

LEASE

3970 AVE D, STE D

3970 Ave D, Ste D Billings, MT 59102



LEASE RATE \$14.50 SF/yr

AVAILABLE SF 1,530 SF

Ben Linkenhoker

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PROPERTY DESCRIPTION

Attractive Office Property with Functional Layout & Convenient Location. 3970 Avenue D, Ste. D is a well-situated commercial office property in Billings, Montana, offering a mix of professional tenant spaces in a versatile low-rise building.

LOCATION DESCRIPTION

3970 Avenue D presents a solid opportunity for occupiers seeking ready-to-use office space in Billings with flexible interior layouts and immediate accessibility. The property's professional environment, functional build-out, and off-street parking make it well-suited for a range of business users.

A Tenant Improvement Allowance is negotiable depending on terms.

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
NNN:	\$4.59/sq ft/yr
Available SF:	1,530 SF

PROPERTY HIGHLIGHTS

- ✓ Location: 3970 Avenue D, Ste. D, positioned within a stable commercial corridor with easy access to major arterials and business services
- ✓ Building Type: Professional office / multi-tenant commercial space
- ✓ Available Space: 1,530 sq ft
- ✓ Interior Features: Reception area, one private office, two open office/conference areas, ADA-compliant restroom facilities, and a garage space for parking and storage
- ✓ Parking: Off-street parking available on site, supporting staff and client access
- ✓ Use Potential: Ideal for professional services such as legal, accounting, consulting, real estate, contractor offices, or administrative operations
- ✓ Tenants & Surrounding Businesses: Mix of local commercial tenants, including offices and service providers
- ✓ 2 Private Restrooms

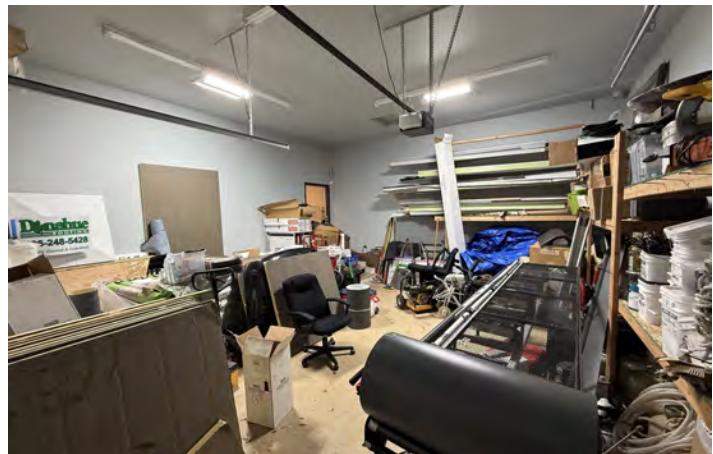
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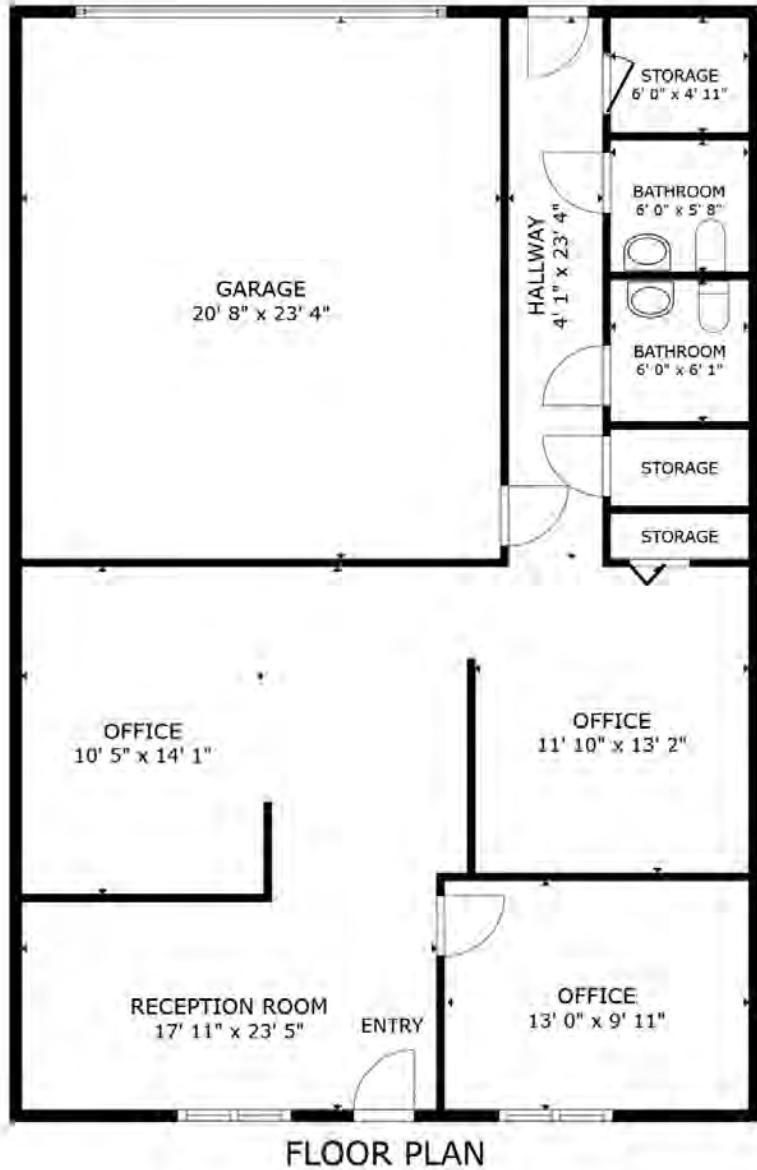
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GROSS INTERNAL AREA
FLOOR PLAN 994 sq.ft.
EXCLUDED AREAS : GARAGE 482 sq.ft.
TOTAL : 994 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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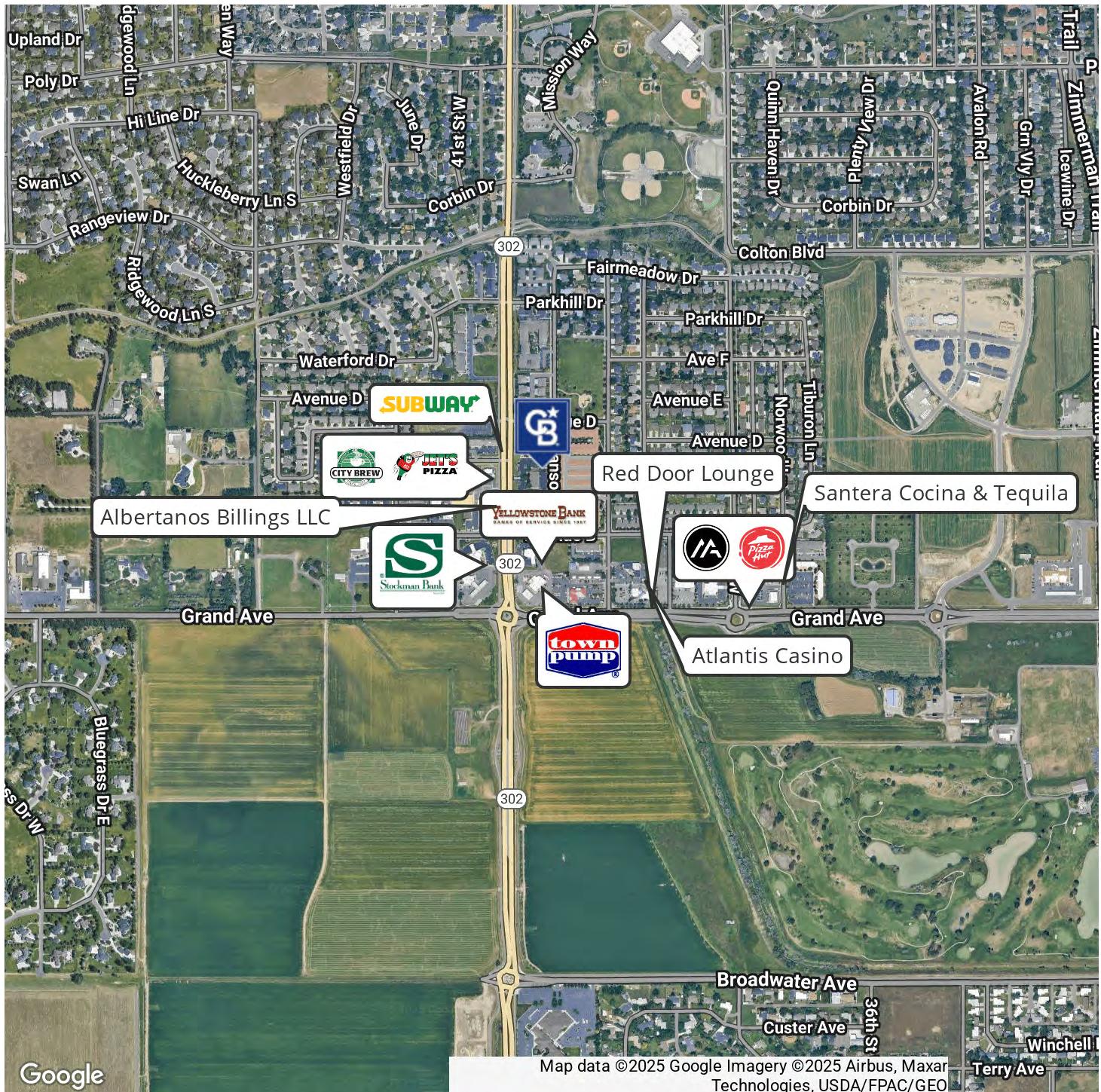


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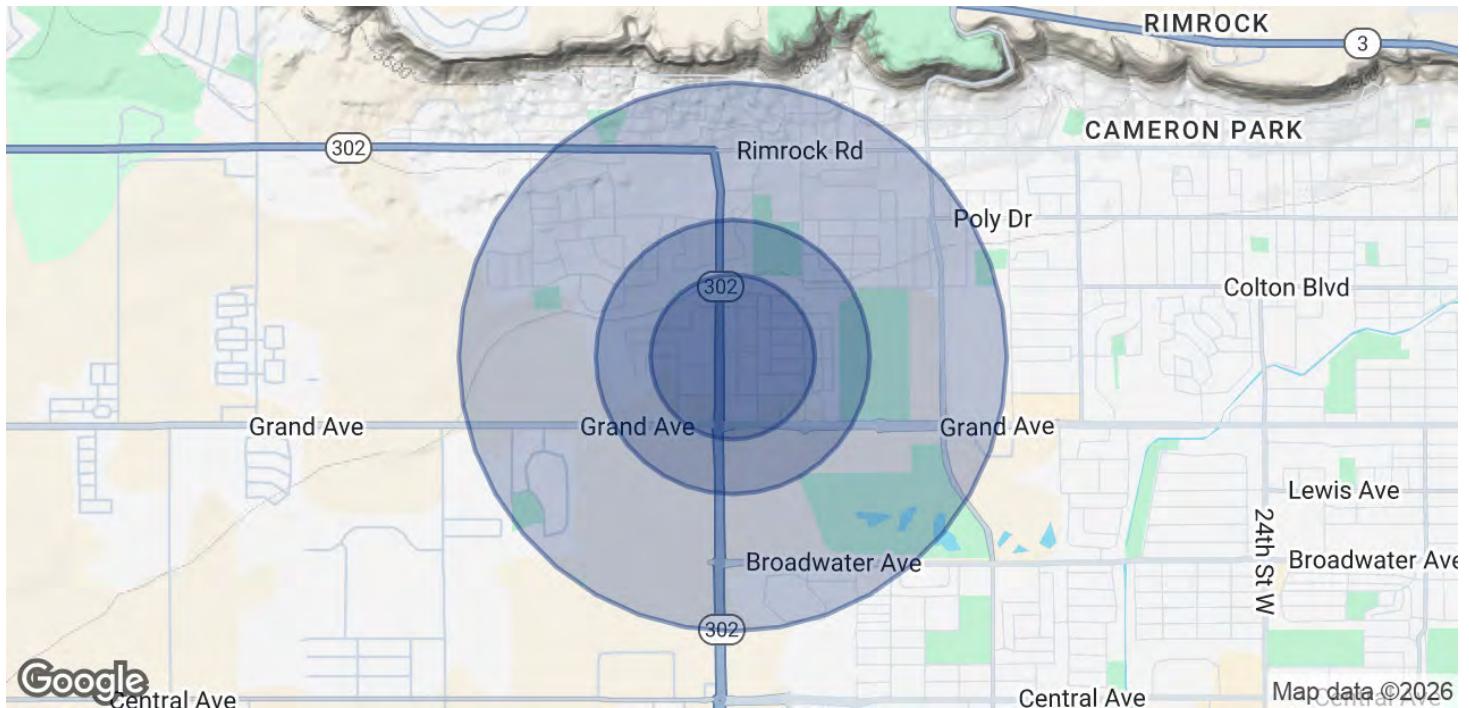
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,107	2,646	7,087
Average Age	48	46	47
Average Age (Male)	44	43	44
Average Age (Female)	51	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	456	1,065	2,871
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$119,326	\$129,736	\$135,028
Average House Value	\$539,633	\$569,586	\$543,256

Demographics data derived from AlphaMap

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BEN LINKENHOKER

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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.

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