

LEASE

27 SHILOH ROAD, STE 10

27 Shiloh Road, Ste 10 Billings, MT 59106



LEASE RATE \$22.90 SF/yr

AVAILABLE SF 1,563 SF

Michael Speidel

(406) 601-9695

michael@cbcmontana.com

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360° VIRTUAL TOUR

OFFERING SUMMARY

Lease Rate:	\$22.90 SF/yr
NNN's	\$6.18 SF/yr
Available SF:	1,563 SF

LOCATION DESCRIPTION

Elevate your business with this modern 1,563 SF office suite located in the highly sought-after Shiloh Commons development. Thoughtfully designed for productivity and professionalism, the space features a welcoming reception area, four private offices, a dedicated conference room, kitchenette, ADA-compliant restroom, and an open central workspace ideal for collaboration or additional workstations. Large storefront windows fill the suite with abundant natural light, creating a bright and inviting environment for employees and clients alike.

Ideally positioned along the thriving Shiloh Road corridor, the property offers excellent visibility, convenient access, ample on-site parking, and close proximity to established retailers, restaurants, healthcare providers, and Montana State University Billings' City College campus. Located in one of Billings' fastest-growing commercial districts, this premier West End location provides exceptional convenience and accessibility for a wide variety of professional office users.

Whether you're expanding your practice, relocating your business, or establishing a new headquarters, this turnkey office suite offers the ideal combination of functionality, visibility, and a premier West End location.

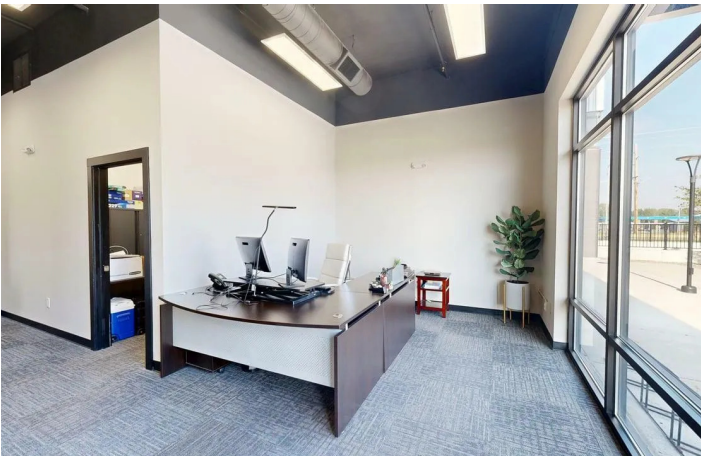
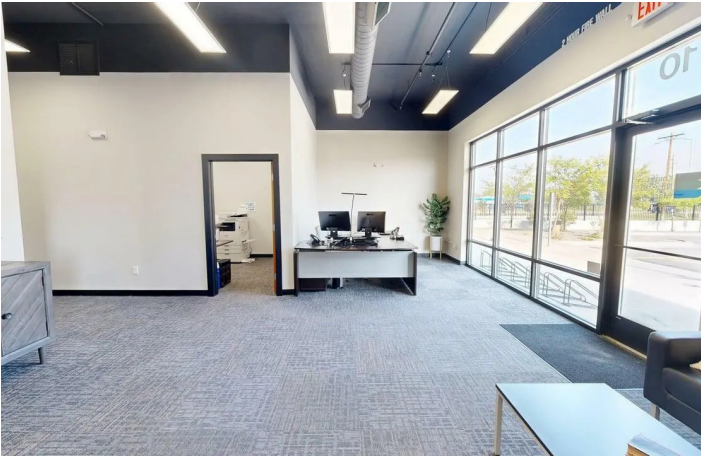
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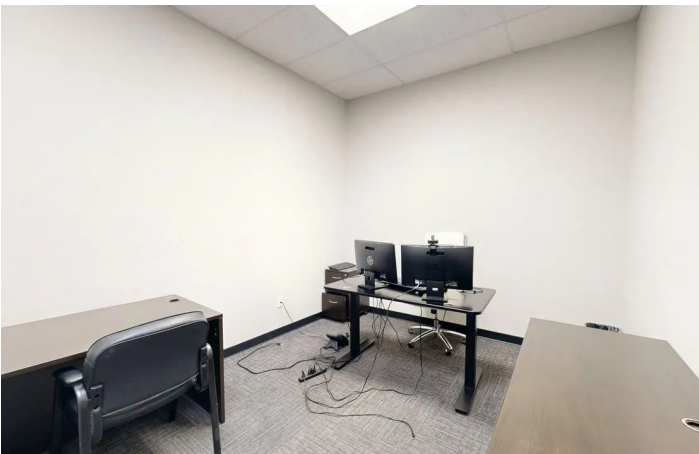
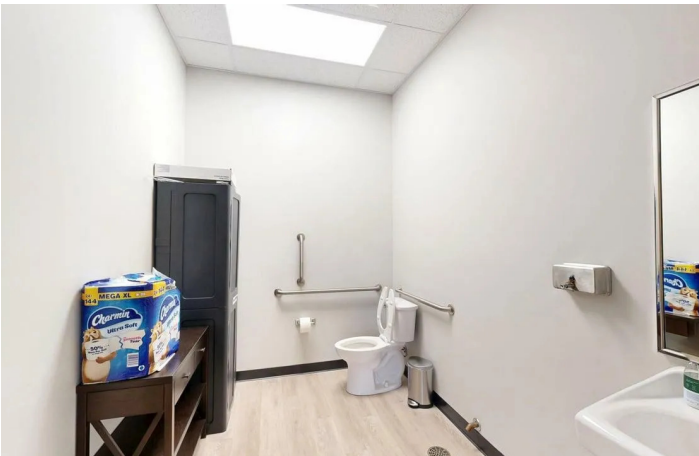
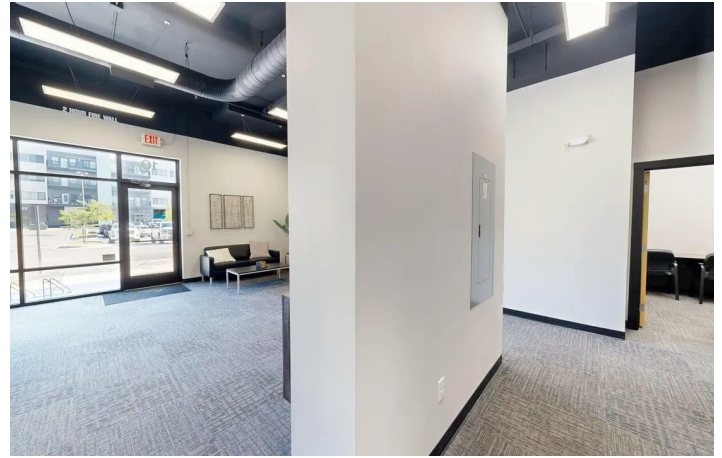
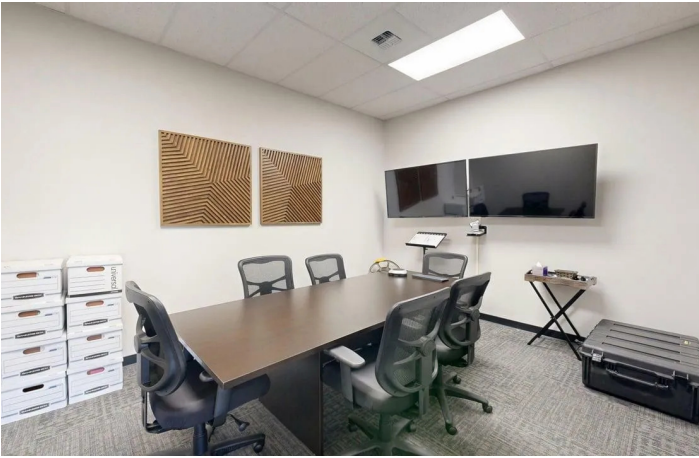
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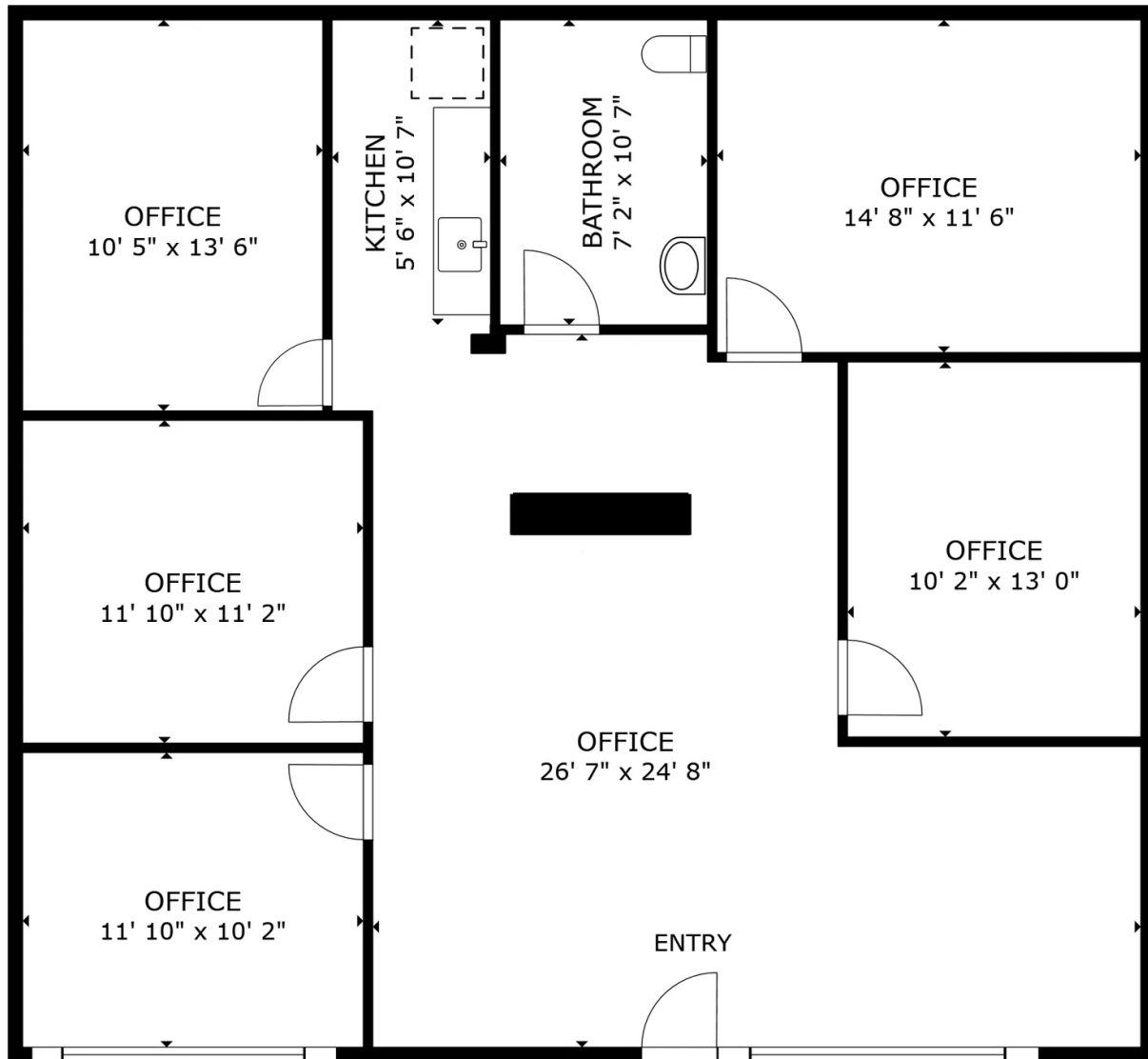


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FLOOR PLAN

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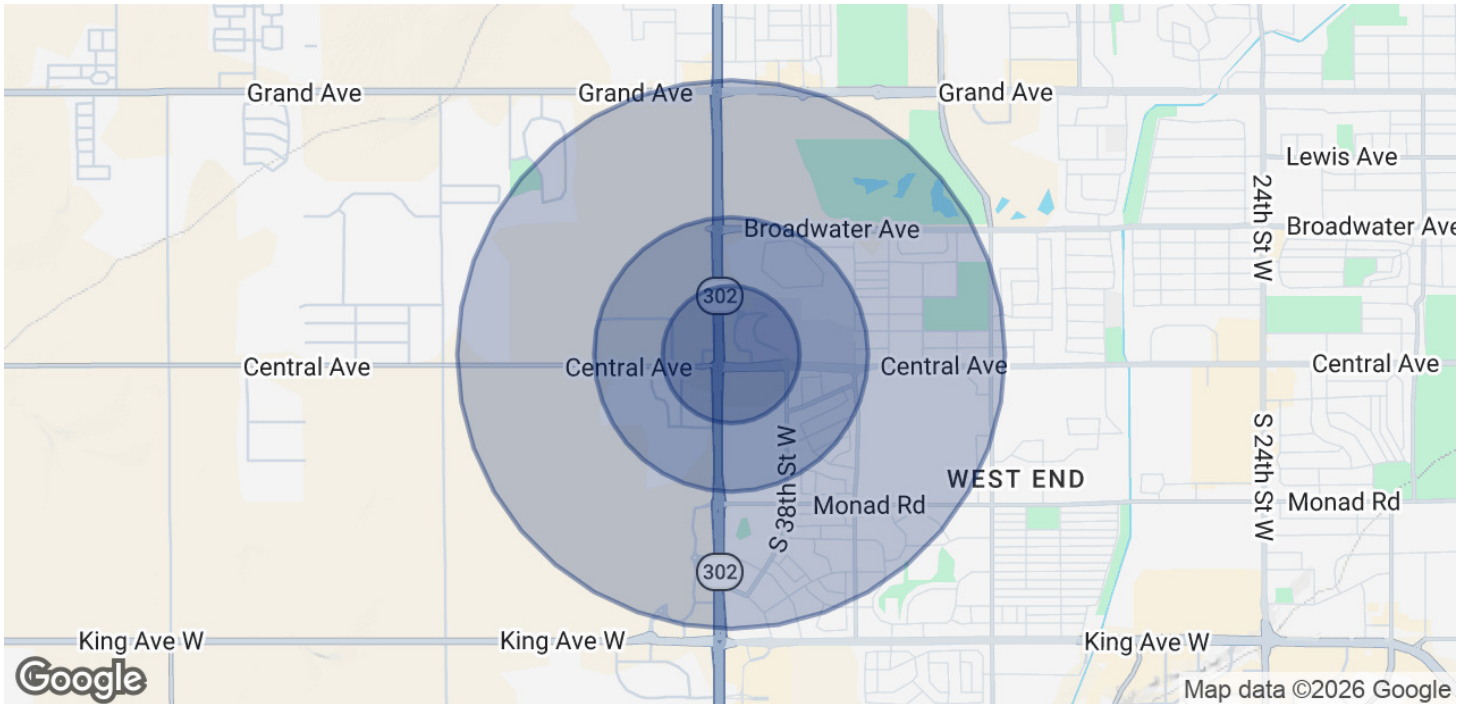


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	431	1,644	7,301
Average Age	47.9	48.6	41.8
Average Age (Male)	43.6	44.9	39.4
Average Age (Female)	49.8	50.4	43.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	189	729	3,297
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$96,583	\$97,800	\$95,571
Average House Value	\$160,503	\$154,985	\$215,293

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.

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3135 Meadow View Dr.
Billings, MT 59102
406.656.2001

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