



**COLDWELL
BANKER
COMMERCIAL**

CBS

3350 GALLOWAY STREET

Bozeman, MT 59718

AVAILABLE SPACE

25,000+ SF

LEASE RATE

\$27.00 - \$32.00+ SF/yr (NNN)

AREA

Bozeman's economy is one of the strongest in the State of Montana with tourism and the high-tech industry making a big splash in the area. One in every 10 new businesses formed in Montana come from Gallatin County, making us second in business growth in the state. Home to Montana State University, Bozeman's high quality of living attracts and retains excellent employees who enjoy our area's unique recreational opportunities, a nationally-recognized public school system and cultural amenities that exceed cities twice our size. There's simply no better place to live, work, and play.



NEW CONSTRUCTION MEDICAL OFFICE BUILDING

Todd Sherman
406 570 8961
todd@cbcmontana.com

FOR LEASE

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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OFFERING SUMMARY

Base Building Plan 25,000+ SF

Lease Rate: \$27.00 - \$32.00+ SF/yr (NNN)

Lot Size: 3.24 Acres

Zoning: B-2

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PROPERTY OVERVIEW

Class A Medical Office Build To Suit

\$27.00 - \$32.00 PSF

Great location in rapidly growing residential, medical, and commercial in Bozeman Triangle area

Modern finishes in common areas

Covered Drop-Off

Abundant Parking

Professional Ownership and Management

Flexible Tenant Improvement Allowances Available

3 Floors

Projected completion date 2022



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BIG406LLC Medical Office
Base Building Render

BECHTLE
ARCHITECTS

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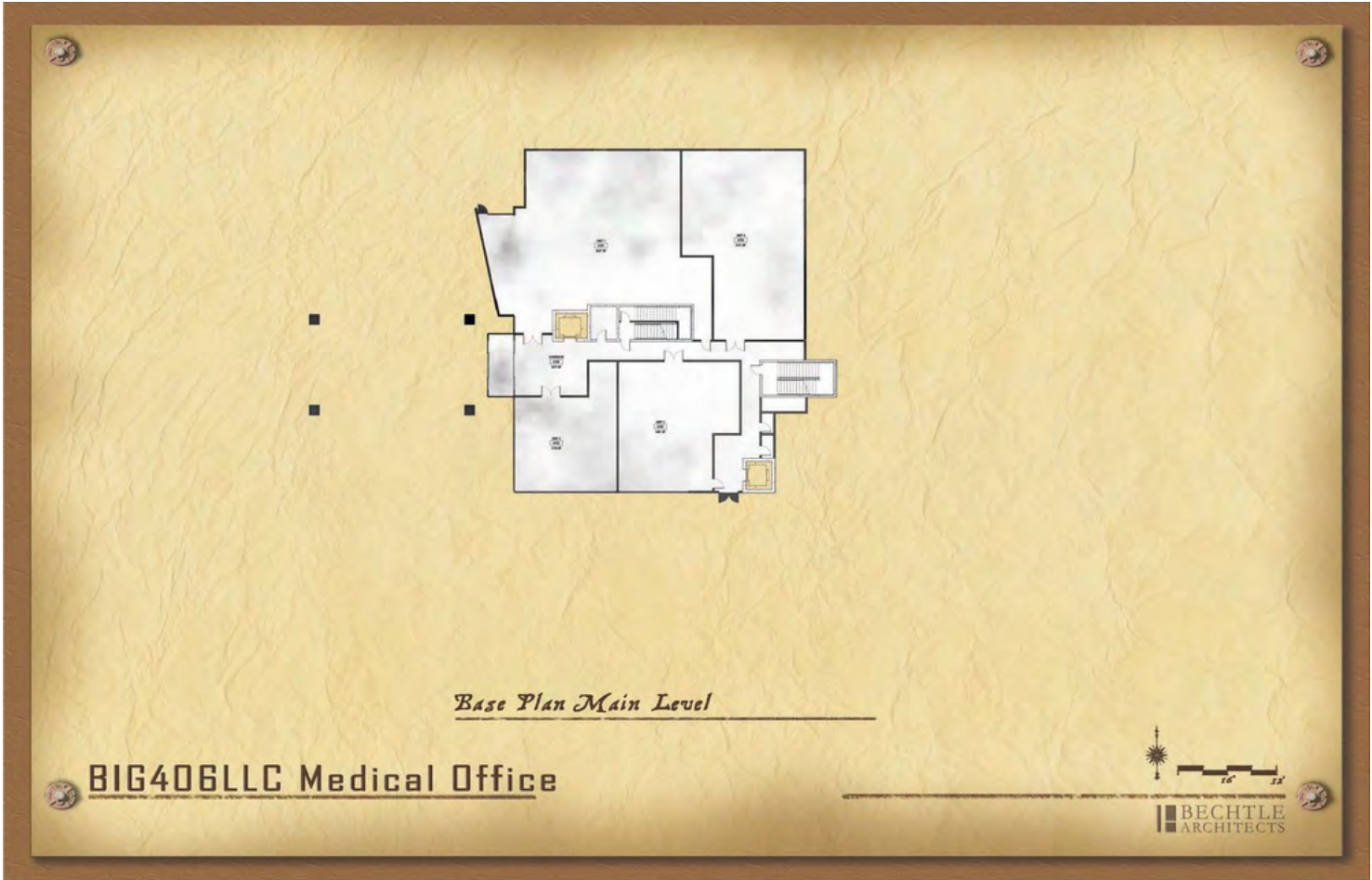
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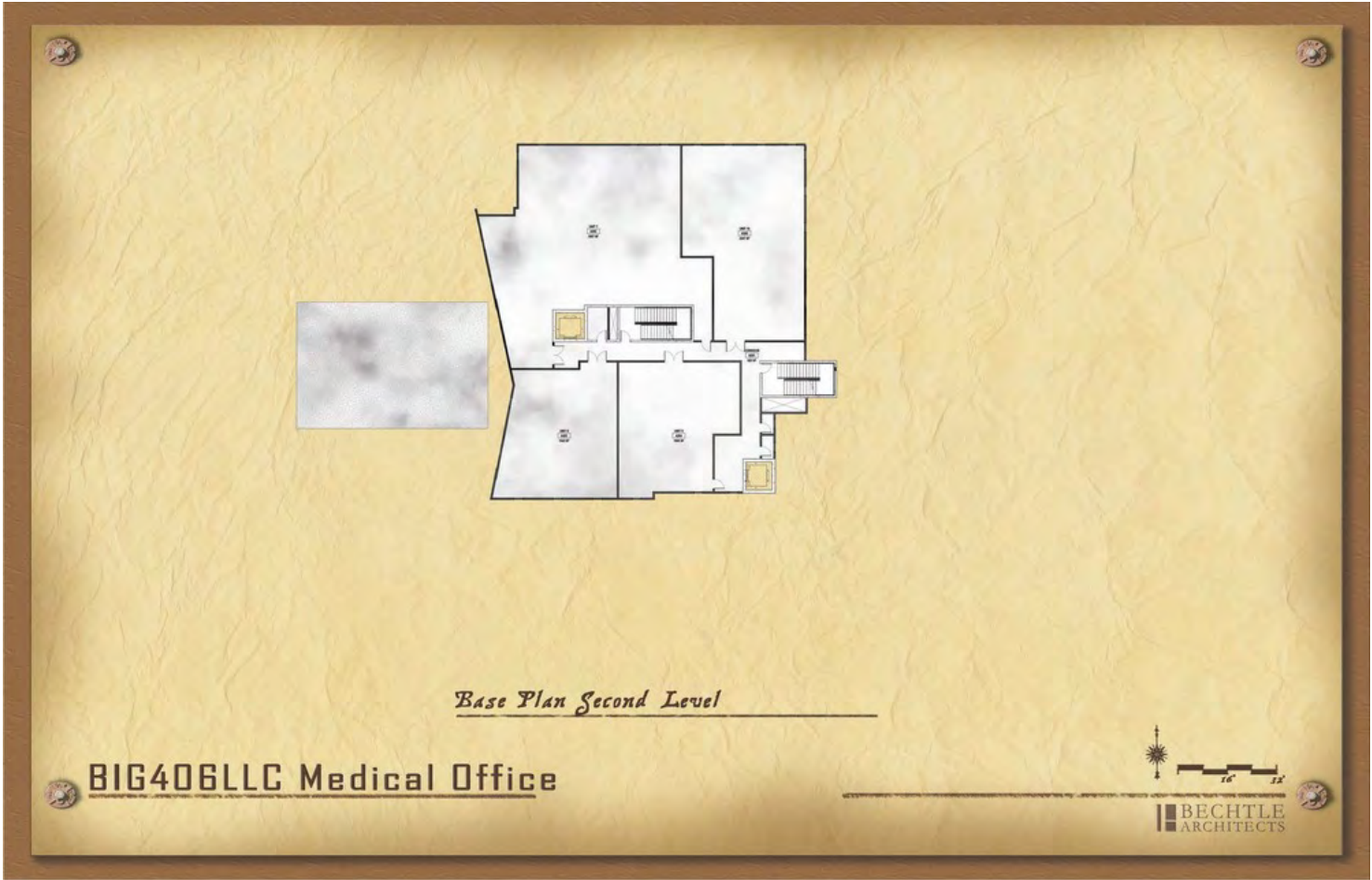
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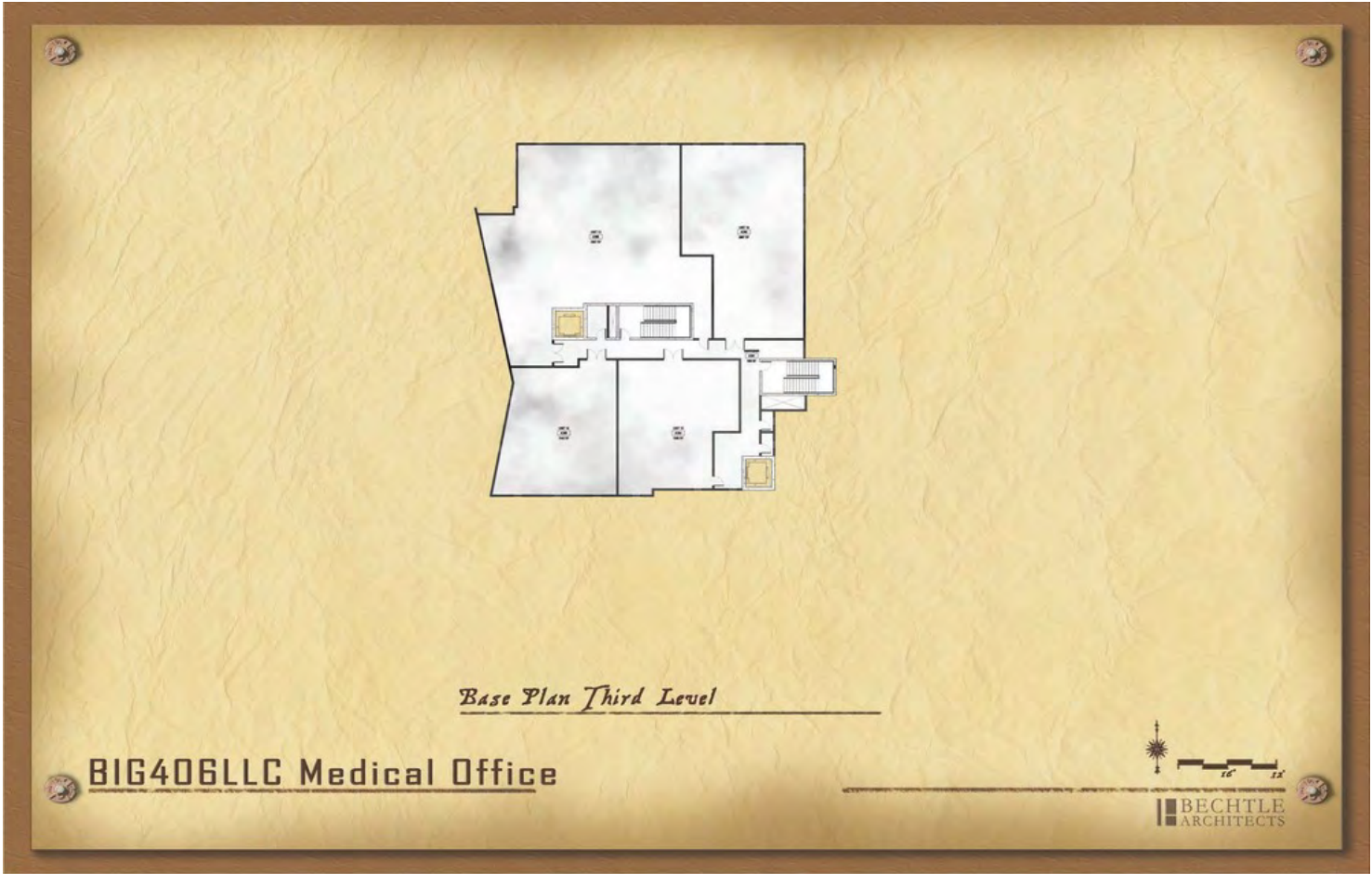
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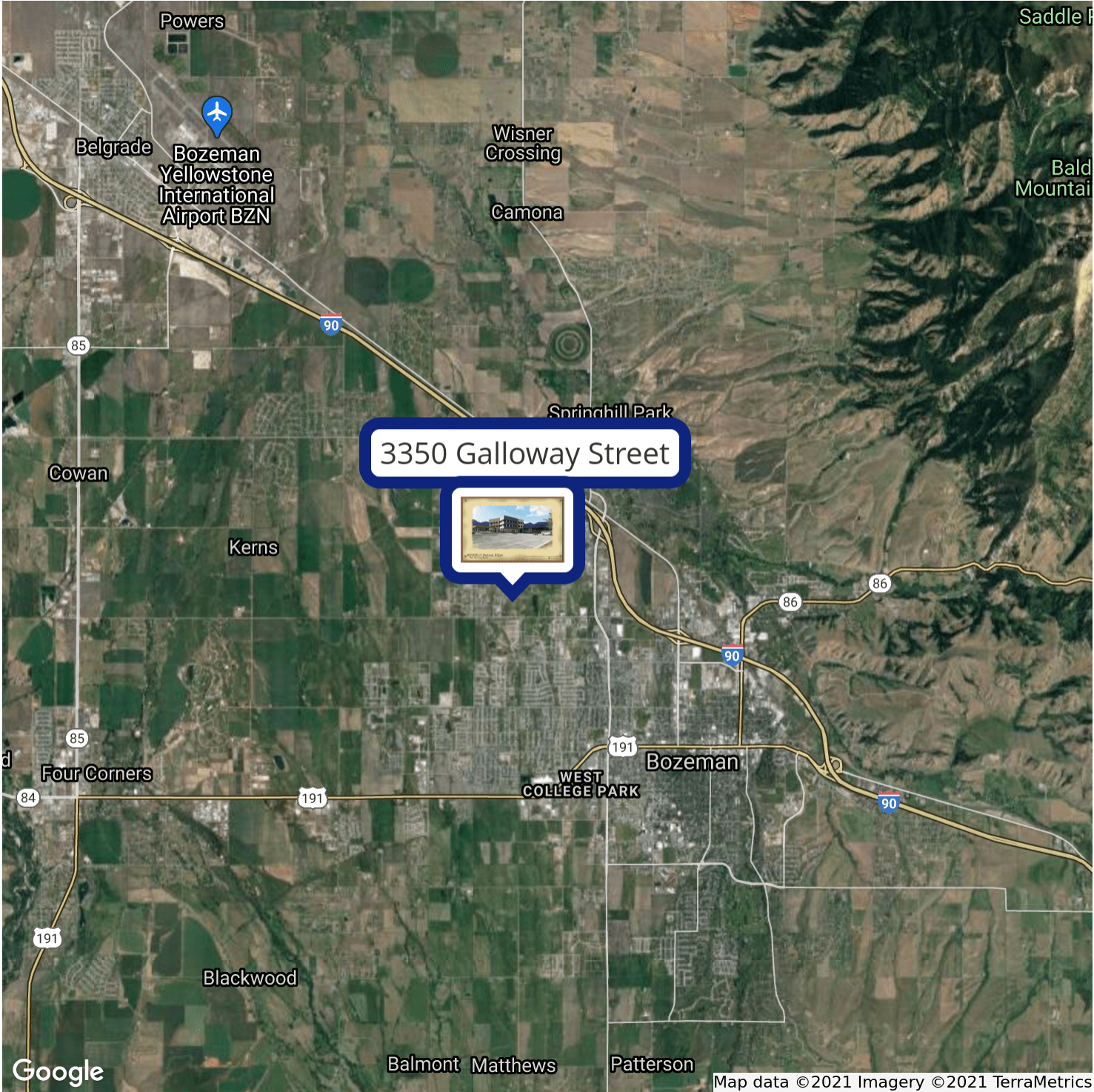
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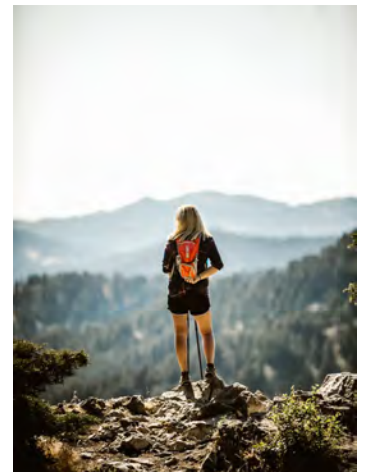


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BOZEMAN, MT

Photos Courtesy of Bozeman Area Chamber of Commerce



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BOZEMAN AREA ECONOMIC STRENGTH & LIFESTYLE

Bozeman has been ranked as the #1 strongest and fastest growing economy since 2018 by the Policom Corporation. The full report, including methodology, can be found at:

<https://tinyurl.com/yayc3suy>

To view economic reports, community development programs, the vibrant arts and entertainment community, or to plan adventures, visit:

www.bozemanchamber.com
www.bozemancvb.com



Detailed census information covering population, housing, and health statistics can be found at:

<https://tinyurl.com/uvcj7d7c>

Montana State University is the largest university in the state, is among the top 3 percent of colleges and universities in the nation for research expenditures, and is home to the NCAA Division 1 Bobcats. For an overview of their statistics and achievements, visit:

<https://tinyurl.com/4esrwsd4>



Yellowstone National Park is only a 90 minute drive from Bozeman. The park is the core of the Greater Yellowstone Ecosystem, one of the last, largest, nearly intact, natural ecosystems in the temperate zone of the Earth. It preserves an exceptional concentration and diversity of terrestrial, aquatic, and microbial life. Discover Yellowstone at:

<https://www.nps.gov/yell/index.htm>

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