



Professional Office Suite with Quick Interstate Access

215 Haggerty Lane
Bozeman, Montana

±4,354 SF | Commercial Office

Exclusively listed by:

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SterlingCRE
ADVISORS

Opportunity Overview

215 Haggerty Lane is a well positioned second floor office suite on the East side of Bozeman offering immediate access to the Interstate 90 interchange. This ±4,354 SF suite features a mostly open layout that supports collaborative team environments while providing flexibility for custom workstation design.

Two private offices, co-ed restrooms, a shower, and a dedicated entrance create a functional and self contained workspace. A dividing doorway separates part of the suite, allowing one side to be easily configured as a dedicated conference room. Large windows brighten the suite with natural light and offer clear views of the Bridger Mountain Range. The property offers ample common parking shared with one other tenant in the building, giving users convenient access for staff and visitors. This suite is well-suited for a wide range of tenants including tech companies, professional service providers, creative groups, office users, and businesses seeking an open, adaptable floor plan or a showroom style environment.



Address	215 Haggerty Lane, Bozeman MT
Property Type	Office
Lease Rate	\$17.00/SF/YR Gross
Total Square Feet	± 4,354 Square Feet

Interactive Links



Link to Listing



Street View



Property Details

Address	215 Haggerty Ln
Property Type	Commercial Office
Access	Haggerty Lane
Zoning	B-2
Geocode	06-0799-08-3-53-10-0000
Private Office Count	2
Traffic Count	±2,986: 2024 AADT
Year Built	1984
Parking	Common Parking - Paved
Services	City Water and Sewer





Location

- ± 0.25 miles from I-90 interchange
- ± 0.7 miles from downtown Bozeman



Large windows bring in natural lighting and views of the Bridger Mountain Range



Ample common area parking provided



Flexible Space with an open floor plan and two (2) dedicated offices

Centrally Located Office Space for Lease



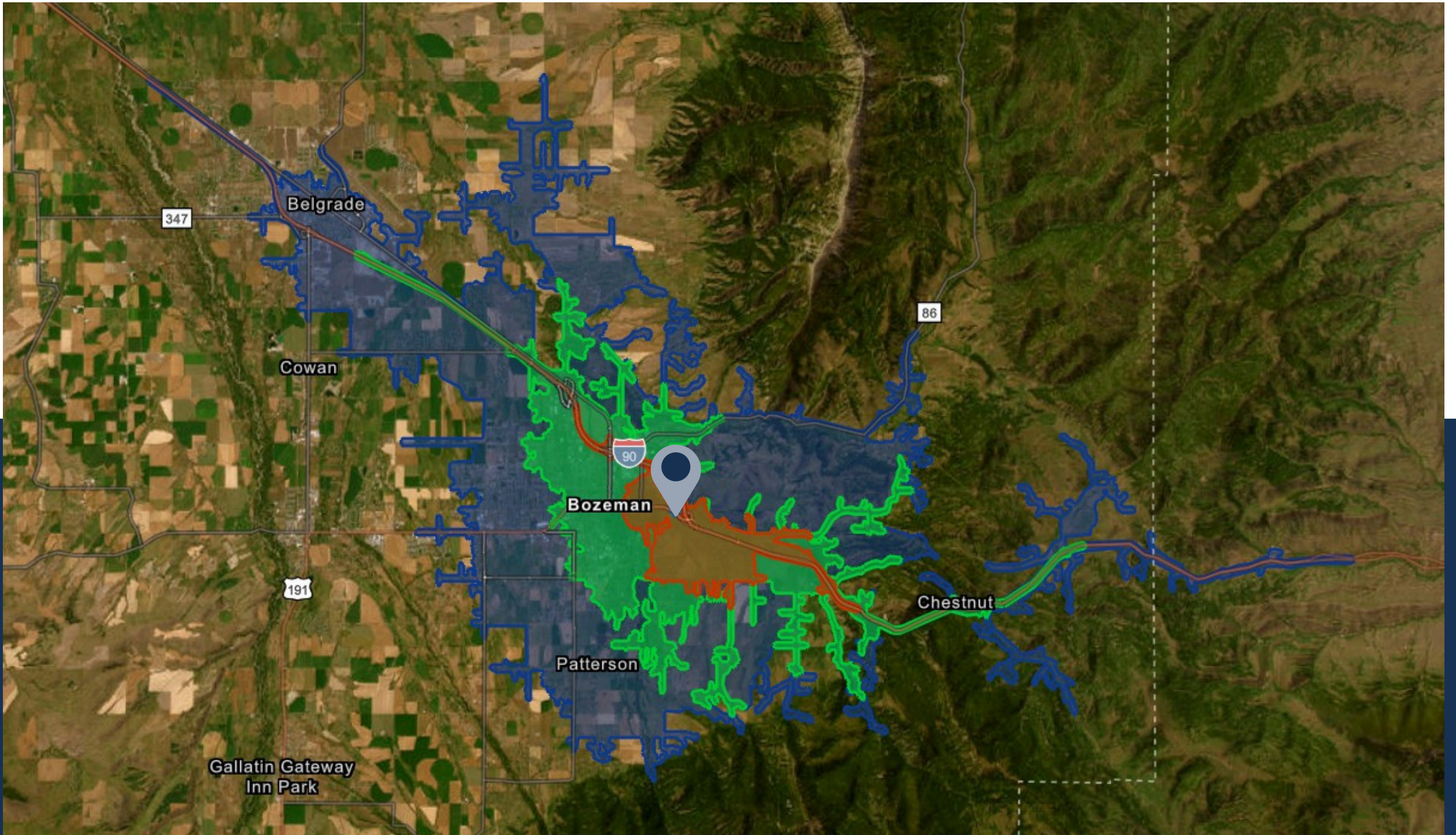






Legend

- 1 mile radius demo info
- 3 mile radius demo info
- 5 mile radius demo info



KEY FACTS

15 minutes ▼

78,814

Population



Median Age



Average Household Size

\$93,746

Median Household Income

15,802

2023 Owner Occupied Housing Units (Esri)

15,937

2023 Renter Occupied Housing Units (Esri)

BUSINESS

15 minutes ▼



4,545

Total Businesses



43,330

Total Employees

HOUSING STATS

15 minutes ▼



\$678,224

Median Home Value



\$12,753

Average Spent on Mortgage & Basics



\$1,451

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: \$25,000 - \$34,999 (4.3%)

15 minutes ▼

Indicator ▲	Value	Diff
<\$15,000	7.5%	+1.3%
\$15,000 - \$24,999	4.7%	+0.2%
\$25,000 - \$34,999	4.3%	+0.6%
\$35,000 - \$49,999	8.3%	+0.5%
\$50,000 - \$74,999	15.5%	+0.5%
\$75,000 - \$99,999	12.2%	-0.4%
\$100,000 - \$149,999	23.0%	-0.6%
\$150,000 - \$199,999	9.4%	-1.0%
\$200,000+	15.1%	-0.9%

Bars show deviation from

Gallatin County ▼

Variables	5 minutes	10 minutes	15 minutes	ZIP Codes 59715 (Bozeman)	Counties Gallatin County	States Montana	United States of America	Variables	5 minutes	10 minutes	15 minutes
2022 Total Population	6,777	40,441	78,814	40,022	135,227	1,144,799	339,887,819	2022 Per Capita Income	\$69,613	\$49,974	\$51,209
2022 Household Population	6,602	36,632	74,747	37,019	131,058	1,115,471	331,671,159	2022 Median Household Income	\$96,511	\$85,403	\$93,746
2022 Family Population	3,958	20,018	46,156	22,781	91,650	851,883	264,093,561	2022 Average Household Income	\$147,858	\$123,470	\$127,661
2027 Total Population	7,247	44,222	87,365	43,899	148,772	1,205,657	347,149,422	2027 Per Capita Income	\$77,988	\$55,603	\$56,894
2027 Household Population	7,072	40,413	83,298	40,896	144,603	1,176,329	338,932,762	2027 Median Household Income	\$107,651	\$97,223	\$103,835
2027 Family Population	4,251	22,095	51,209	24,968	100,734	895,113	269,093,856	2027 Average Household Income	\$166,512	\$137,396	\$142,474

Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

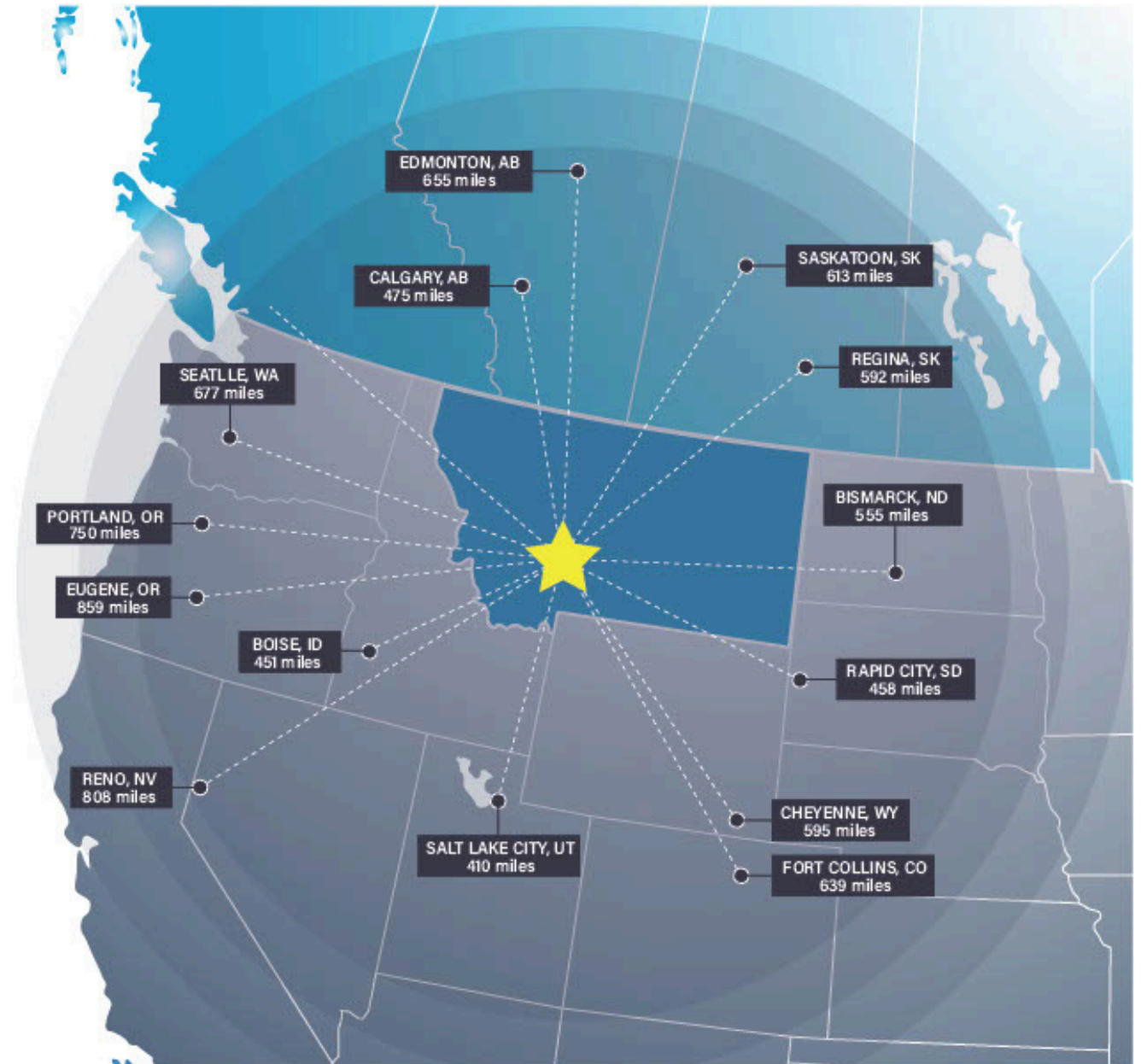


Bozeman Access

Bozeman offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Bozeman is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 means Montana's major cities including Billings, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Bozeman Yellowstone International Airport round out the city's access to a multimodal transportation network.



Top Employers

Montana State University

5,000+ employees

Bozeman Health

1000+ employees

Oracle

250+ employees

Kenyon Noble Lumber & Hardware

250+ employees

Bozeman Public School District

1,000+ employees

Simm's Fishing Products

100+ employees

Glacier Bancorp

100+ employees

Costco

100+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

World's Greatest Places 2023

Time Magazine

James Beard Award Winning Restaurants

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

#1 Best Micropolitan Economy in America

2018-2023

#5 Best Places to Retire

Self-Made

#3 Best Drinking Water in America

American Water Works, 2023

#1 Best College for Outdoor Sports & Recreation

Montana State University

300 Days of Sunshine a Year

Montana State University

Top 3% of colleges and universities in the nation for research expenditures

PEOPLE

42.9% Population Growth - 2012-2022

Bozeman has grown rapidly

Median Age 28 Years Old

The median age in the US is 39

68.8% Degreed

Associates degree or higher, 25.8% have a graduate level degree

31% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Management, Sales, Office and Administrative, Construction, Food Service

ACCESS

15 Minutes

Average Commute Time

12.8% Multimodal Commuters

Walk or bike to work

85 Hours Saved

85 hours saved in commute yearly over national average

24 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

5 Routes

Provided by a bus network across the City of Bozeman

7 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Tech Companies

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

36% Wage Growth

Over the past ten years

20% of Households have Self-Employment Income

A marker of the region's entrepreneurial mindset

Outdoor Gear Companies

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



Brokerage Advisors



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



RYAN SPRINGER, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.

Brokerage Advisors



CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CASEY ROSE, CCIM

Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



DYLAN HARRINGTON

**Commercial Real Estate Advisor
& Transaction Coordinator**

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.



JOE TREDIK

Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.

Operations & Data Team



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.



SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team



MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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