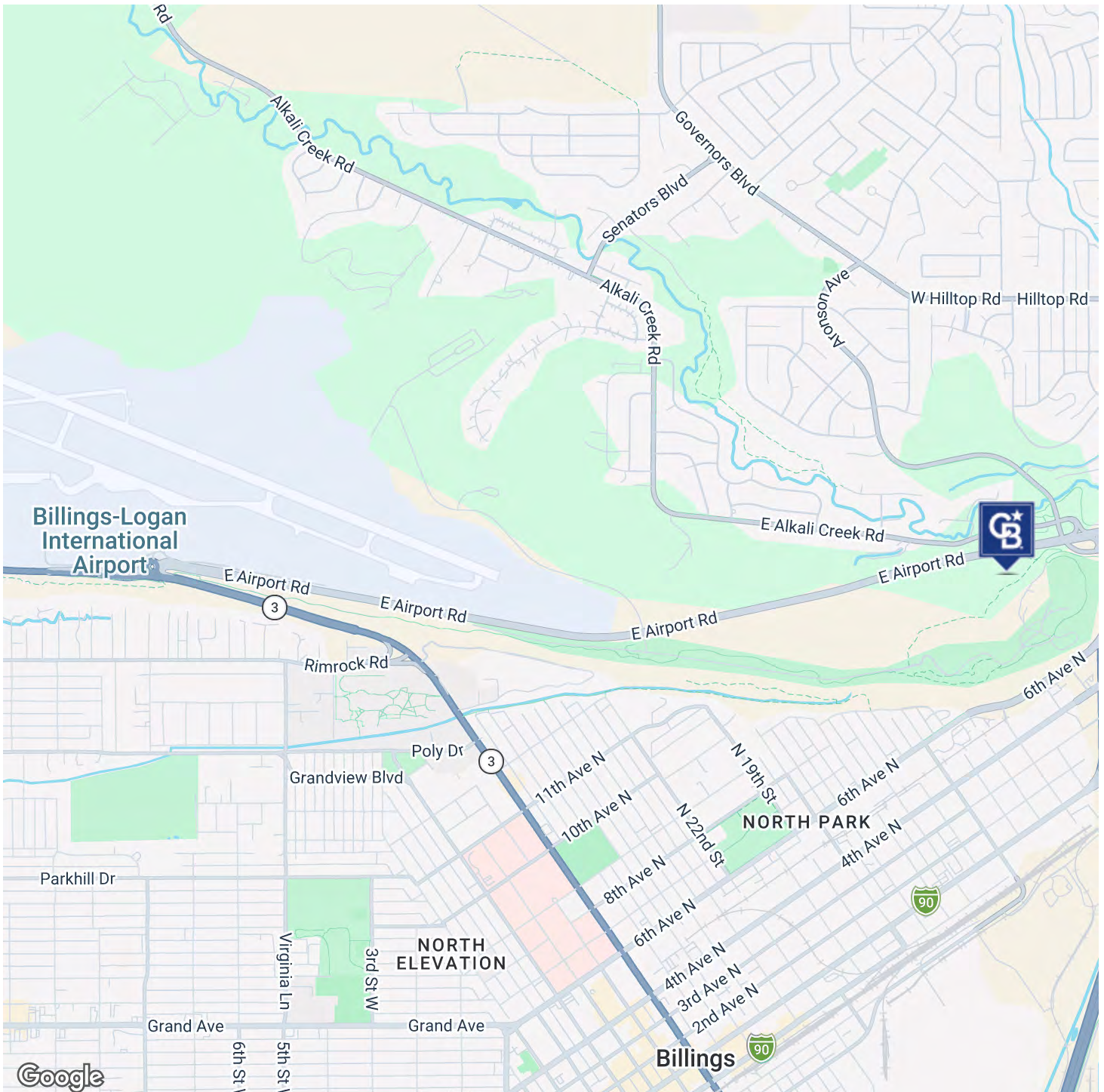


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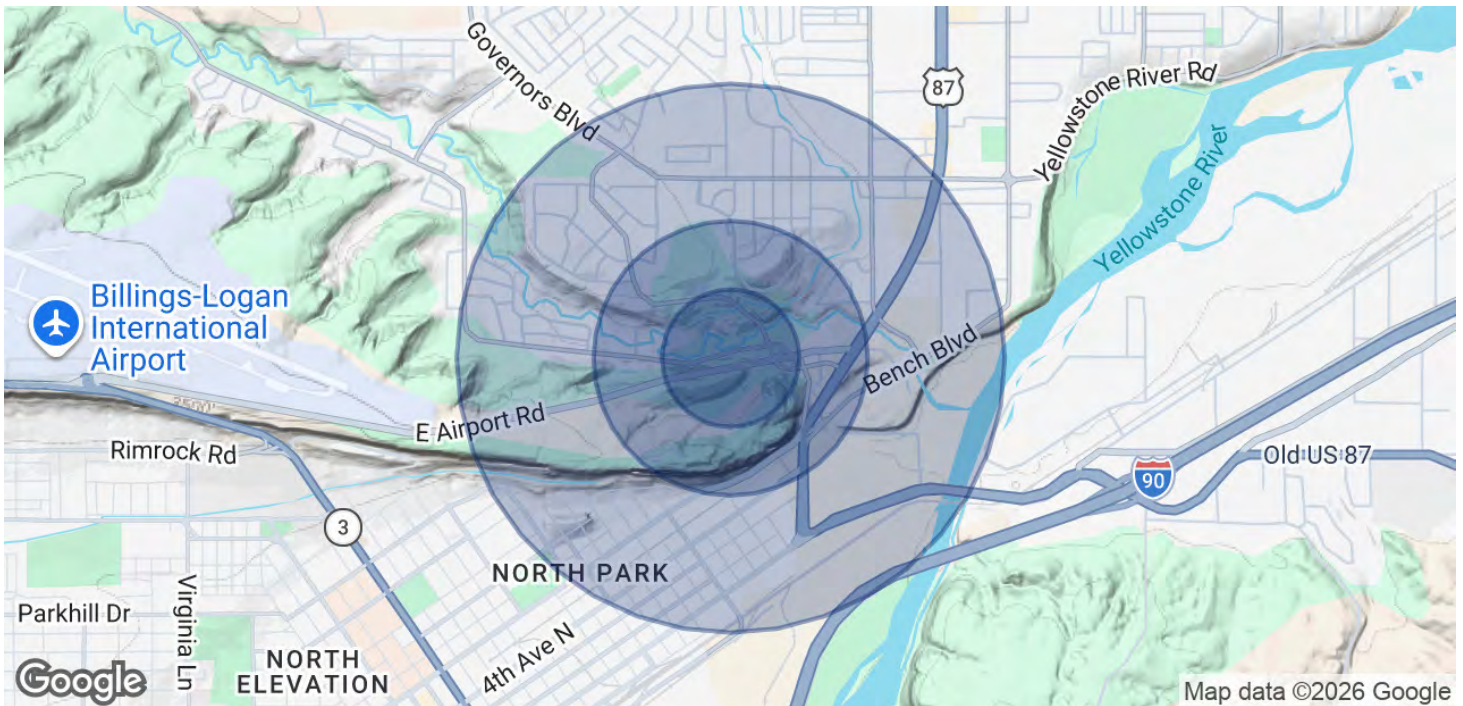


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	227	1,115	5,613
Average Age	40.4	39.8	37.7
Average Age (Male)	40	39.6	38.3
Average Age (Female)	40.1	39	36.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	93	465	2,474
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$83,441	\$79,251	\$71,418
Average House Value	\$303,036	\$296,615	\$281,440

2023 American Community Survey (ACS)

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MICHAEL SPEIDEL

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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.

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