

# LEASE

## 3970 AVENUE D, STE C & D

3970 Avenue D, Ste C & D Billings, MT 59102



**LEASE RATE** \$13.50 - 14.50 SF/yr NNN  
**AVAILABLE SF** 1,152, 1,530, or 2,682 SF

**Ben Linkenhoker**  
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## OFFERING SUMMARY

Ste C Lease Rate:	\$14.50 SF/yr (NNN)
Ste C Size:	1,152 SF
Ste D Lease Rate:	\$13.50 SF/yr (NNN)
Ste D Size:	1,530 SF
Combined Ste C & D SF:	2,682 SF

## PROPERTY HIGHLIGHTS

- Parking: Off-street parking available for staff and clients
- Tenancy: Surrounded by a mix of professional and service-based businesses
- Use Potential: Ideal for legal, accounting, consulting, real estate, contractor offices, administrative, or medical back-office users
- Flexibility: Lease individually or combine for a larger, contiguous office footprint
- The landlord may offer a combination of tenant incentives, including a Tenant Improvement (TI) Allowance of up to \$10/SF for a 3-year lease, \$15/SF for a 5-year lease, or \$25/SF for a 10-year lease. In addition, tenants may be eligible for free rent of up to one month for every 12 months of paid rent (for example, up to three months free on a 39-month lease). Incentives may be offered individually or in combination and are subject to tenant qualifications, lease term, rental rate, and other factors. All incentives are negotiable, subject to landlord approval, and dependent upon mutually agreeable lease terms. Incentives are not guaranteed.

## OTHER RESOURCES

[Ste C Virtual Tour](#)

[Ste D Virtual Tour](#)

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## LOCATION DESCRIPTION

Flexible Office Opportunity with Expansion Potential  
3970 Avenue D, Suites C & D – Billings, MT

Hard to find office space in Northwest Billings just off Shiloh!  
Position your business in a well-located, professional office property offering flexible suite options or a combined footprint in a stable commercial corridor. Convenient access to major arterials, services, and business amenities

Building Type: Professional office / multi-tenant commercial space

Available Space:

- Suite C:  $\pm 1,152$  SF
- Suite D:  $\pm 1,530$  SF
- Combined:  $\pm 2,682$  SF
- NNN's estimate: \$4.59/SF/YR

## SUITE HIGHLIGHTS

Suite C Features ( $\pm 1,152$  SF)

- Welcoming reception area
- Multiple private offices
- Dedicated conference room
- Central hallway layout for efficient workflow
- Pantry/break area
- Two private restrooms
- Mechanical/storage space
- Abundant natural light and professional finishes
- \$14.50/SF/YR + NNN's
- Total Rent including NNN estimate: \$1,833/mo

Suite D Features ( $\pm 1,530$  SF)

- Reception area
- One private office
- Two open office or conference areas
- Two ADA-compliant restrooms
- Garage space for parking or storage
- \$13.50/SF/YR + NNN's
- Total Rent including NNN estimate: \$2,307/mo

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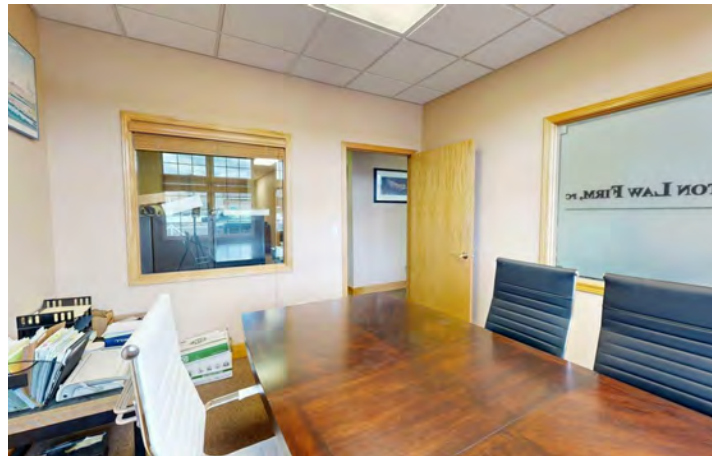
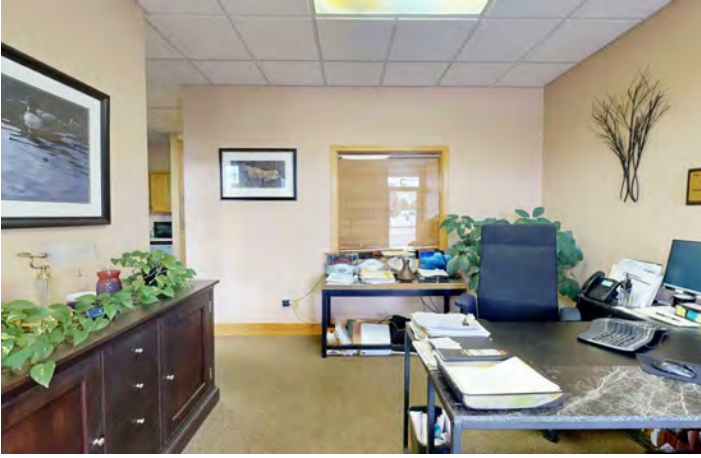
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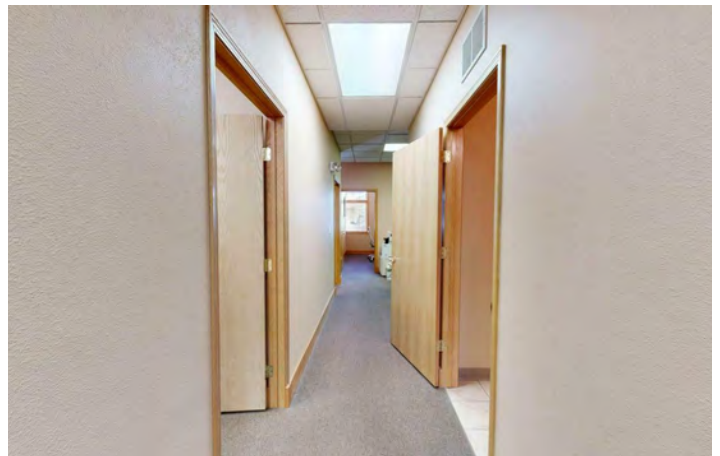
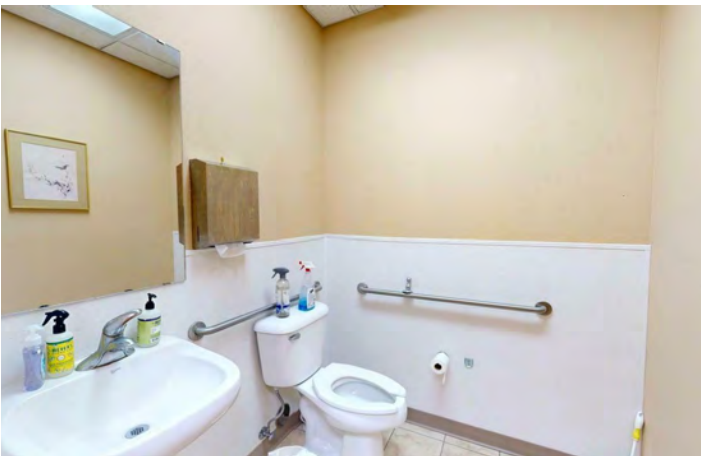
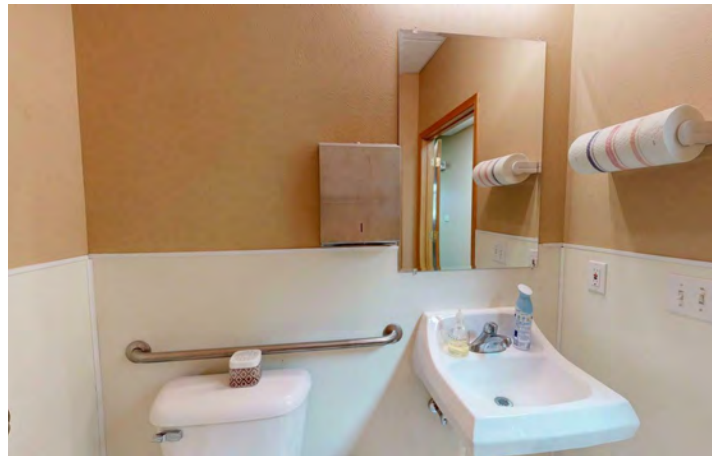
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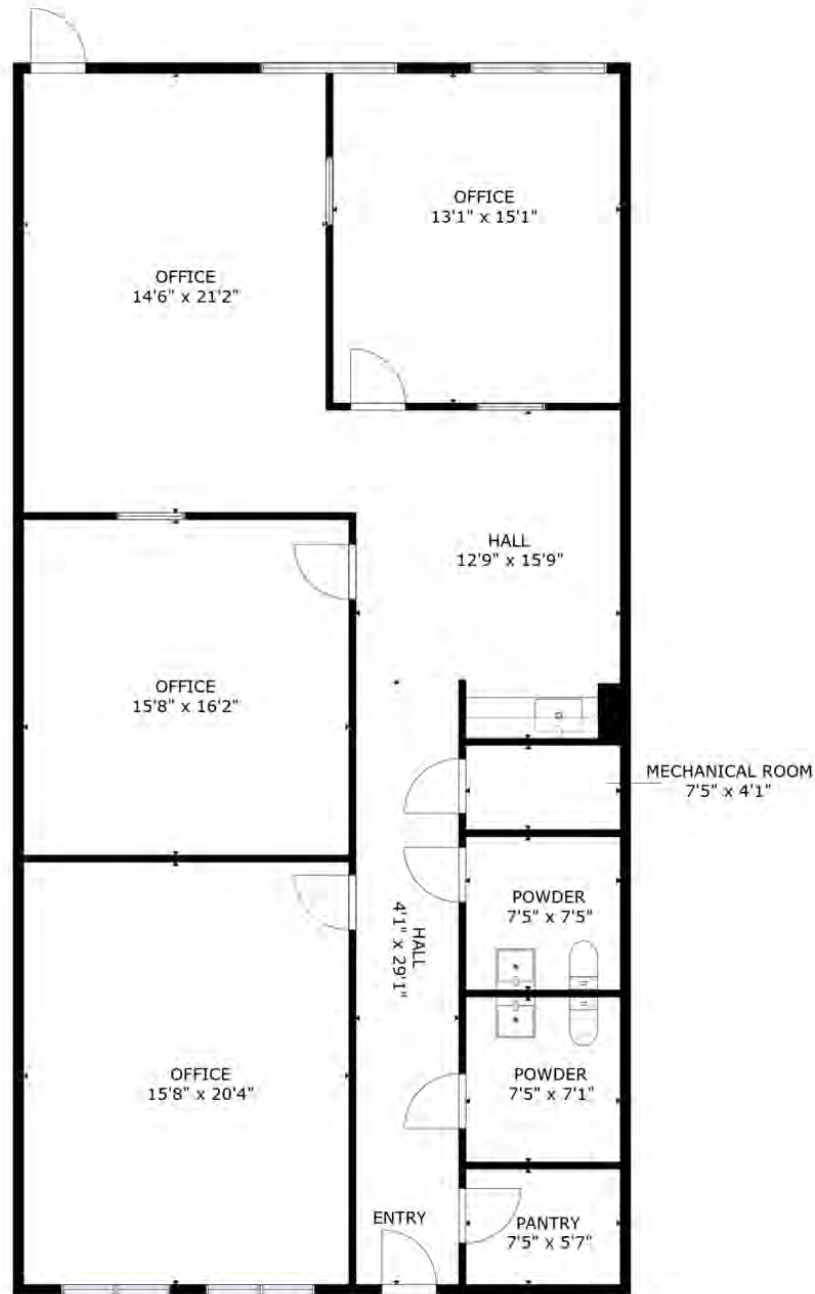
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GROSS INTERNAL AREA  
TOTAL: 1765 sq.ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ALL MEASUREMENTS



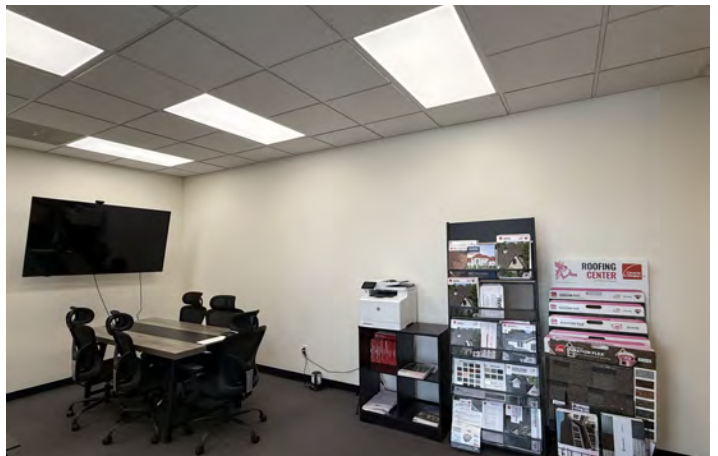
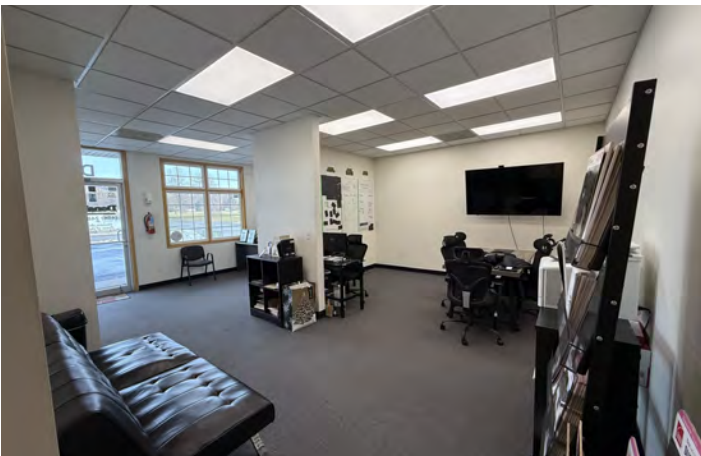
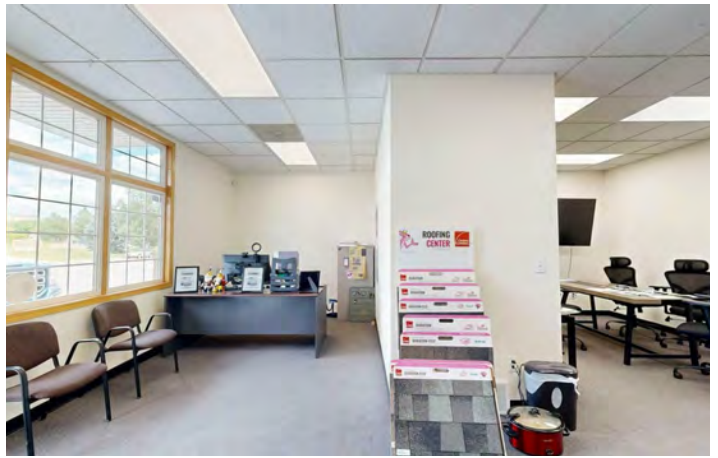
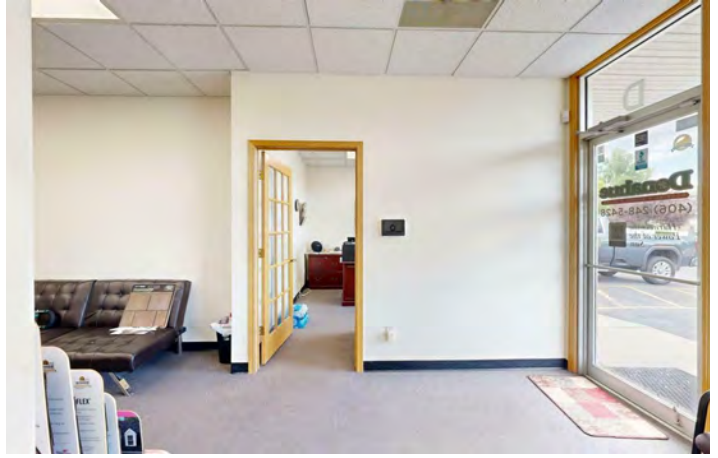
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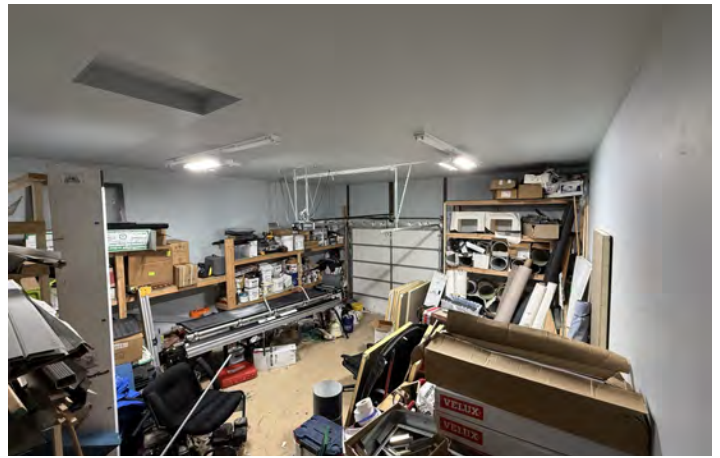
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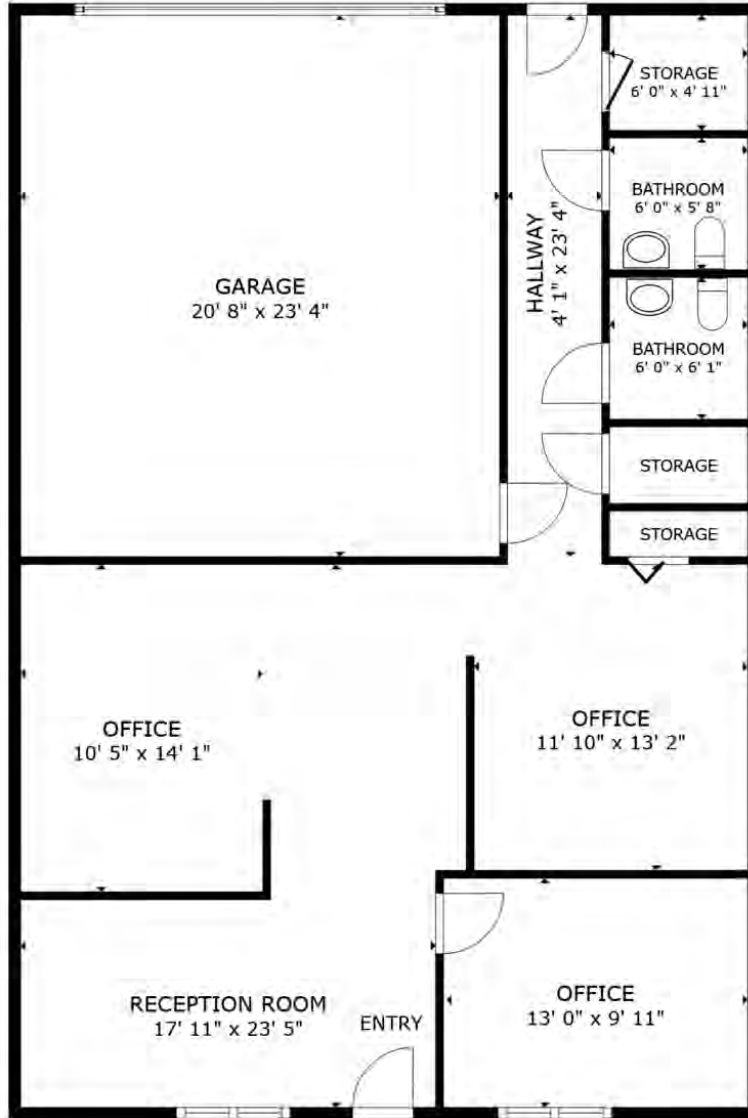
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FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 994 sq.ft.  
EXCLUDED AREAS : GARAGE 482 sq.ft.  
TOTAL : 994 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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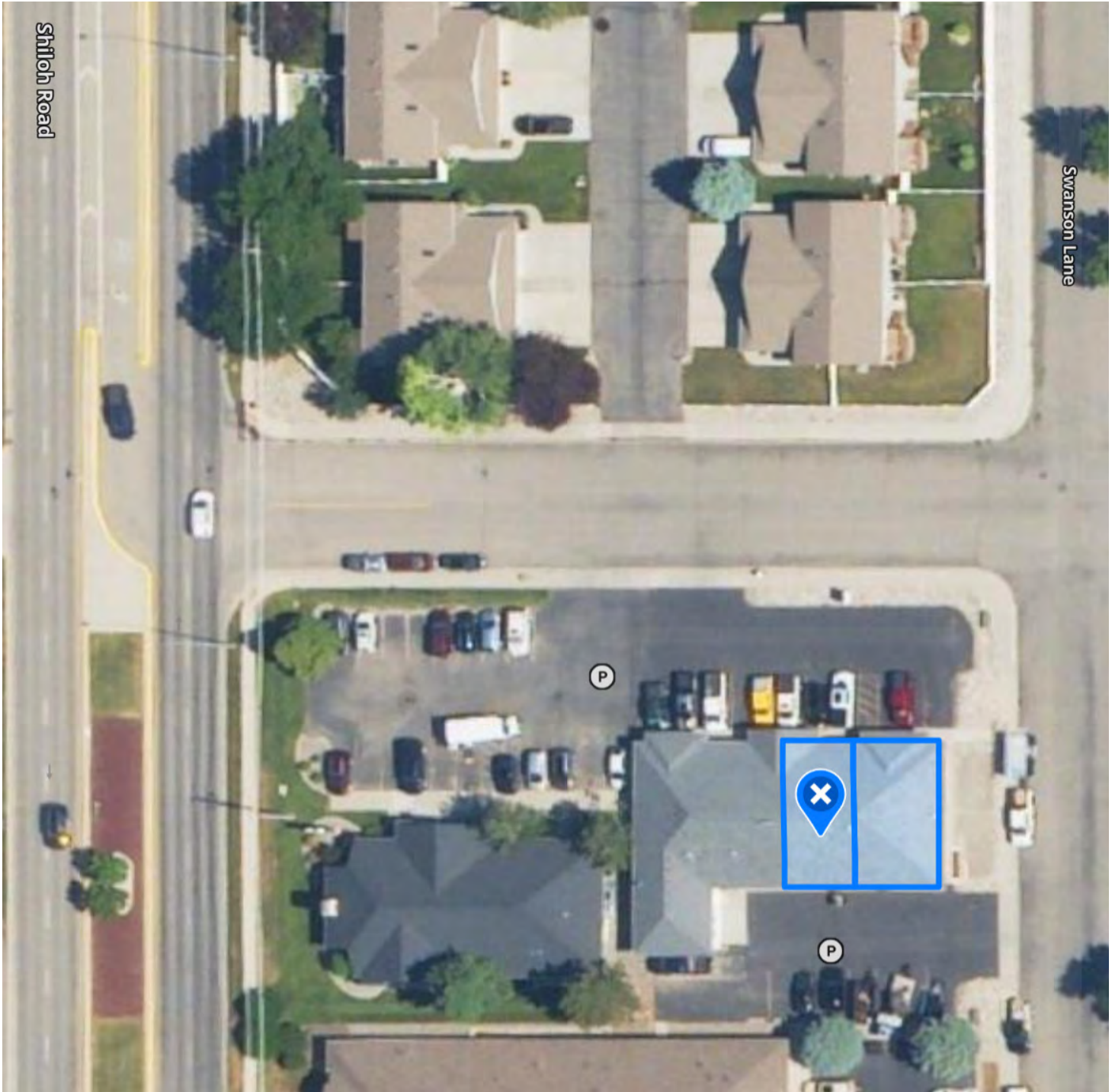
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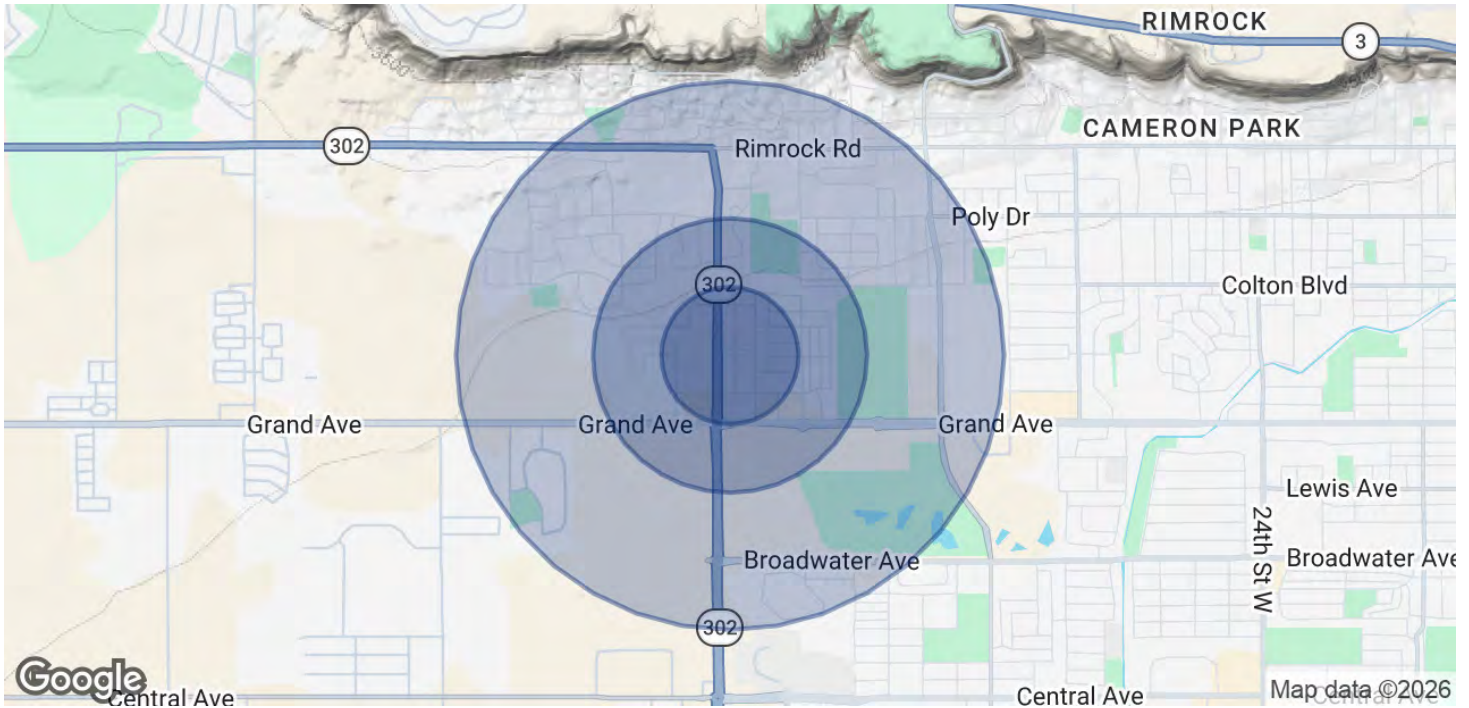
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	463	1,574	7,403
Average Age	47.6	46.4	45
Average Age (Male)	47.5	46.2	45.5
Average Age (Female)	47.8	46.8	45.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	196	668	2,981
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$122,464	\$125,135	\$144,524
Average House Value	\$430,404	\$423,982	\$425,096

2023 American Community Survey (ACS)

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## **BEN LINKENHOKER**

**Commercial Realtor**

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Direct: **(406) 369-0815** | Cell: **(406) 369-0815**

### **PROFESSIONAL BACKGROUND**

Ben's entrepreneurial spirit is matched only by his commitment to people. He is known for his genuine interest in helping others, a quality that fuels his professional pursuits and is a central part of his career. In his personal life, Ben prioritizes his beautiful wife and two sweet daughters, balancing his love for the outdoors, sports, and family.

Professionally, Ben is a commercial real estate agent, mechanical engineer, versatile entrepreneur, and real estate investor with a diverse background spanning engineering, manufacturing, and business management. Growing up in Hamilton, Montana, Ben developed a passion for hands-on problem-solving and the outdoors, which has shaped both his professional journey and personal life.

While earning his Mechanical Engineering degree from MSU, Ben began his career working for a CNC machine shop, honing his skills in precision manufacturing. Following graduation, he transitioned into the downstream oil industry before moving back to the Gallatin Valley, where he designed high-tech scientific instrumentation. Ben's experience also extends to commercial fishing in Alaska and agriculture as a potato farmer and

In 2018, Ben and his wife Sarah co-founded Unbeaten Path Designs, an E-commerce and CNC machining business, where he applied his technical expertise to create high-quality products while developing a keen understanding of online retail. After a decade of personal real estate investing, Ben discovered his true passion for real estate and chose to outsource his business's manufacturing processes to focus on this new venture. As a commercial real estate agent, Ben is dedicated to helping clients navigate the complexities of the commercial real estate market, leveraging his broad skill set to advise and support those looking to invest, lease, sell, or buy properties.

He is passionate about helping others navigate their own journeys to success while fostering meaningful relationships along the way.

#### **CBS**

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