



1429 38th St W, Billings, MT 59102

\$26/SF/YR

\$2.17/SF/MO

1429 38th Street W.

Retail/Office | 1 Suite Left! 3,786 SF



Rob Veltkamp
MT 4131
406.855.9089

Listing Added: 08/01/2022

Listing Updated: 07/10/2023



Building Details		
Property Type	Retail, Office	
Subtype	Traditional Office, Medical Office, Creative Office	
Tenancy	Multiple	
Total Building SQFT	5,974	
Minimum Divisible SQFT	3,786	
Max Contiguous SQFT	3,786	
Total Building Suites	1	
Lot Size (sq ft)	65,340	
Class	A	
Year Built	2023	
Stories	1	
Total Parking Spaces	66	
Elevators	No	
Cross Street	38th Street	
Zoning	NMM - Neighborhood Mixed Use	
APN	A30042	
County	Yellowstone County	
Submarket	Billings Northwest Corridor	

Building Description

New Construction located off 38th St W and Avenue B. Summer 2023 Occupancy.

Building Highlights

- \$26 Base Rent + \$5 CAM
- \$40 buildout with signed 10 year lease
- Excellent location with plentiful parking
- Great location just east of Granite Fitness and adjacent to Cork & Barrel Restaurant, Mazevo Coffee, Pizza Hut, & Club Pilates
- Owners will consider lease with purchase option after 7 years

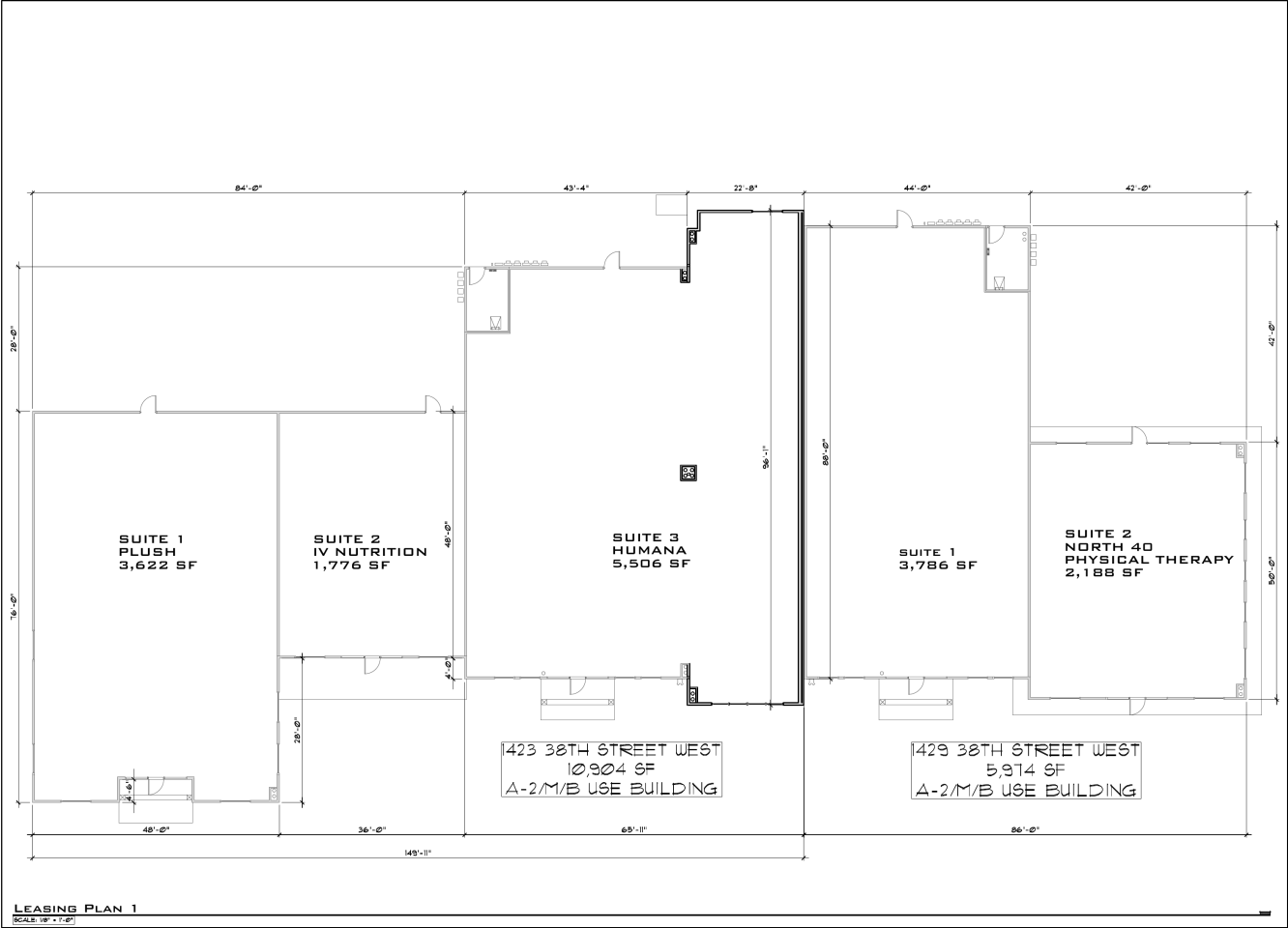
Building Location (1 Location)



Suite 1 Details

Brand new construction! Landlord to provide warm vanilla shell ready to be built to Tenant specifications. Tenant improvement allowance available. High traffic area with great neighboring businesses. Ready for your business!

Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Creative Office
RSF	3,786 SF
Max Contiguous SF	3,786 SF
Rate (Per SF)	\$26 / SF / YR
Lease Type	NNN
Lease term	Long term
Total CAM (Per SF/YR)	\$5
Total Rate (Per SF/YR)	\$31
Total Monthly Rent	\$9,780
Days on Market	342 days



STUDIO 4
ARCHITECTS

27 Shion Road
Suite B
Billings, MT 59106
ph: 406.656.1714
fx: 406.656.1715
web: studio4architects.com

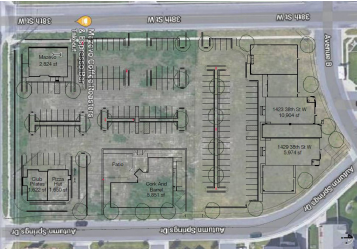
PROJECT:
38TH STREET PLAZA
WEST BUILDING
1423 38TH STREET WEST
BILLINGS, MONTANA 59102

SET:
PROJECT NO. 2119
DRAWN BY: SBH
CHECKED BY: JBN

DATES:
PRE: 3.08.21
MD: 6.02.22
CRS: 5.01.22
REV: 5.09.22
REV: 6.2.22

SHEET:
1.1
A LEASING

Building Photos (7 photos)



FOR LEASE
ROB VELTKAMP
BROKERAGE
656-2201

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