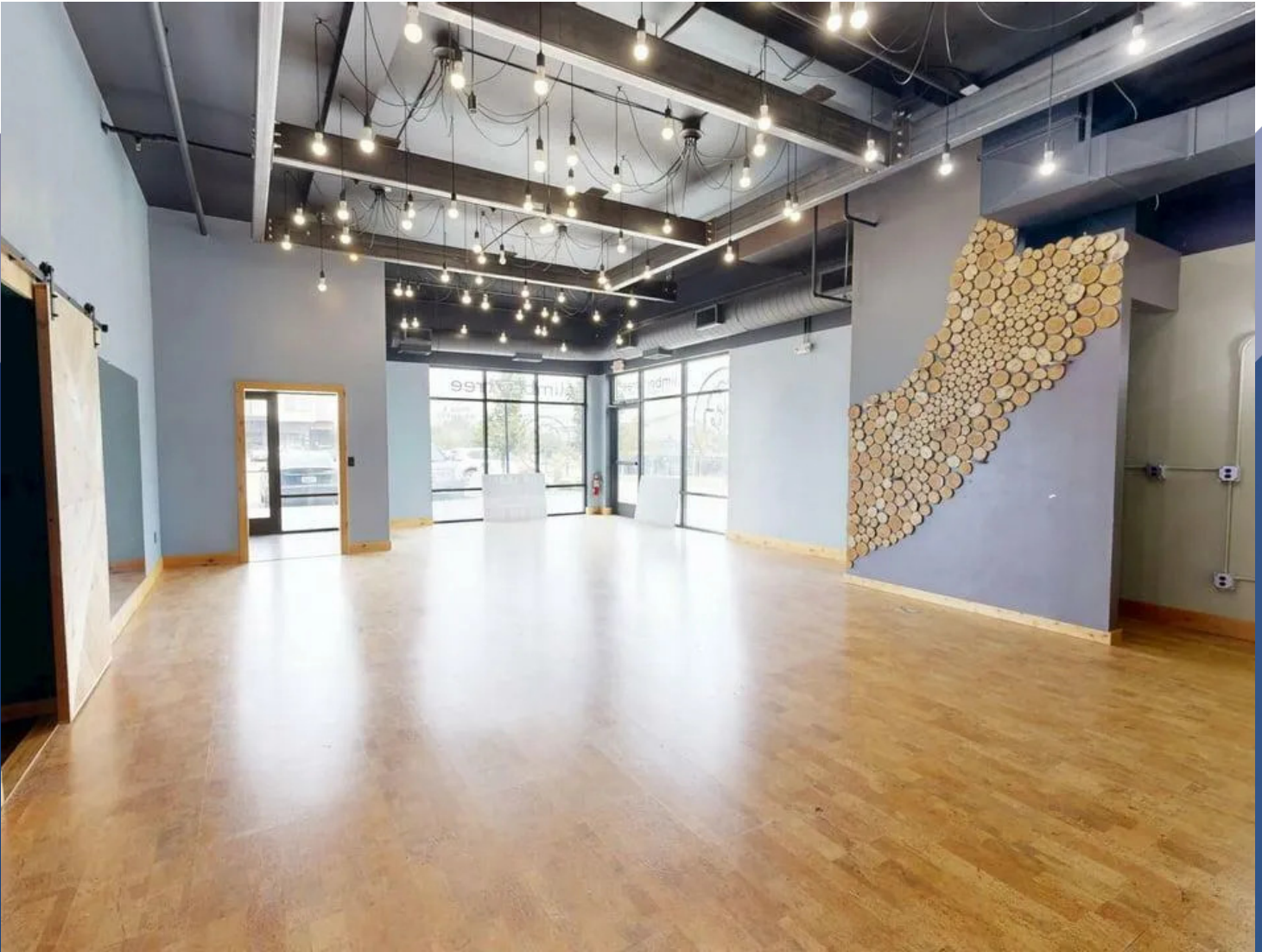


LEASE

27 SHILOH ROAD, STE 7

27 Shiloh Road, Ste 7 Billings, MT 59106



LEASE RATE \$20.84 SF/yr
AVAILABLE SF 1,476 SF

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

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$20.84 SF/yr (NNN)
NNN's:	\$6.10 SF/yr
Available SF:	1,476 SF

PROPERTY DESCRIPTION

Showcase your business in this exceptional 1,476-square-foot corner suite located within one of Billings' most desirable mixed-use developments. Designed with flexibility in mind, the space features an open-concept layout, soaring exposed ceilings, modern industrial finishes, and expansive corner storefront windows that fill the interior with natural light while maximizing visibility. The suite also includes a private restroom, utility room with sink, washer and dryer hookups, and generous storage space, making it well suited for retail, office, wellness, fitness, salon, or other professional uses. Positioned along the highly traveled Shiloh corridor, this premier west end location offers excellent accessibility and is surrounded by a vibrant mix of residential, retail, and dining destinations.

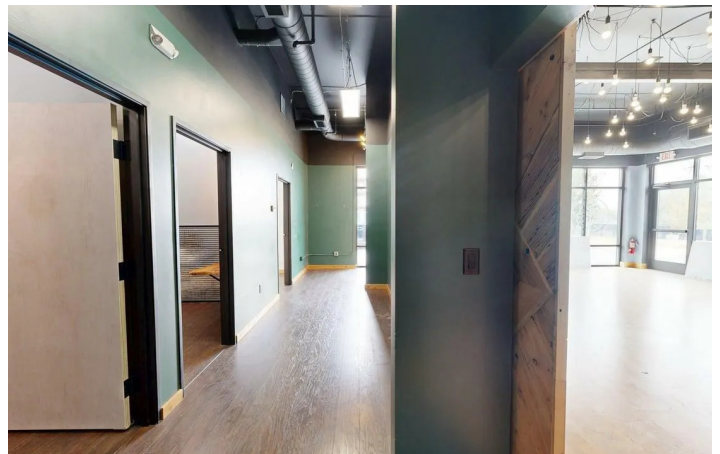
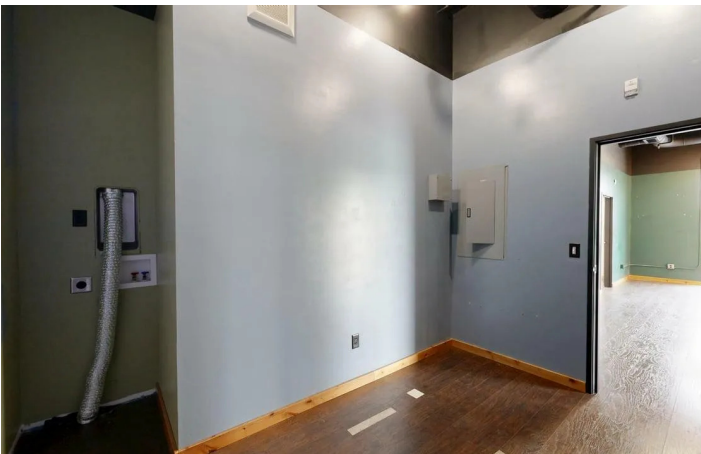
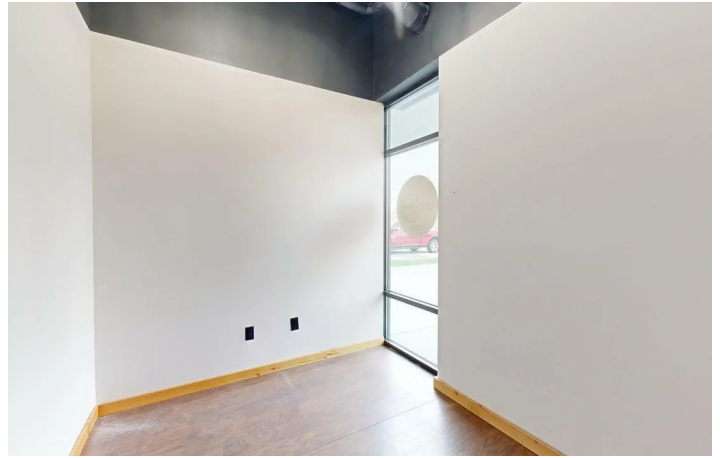
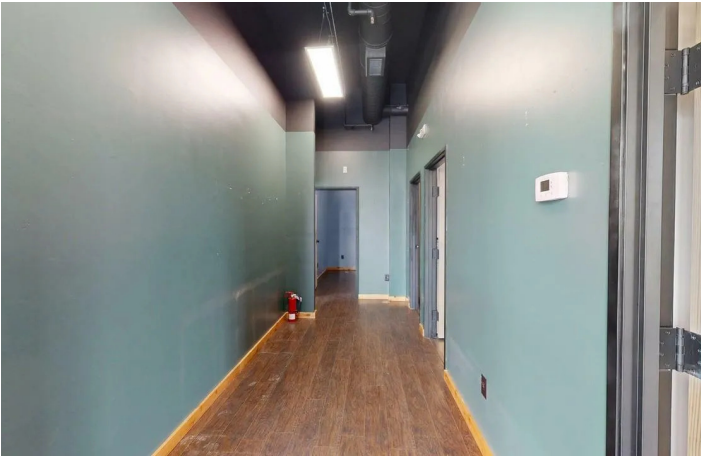
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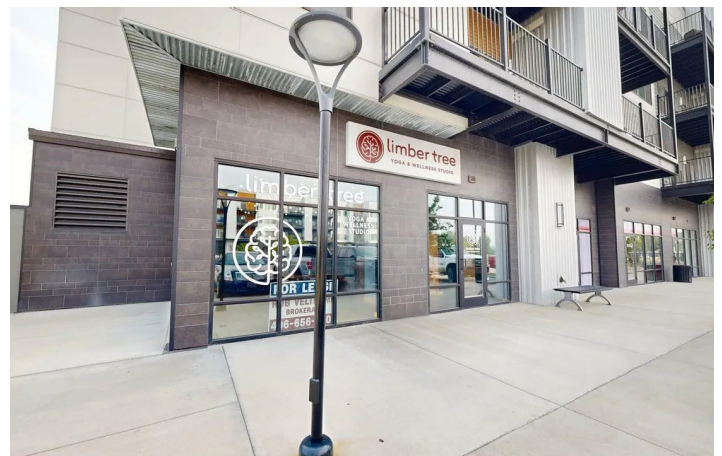
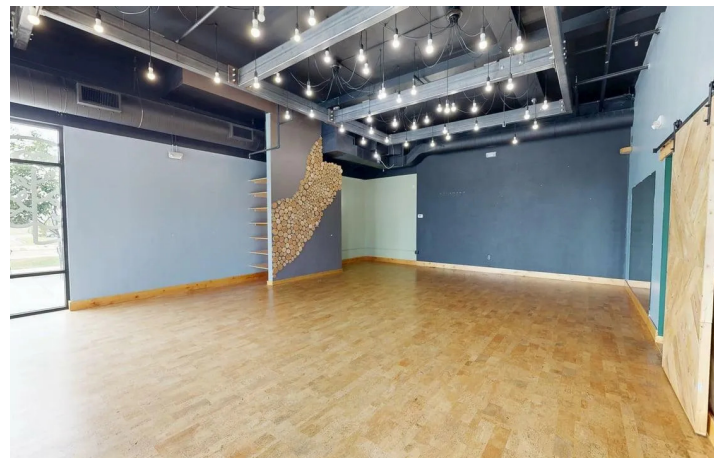
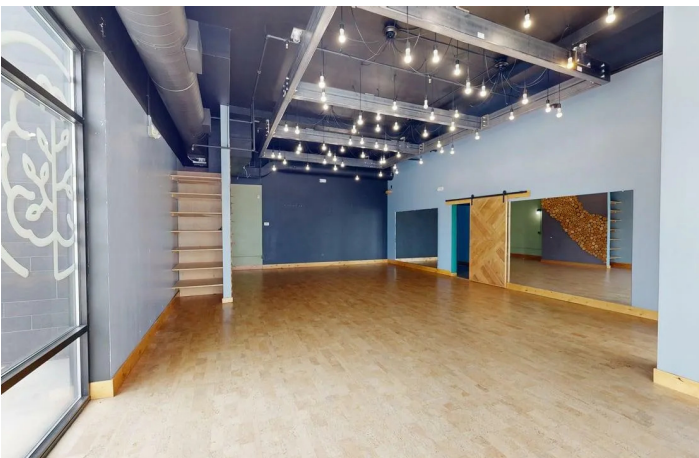
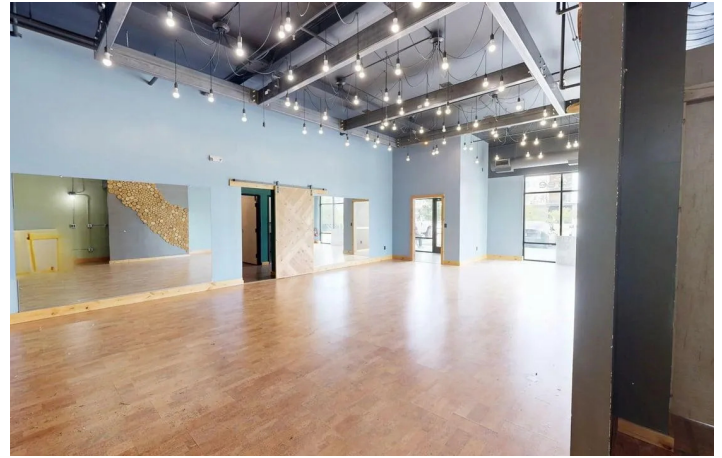
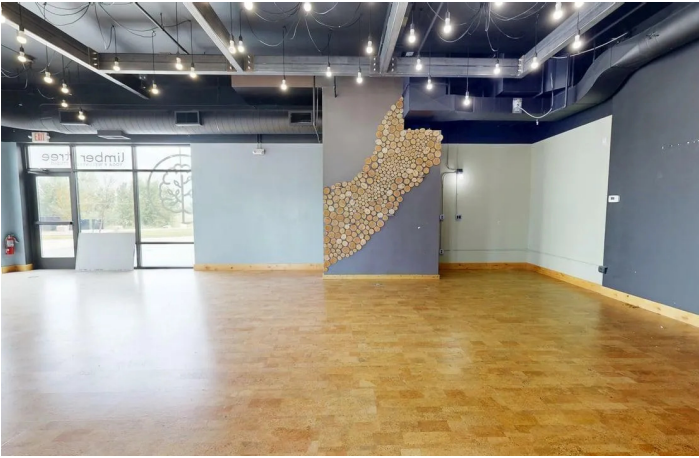
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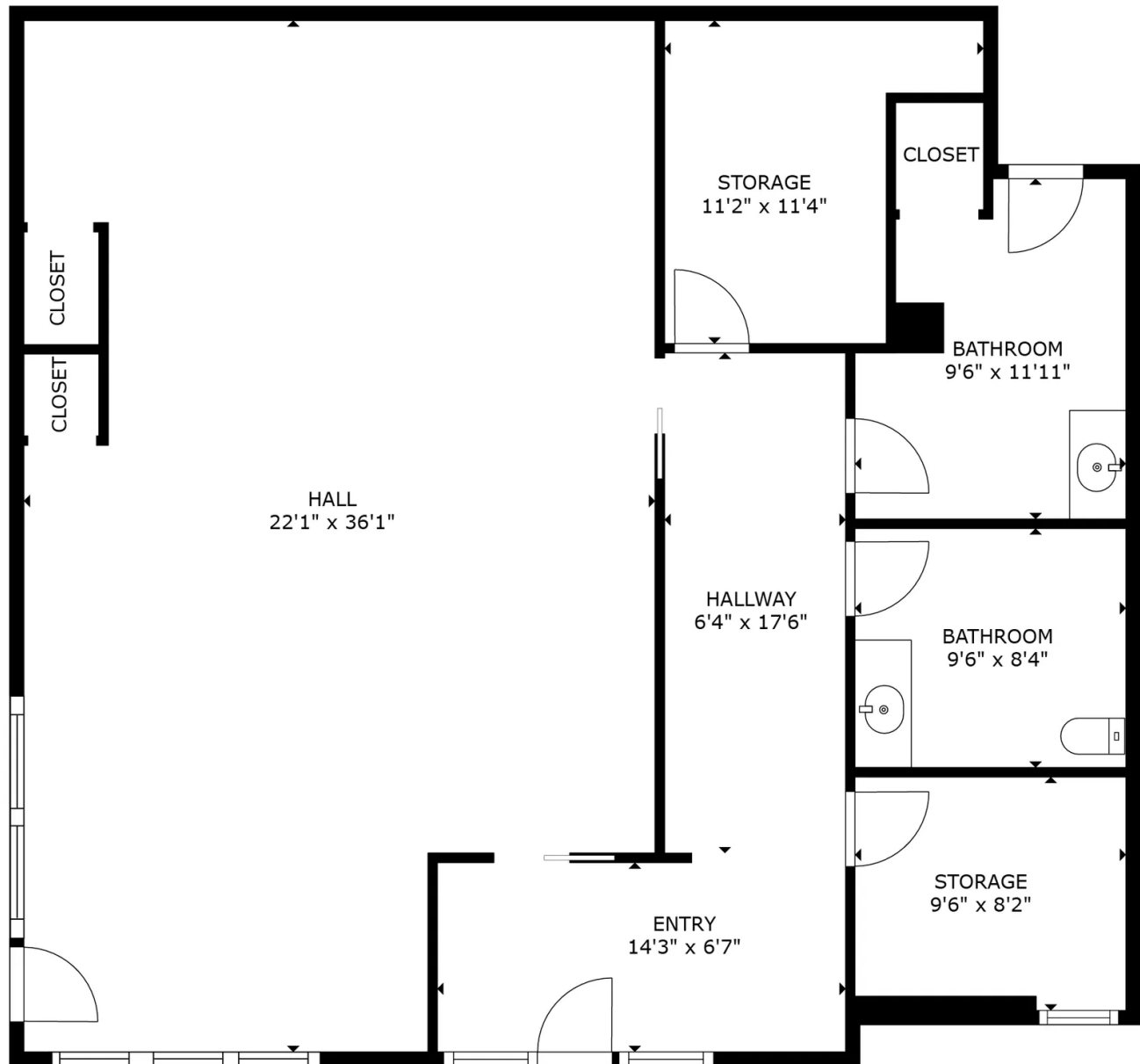


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FLOOR PLAN

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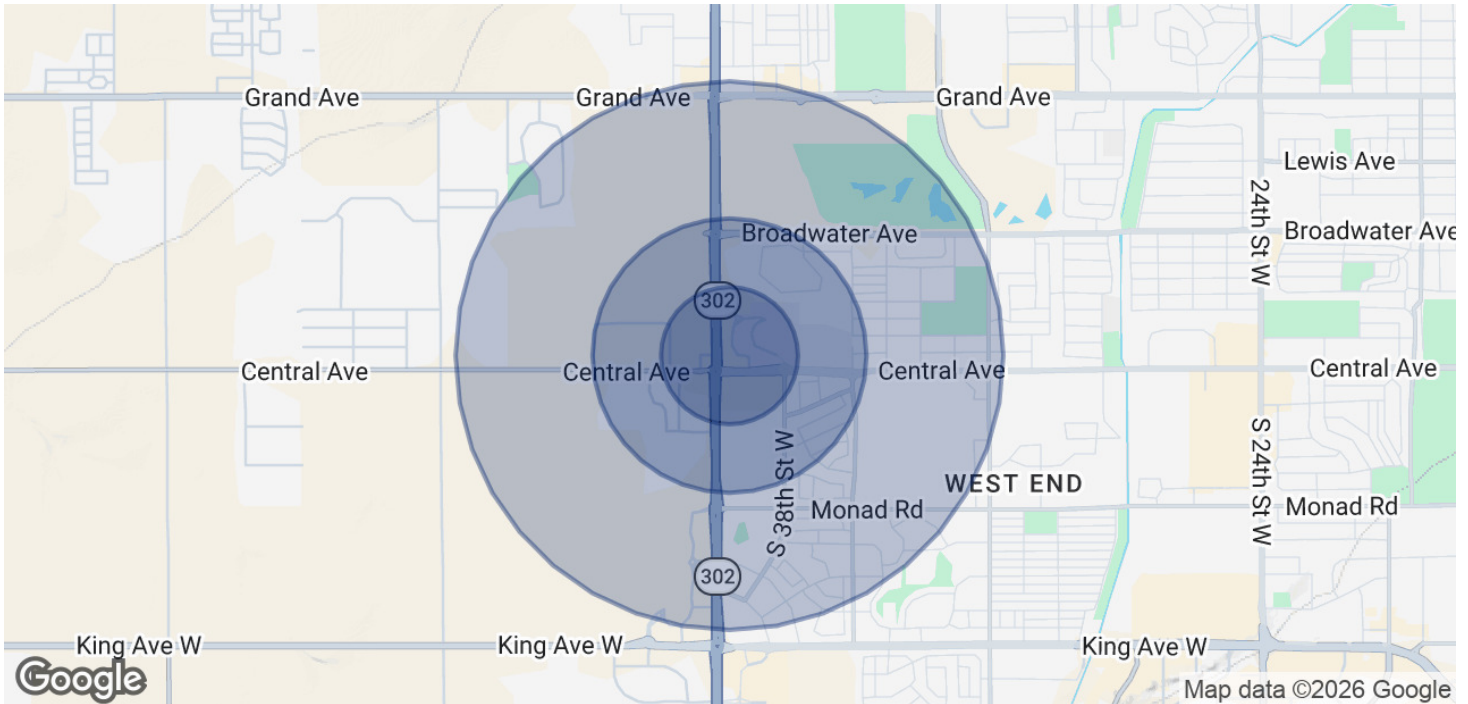


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	429	1,635	7,248
Average Age	47.4	48.4	41.9
Average Age (Male)	42.9	44.7	39.5
Average Age (Female)	49.4	50.2	43.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	188	725	3,269
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$97,006	\$98,020	\$95,797
Average House Value	\$169,079	\$158,527	\$215,318

2023 American Community Survey (ACS)

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MICHAEL SPEIDEL

Commercial Realtor

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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.

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