



Downtown/Redevelopment Office Opportunity 237 West Main Street Bozeman, Montana



SterlingCRE
ADVISORS

SterlingCRE is pleased to present 237 West Main Street in Bozeman, Montana, a large downtown office building. The property is suited to accommodate a professional services business or offer expansive redevelopment opportunities.

The ±8,052 square foot building sits at the eastern edge of the downtown corridor and is close to the Gallatin County Courthouse, downtown shops and restaurants, and other professional service providers.

Featuring offices, conference rooms, and open workspaces, 237 West Main Street offers a turnkey solution for many businesses. On-site parking adds value for clients and staff, with a large lot size for easy expansion.

An open area at the front entrance may convert to a reception and waiting area. Multiple entrances and flexible spaces allow for the space to be demised as a multi-tenant facility. Please note that the property is currently fully occupied.

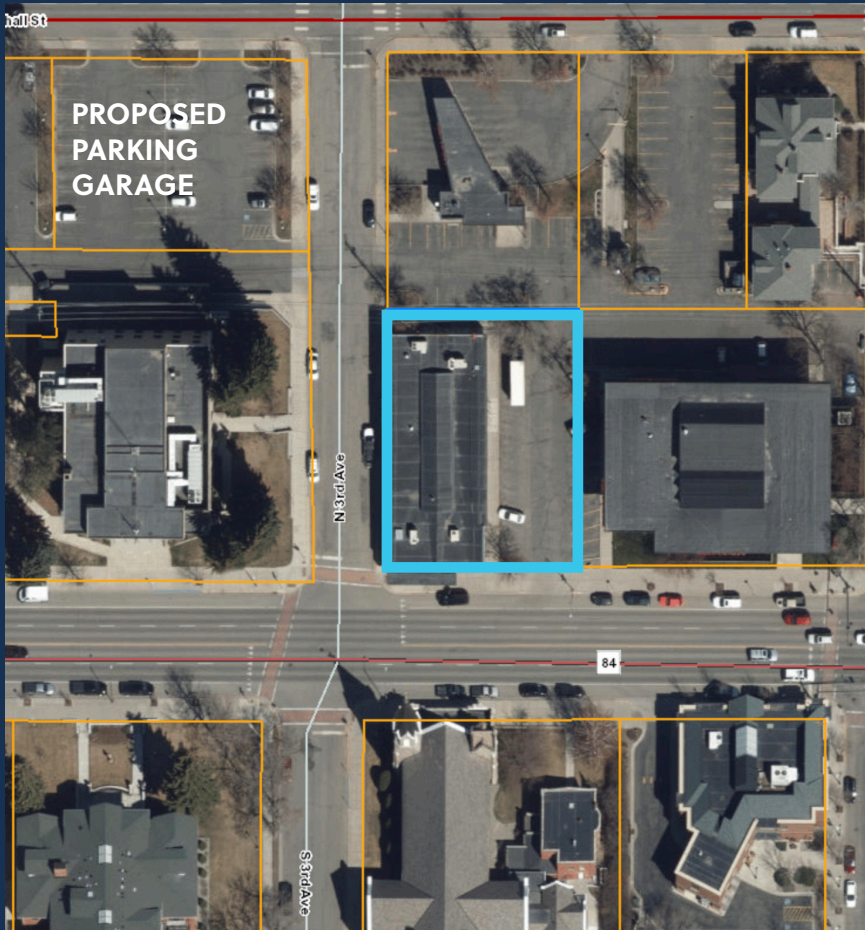
Presented by

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Asking Price	\$3,900,000
Property Type:	Downtown Office
Total Square Feet:	±8,052 square feet
Total Acreage:	±0.386 acres
Access:	North 3rd Street West Main Street



Benefits from Bozeman's growing population



Located in Bozeman's popular downtown area



Highly visible location



Extensive redevelopment opportunities



Direct access from West Main Street and North 3rd Avenue



Average daily traffic volumes ±14,500

Tenant Name	Montana Department of Health and Human Services
Lease Commencement	December 1, 2020
Lease Expiration	November 30, 2025
Lease Term	Five (5) Years
Term Remaining On Lease	Two (2) Years
Base Rent	\$249,612.00
Rental Adjustments	1.5% Annual Escalation

The Montana Department of Public Health and Human Services (DPHHS) has the mission to promote and safeguard the health, well-being, and self-sufficiency of all Montana residents. The DPHHS consists of several departments, including the Director’s Office, Human Services, and Medicaid and Health Services.

The Director’s Office includes the Business and Financial Services Division, the Office of Inspector General, the Public Health and Safety Division, and the Technology Services Division. The Human Services department encompasses the Child and Family Services Division, the Child Support Services Division, the Disability Employment and Transitions Division, the Early Childhood and Family Support Division, and the Human and Community Services Division. The Medicaid and Health Services department includes the Behavioral Health and Developmental Disabilities Division, the Addictive and Mental Disorders Division, the Developmental Services Division, the Health Resources Division, the Healthcare Facilities Division, and the Senior and Long Term Care Division.

Montana DPHHS has an annual budget in excess of \$40M and is currently led by Charlie Brereton.

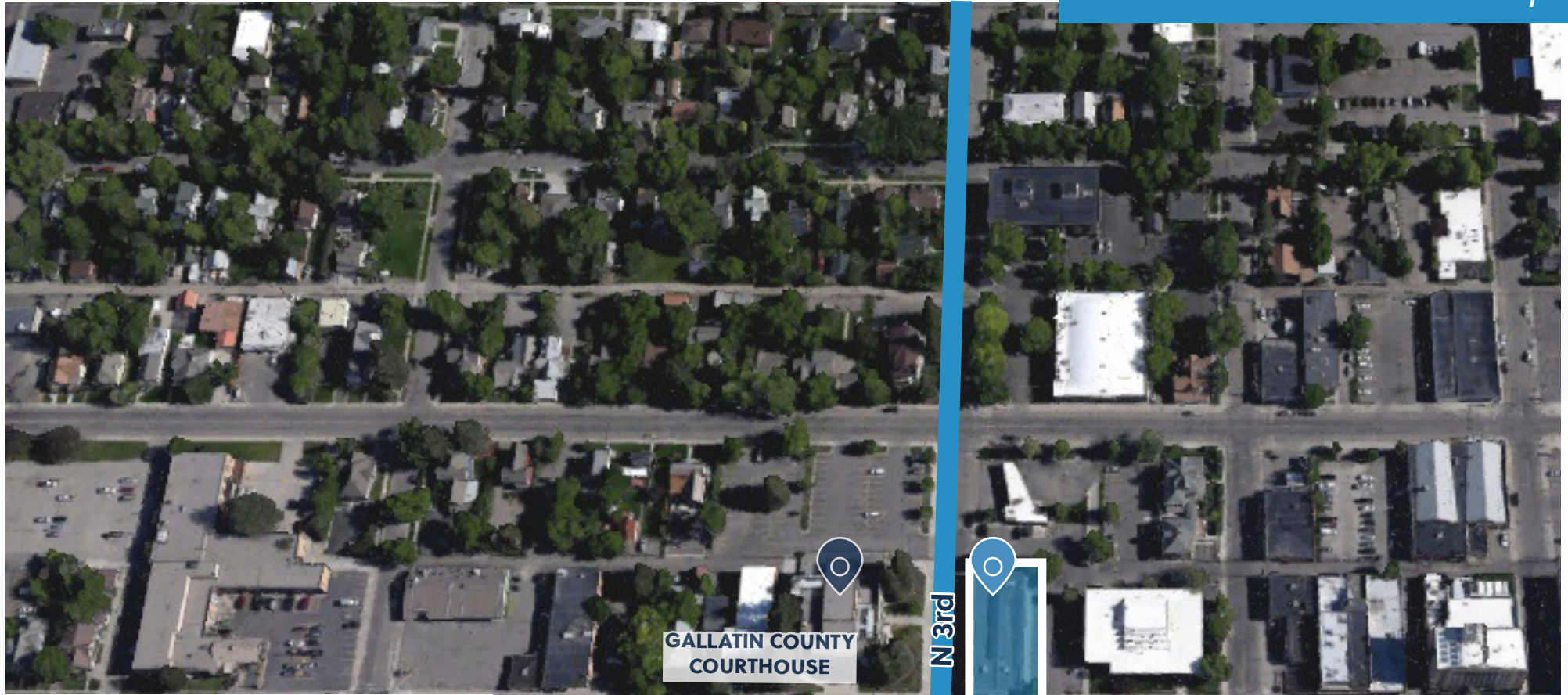


In the Central Business District (Bozeman B-3), the property zoning is intended to, “provide a central area for the community’s business, government service, and cultural activities.” Current zoning is meant to encourage high-volume, pedestrian-oriented uses in ground floor space in the downtown core area, with lower-volume pedestrian uses such as professional offices noted as appropriate at 237 West Main Street.

Highlights

- ±8,052 square feet of space
- Large downtown office building
- Parking available on-site
- In Bozeman’s downtown area





GALLATIN COUNTY COURTHOUSE

N 3rd

THE LARK

West Main Street ±16,527 AADT





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A D V I S O R S



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