



HDR Buildings

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

Property Description

NAI Business Properties has been retained by ownership as the exclusive representative to offer qualified investors the opportunity to acquire the HDR Buildings in Billings, MT. The offering consists of two office buildings connected by a skybridge. 2909 Millennium was built in 2007 and contains approx. 22,525 SF of rentable office space. Immediately to the North, 970 S. 29th Street West was built in 2015 and contains approx. 20,673 SF of rentable office space. The total site size is approximately 3.59 acres.

HDR Engineering "HDR" is a tenant in both buildings and they occupy 78% of the rentable square footage. HDR has been a tenant since construction in 2007. Payment Alliance International "PAI" (a subsidiary of publicly traded Brinks \$BCO) occupies the balance of the space, 22% of the rentable square footage.

Property Highlights

- Two Tenant NNN Fully Leased Investment
- Global Tenants HDR Engineering (January 2028) and Payment Alliance International (Brinks) (March 2025)
- Healthy Annual Rent Escalations
- Two Buildings connected by a skybridge
- Fee Simple Interest
- Contact Broker for Full Offering Memorandum

OFFERING SUMMARY

Sale Price	\$9,820,000
NOI	\$704,546
Year 1 Cap Rate	7.20%

For more information

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For Sale

Office Investment



For Sale

Office Investment



For Sale

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