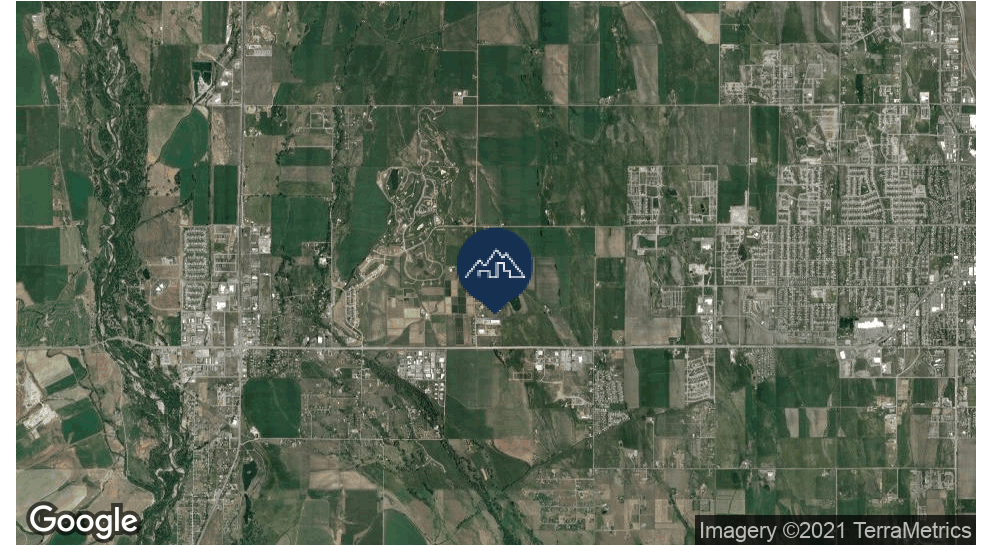




EXECUTIVE SUMMARY

Office With Showroom Near Four Corners | 80 Shire Bozeman, MT 59718



OFFERING SUMMARY

Lease Rate:	\$5,600.00 per month (MG)
Building Size:	48,612 SF
Available SF:	4,200 SF
Lot Size:	2 Acres
Number of Units:	1
Market:	Bozeman
Submarket:	Four Corners

PROPERTY OVERVIEW

Well designed 4,200 square foot office/retail space available for lease. Includes private offices, shared office spaces, reception area, copy/printer/coffee area, kitchenette, retail counter space, large conference/training room, storage space, retail showroom, ample parking, and a paved parking lot. Minutes from Four Corners and Bozeman.

*Optional 1-acre or 2-acre fenced, lighted yard available for additional charge

PROPERTY HIGHLIGHTS

- Well maintained, flexible building
- Fenced & lighted yard area available for an additional monthly charge
- Convenient location



ADDITIONAL PHOTOS

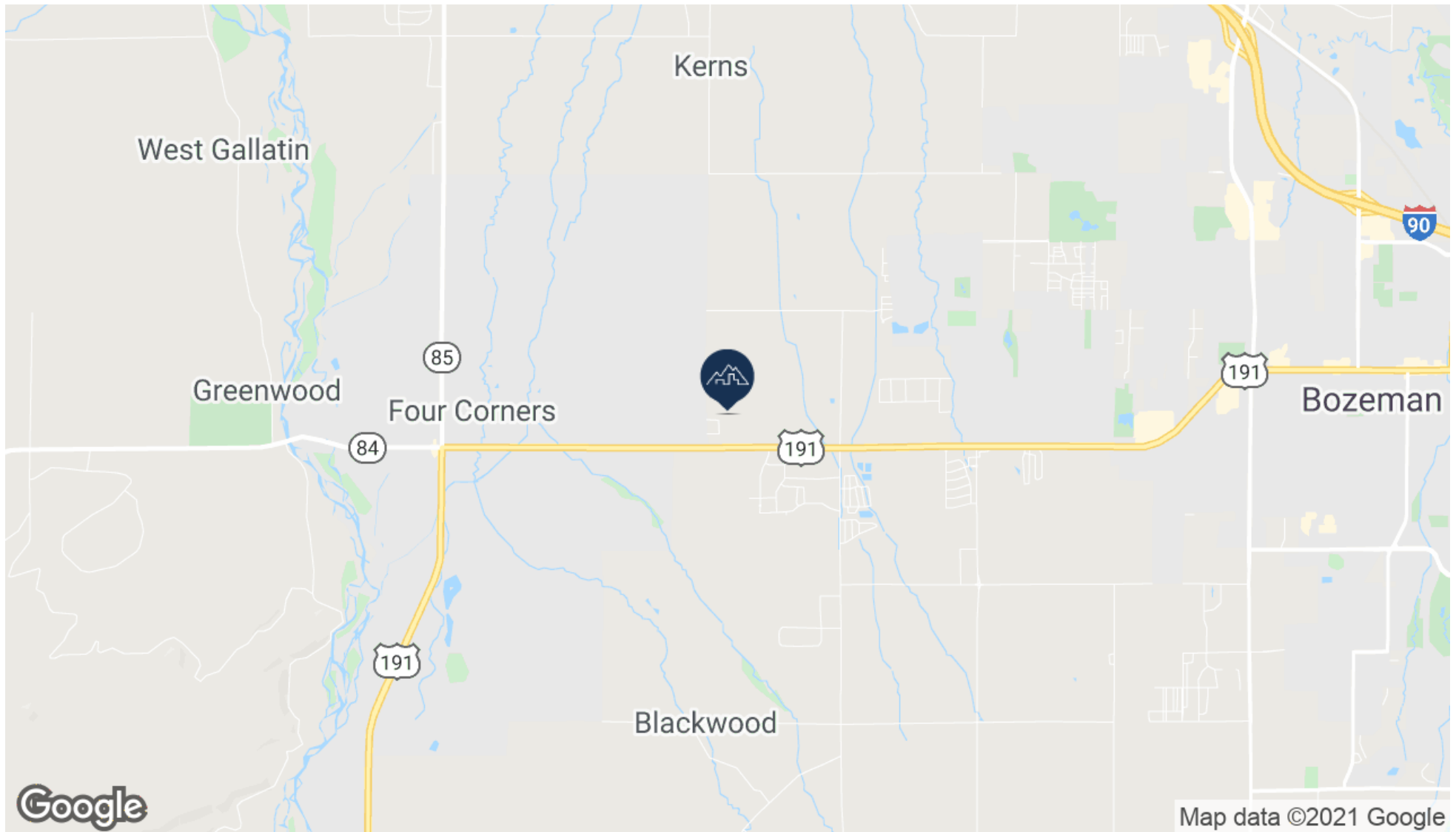
Office With Showroom Near Four Corners | 80 Shire Bozeman, MT 59718





LOCATION MAP

Office With Showroom Near Four Corners | 80 Shire Bozeman, MT 59718





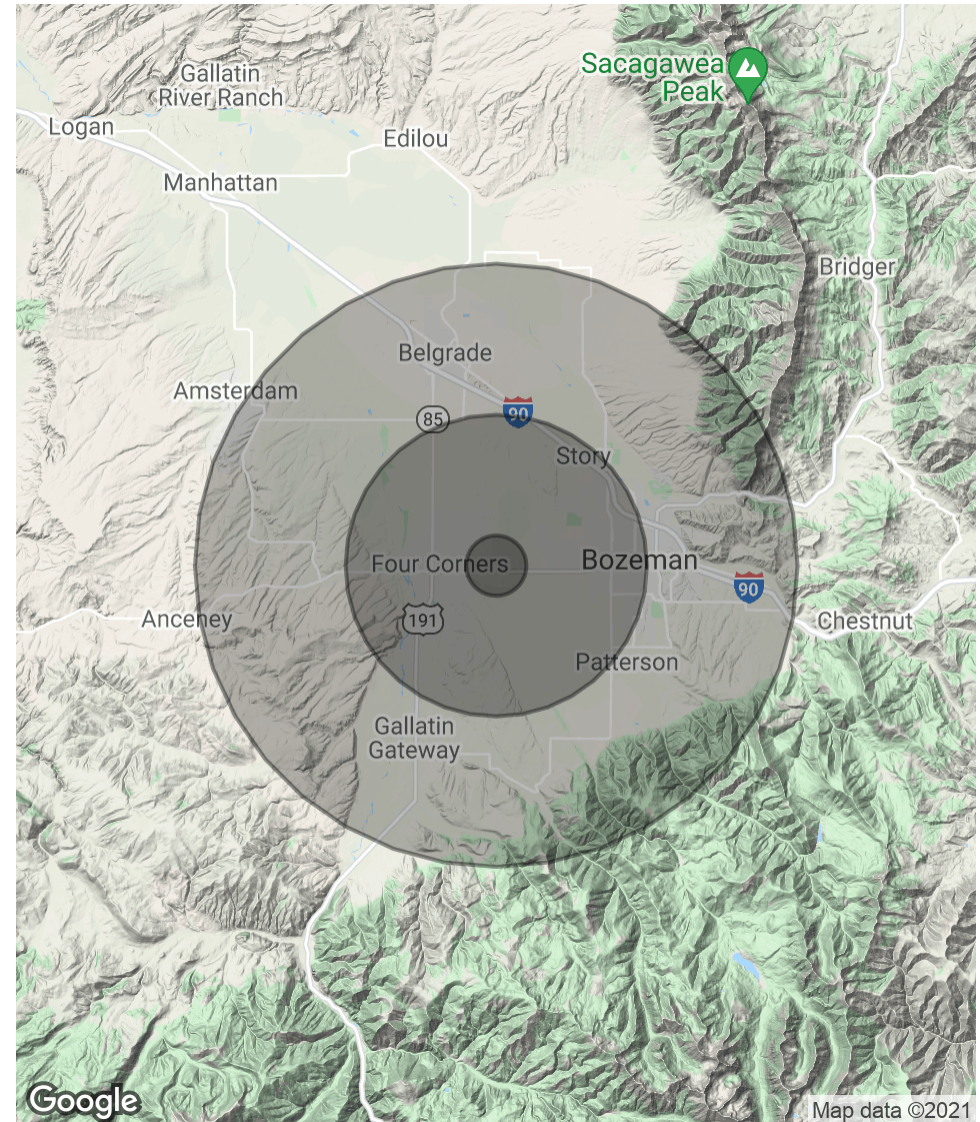
DEMOGRAPHICS MAP & REPORT

Office With Showroom Near Four Corners | 80 Shire Bozeman, MT 59718

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	422	24,707	93,150
Average age	44.1	31.1	31.9
Average age (Male)	43.3	31.4	31.6
Average age (Female)	45.3	30.8	32.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	165	10,007	38,317
# of persons per HH	2.6	2.5	2.4
Average HH income	\$105,351	\$68,230	\$64,783
Average house value		\$246,821	\$258,774

* Demographic data derived from 2010 US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.





ABOUT US

Office With Showroom Near Four Corners | 80 Shire Bozeman, MT 59718

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1821 South Avenue West- Sterling CRE represented a condominium buyer.



Potter Park Loop - Sterling CRE represented the seller of this multifamily complex.



Trainbridge Loop - Sterling CRE represented the landlord of this industrial complex.



RYAN SPRINGER, CCIM

Principal | Advisor
406.579.5586
Ryan.Springer@SterlingCREadvisors.com

895 TECHNOLOGY BOULEVARD
BOZEMAN, MT 59715
STERLINGCREADVISORS.COM
SUITE 101