

FOR SALE

\$9,992,000



2909 Millennium Circle
Billings, MT 59102
970 S 29th St West
Billings, MT 59102



TWO FULLY RENTED OFFICE BUILDINGS



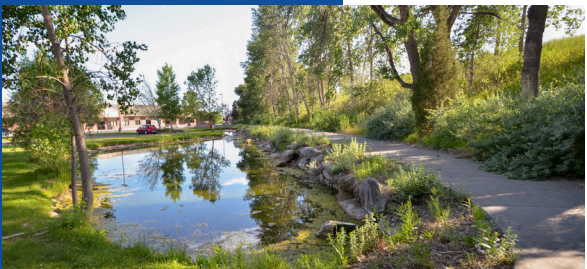
Connected by a Sky Bridge



South Building
Built in 2007



North Building
Built in 2015



3.9± Acres, Bike Paths, & Pond

1031 EXCHANGE POTENTIAL



**NNN Fully
Leased**



**Healthy Annual
Rent Escalations**



**Great Westend
Location**



**Fee Simple
Interest**

The South Building, fronts Millennium Drive, contains approximately 22,525 sf of rentable office space.

The North Building, on S 29th St W, contains approximately 20,673 sf of rentable office space.

The Total Site Acreage is approximately 3.9± acres with some irrigation shares. Additional acreage available. Ask agent.

kw YELLOWSTONE
PROPERTIES
KELLERWILLIAMS.

ps
PAT SCHINDELE
REAL ESTATE TEAM



C: 406-591-2551
O: 406-702-4141

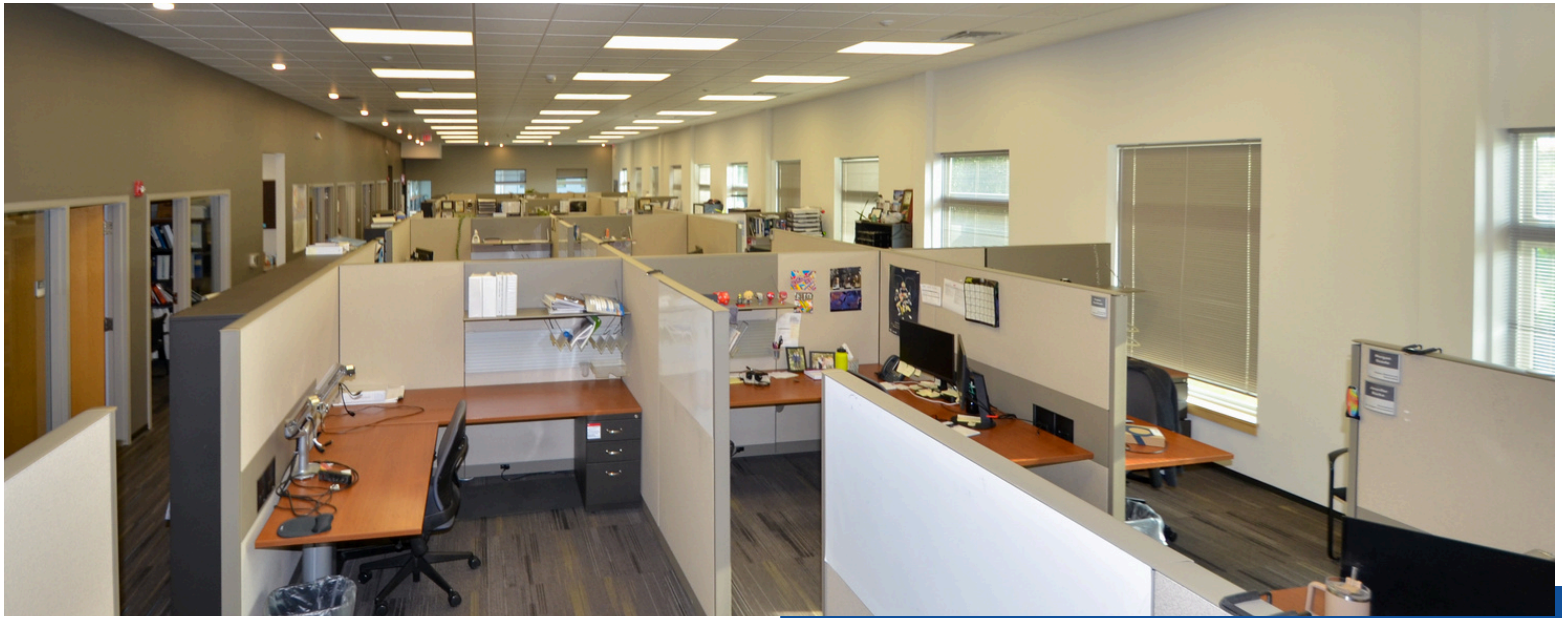


Pat@PatSchindele.com



www.PatSchindele.com

OFFICE BUILDING INVESTMENT



ABOUT THE TENANTS

HDR Engineering “HDR” has been a tenant since construction in 2007 & occupies 78% of the rentable square footage. Payment Alliance International “PAI” (a subsidiary of the publicly traded Brinks \$BCO) occupies the balance of 22% of the total rentable square footage.



LEASING INFORMATION



PROFESSIONALLY MANAGED

Both offices are professionally managed by ROVE Property Management. Management cost is included in the tenant CAM.



LESSEE: HDR ENGINEERING

NNN Lease, 2.75% Annual Escalators. Current 5-year lease, maturing on 1/31/28. Two 5-year options to extend. Rent rate \$557,209.65.



LESSEE: PAYMENT ALLIANCE

NNN Lease, 1.5% Annual Escalators. Current 3-year lease, maturing on 3/31/28. Rent rate \$167,166.44.



406-591-2551



Pat@PatSchindele.com



www.PatSchindele.com

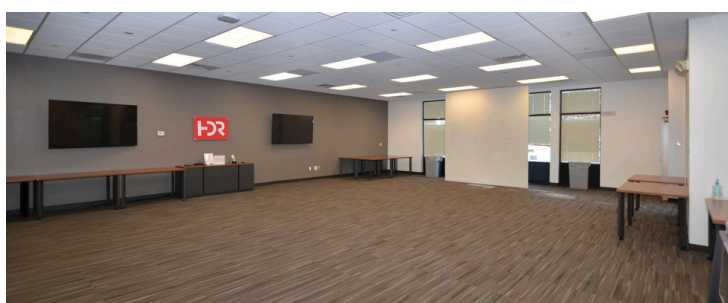


WELL LOCATED IN BILLINGS WESTEND

Just off of a major arterial road in Billings, this property is well placed amongst several local & nationally known brands.

3.9 ACRES IN TOWN

The Billings Westend biking & walking trails run through the property & offer uninterrupted biking & walking access across the entire city. 4.6± acres available for sale north of subject property for additional space or development.



NOI
YIELD

\$724,376.09



CAP
RATE

7.25%



SALES
PRICE

\$9,992,000

For the lawn, there are irrigation shares. The pond (by the south building) fills naturally from ground water. The North building is on city water. Ask agent for more details.



ps

**PAT SCHINDELE
REAL ESTATE TEAM**

CALL FOR APPOINTMENT



Pat@PatSchindele.com



406-591-2551



www.PatSchindele.com

THE BEST SERVICE

My team & I at Keller Williams Yellowstone Properties offer real estate services for various property types, including residential, commercial, farm & ranch in the Central & Eastern Montana area.

The team consists of myself (Commercial Broker), Jeanette Lynch (Licensed Assistant/Office Manager), & Hilary Rothstein (Marketing Specialist). I have over 30 years of experience & am well versed in contract for deed & 1031 exchange transactions.

HOW WE WORK



When you work with me, you work with a trained Broker & a skilled team that has the backing of the world's largest real estate company.



Real Estate Broker - Pat Schindele



Licensed Assistance - Jeanette Lynch



Marketing Specialist - Hilary Rothstein

OUR PROMISE

As a REALTOR® I hold myself to a higher standard of practice, & you can expect that level of commitment whether you're a buyer, seller, or fellow agent.



EFFECTIVE NEGOTIATION

Unique properties require creative solutions



CLEAR COMMUNICATION

Consistent contact in the manner you prefer



ACCOUNTABILITY

After all, that is what our business is built on