

LEASE

6170 ELYSIAN RD APT 102

6170 Elysian Rd Apt 102 Billings, MT 59101



LEASE RATE \$1,800 per month
AVAILABLE SF 864 SF

Michael Speidel
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PROPERTY HIGHLIGHTS

- Fully Furnished
- 864 SF
- \$1,800/Month (MG)
- Open Modern Layout
- Kitchenette & Restroom
- Growing Residential Community

360° VIRTUAL TOUR

LOCATION DESCRIPTION

Position your business for success in this modern, move-in-ready office/retail suite located in the heart of the growing Annafeld community. This thoughtfully designed space features an open and flexible floor plan, abundant natural light, a kitchenette, and an ADA-compliant restroom. The suite is offered fully furnished, with all existing office furniture included in the lease, allowing for a seamless, turnkey move-in experience. Surrounded by one of Billings' fastest-growing residential neighborhoods, this location provides an excellent opportunity for professional services, consulting firms, wellness providers, or other businesses looking to establish a presence in a vibrant, community-focused setting.

OFFERING SUMMARY

Lease Rate:	\$1,800 per month (MG)
Available SF:	864 SF
Lot Size:	1,582 SF

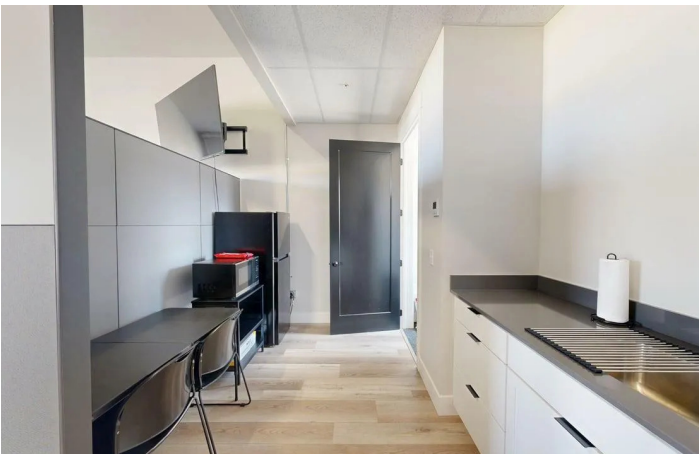
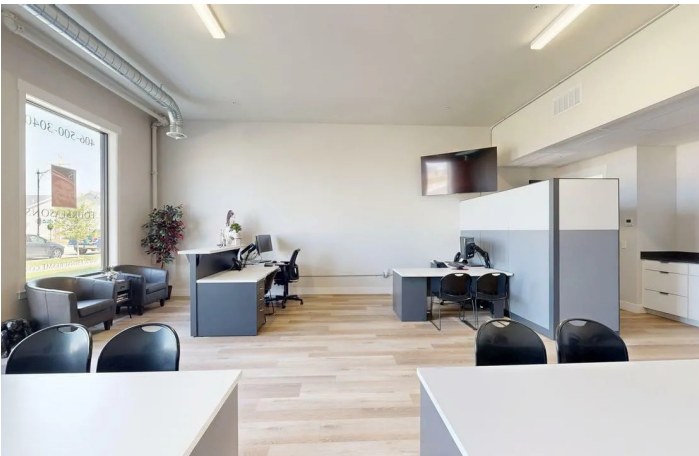
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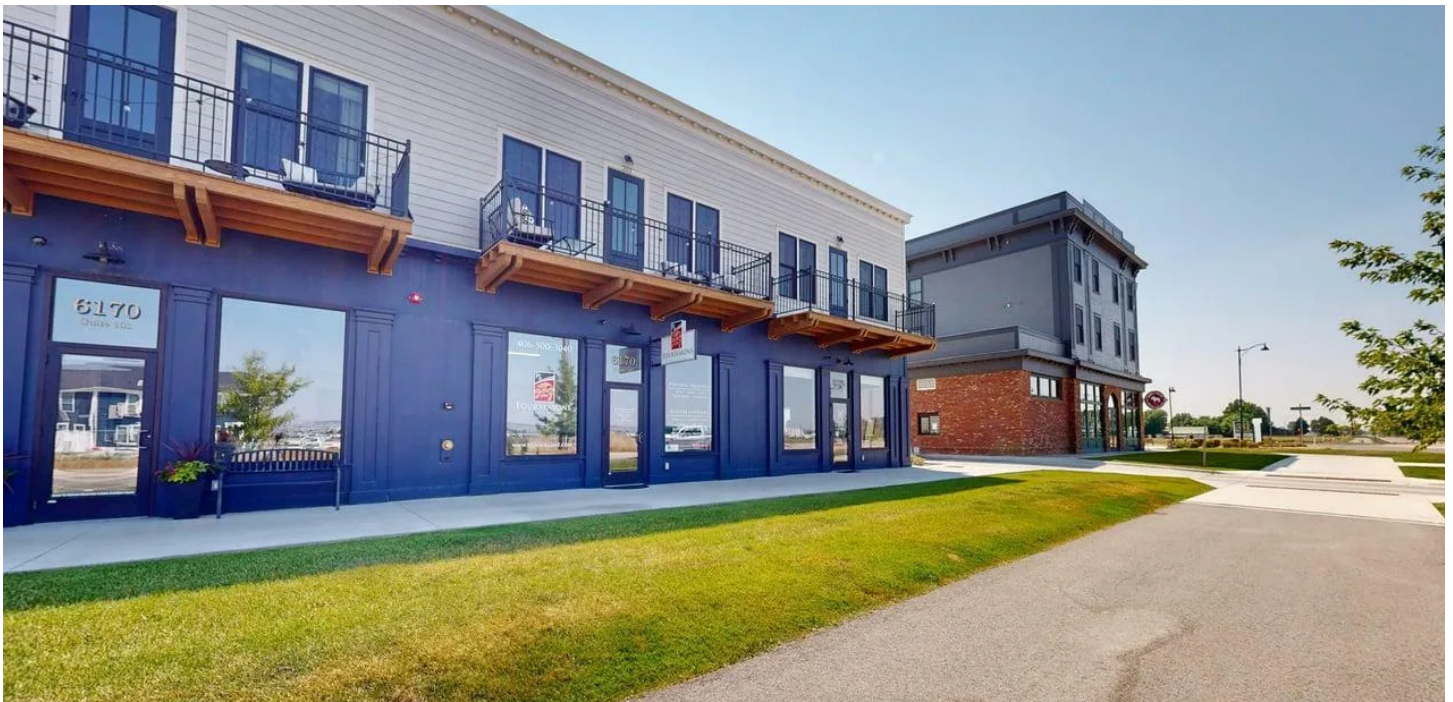


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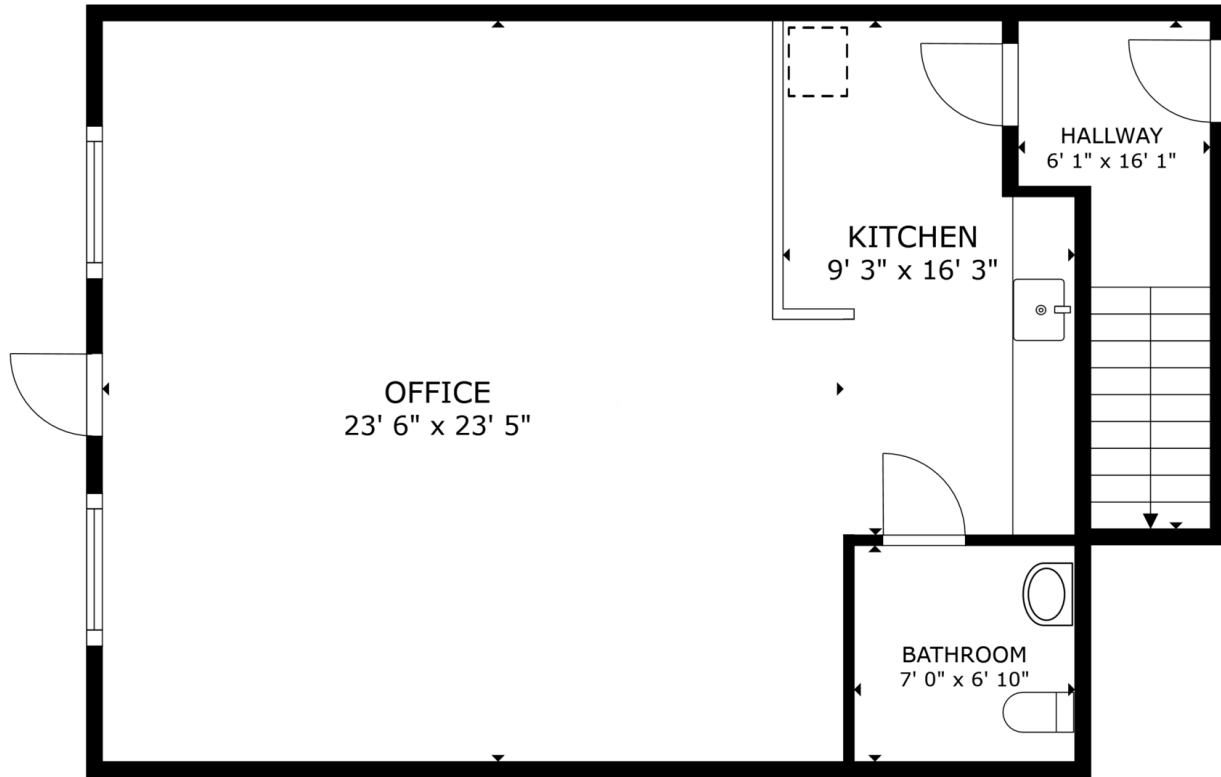


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FLOOR 1



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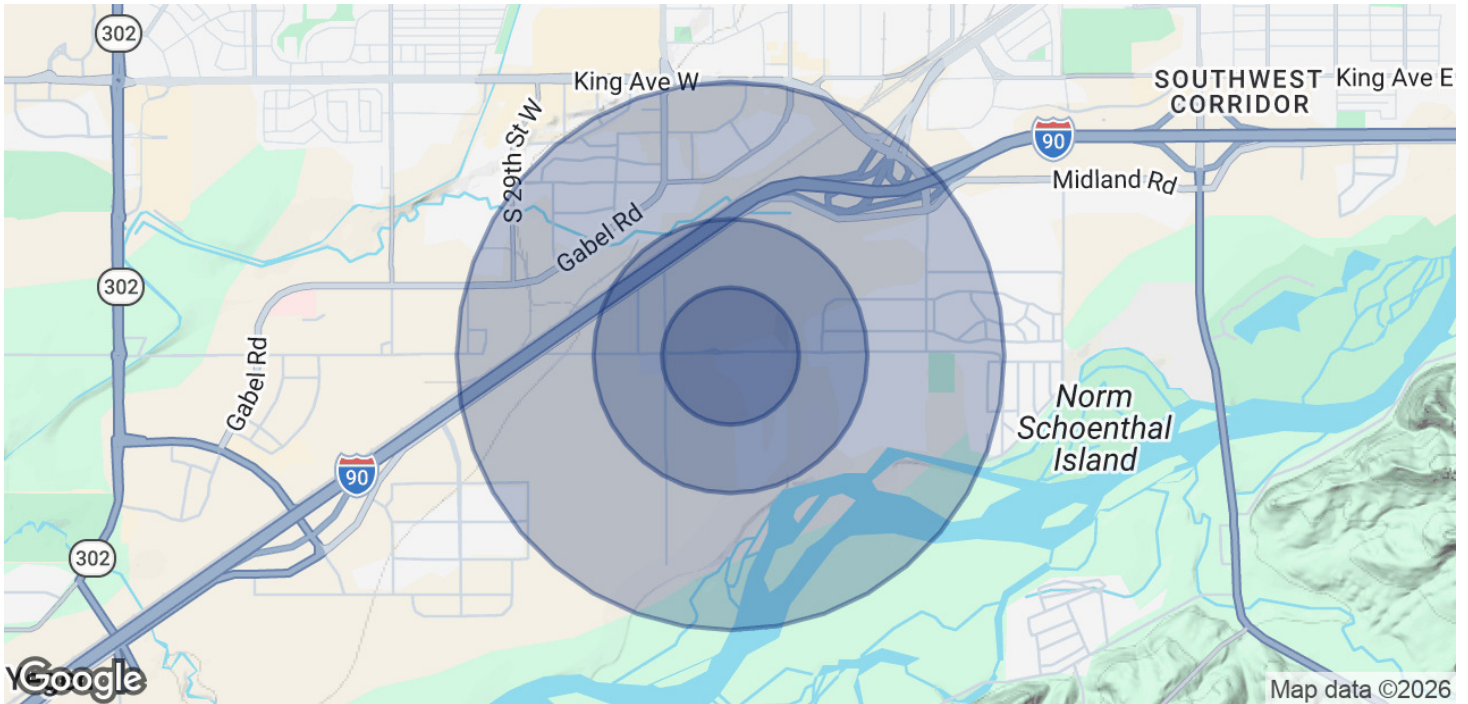


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	81	329	1,237
Average Age	34.1	33.9	33.7
Average Age (Male)	33.7	33.5	33.2
Average Age (Female)	37.8	37.7	36.4

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	37	152	561
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$89,772	\$87,730	\$82,056
Average House Value	\$348,326	\$341,696	\$278,021

2023 American Community Survey (ACS)

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MICHAEL SPEIDEL

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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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