



OFFICE BUILDING FOR LEASE

HIGH TECH OFFICE/MANUFACTURING SPACE FOR LEASE



110 Enterprise Blvd,
Bozeman, MT 59718
12,912 SF Total



SterlingCRE
ADVISORS



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718 W. BABCOCK STREET,
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BOZEMAN, MT 59715
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Property Description

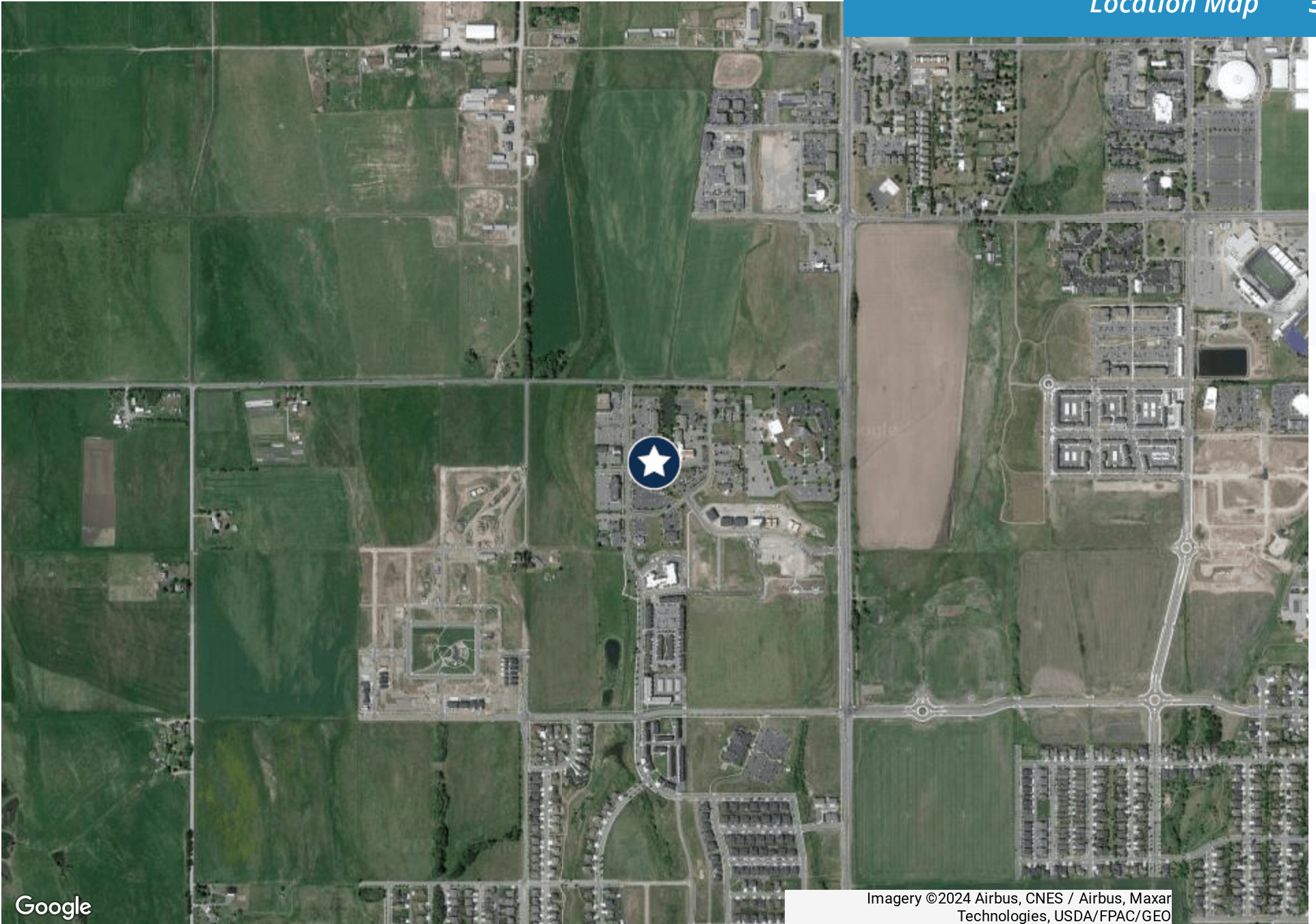
SterlingCRE is proud to present this 12,912 square foot, two story office building situated just south of Montana State University in the Genesis Business Park. This space has a modern feel with an elevator, kitchenettes on both floors, and a mix of open workspace and private offices. There are 12+ private offices, five conference rooms, restrooms on each floor, and 50+ parking stalls. The space will be ready as early as November 1st.

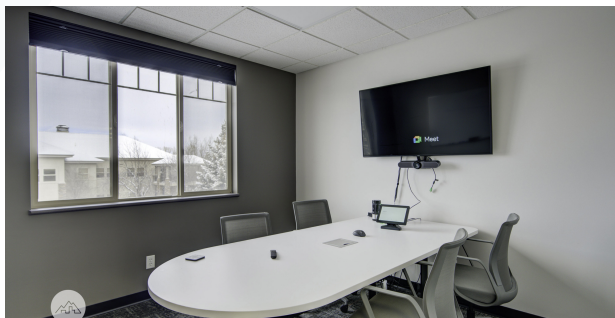
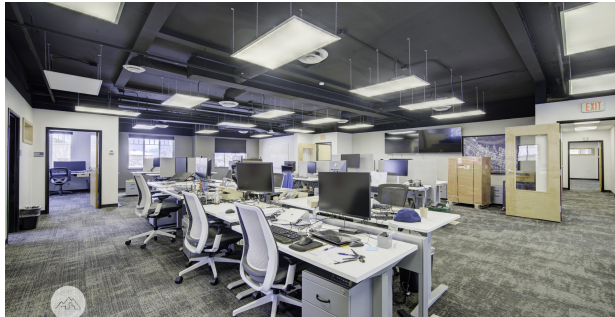
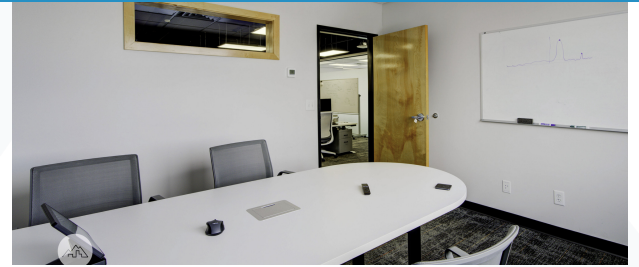
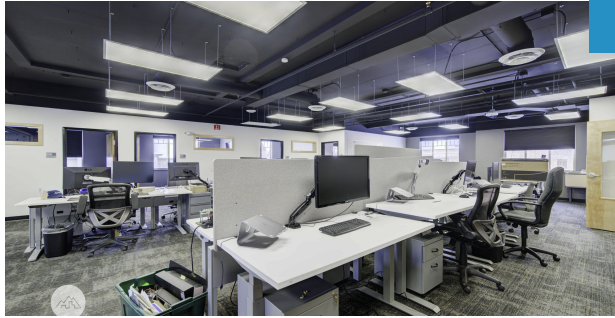
Property Highlights

- Desirable Market
- Quality Construction
- Ample Parking
- Renovated in 2019

Offering Summary

Address:	110 Enterprise Boulevard
Lease Rate:	\$21.00 SF/YR NNN
NNN Amount:	Approximately \$6.00 SF/YR
Number of Units:	1
Available SF:	12,912 SF
Lot Size:	0.98 Acres
Building Size:	12,912 SF

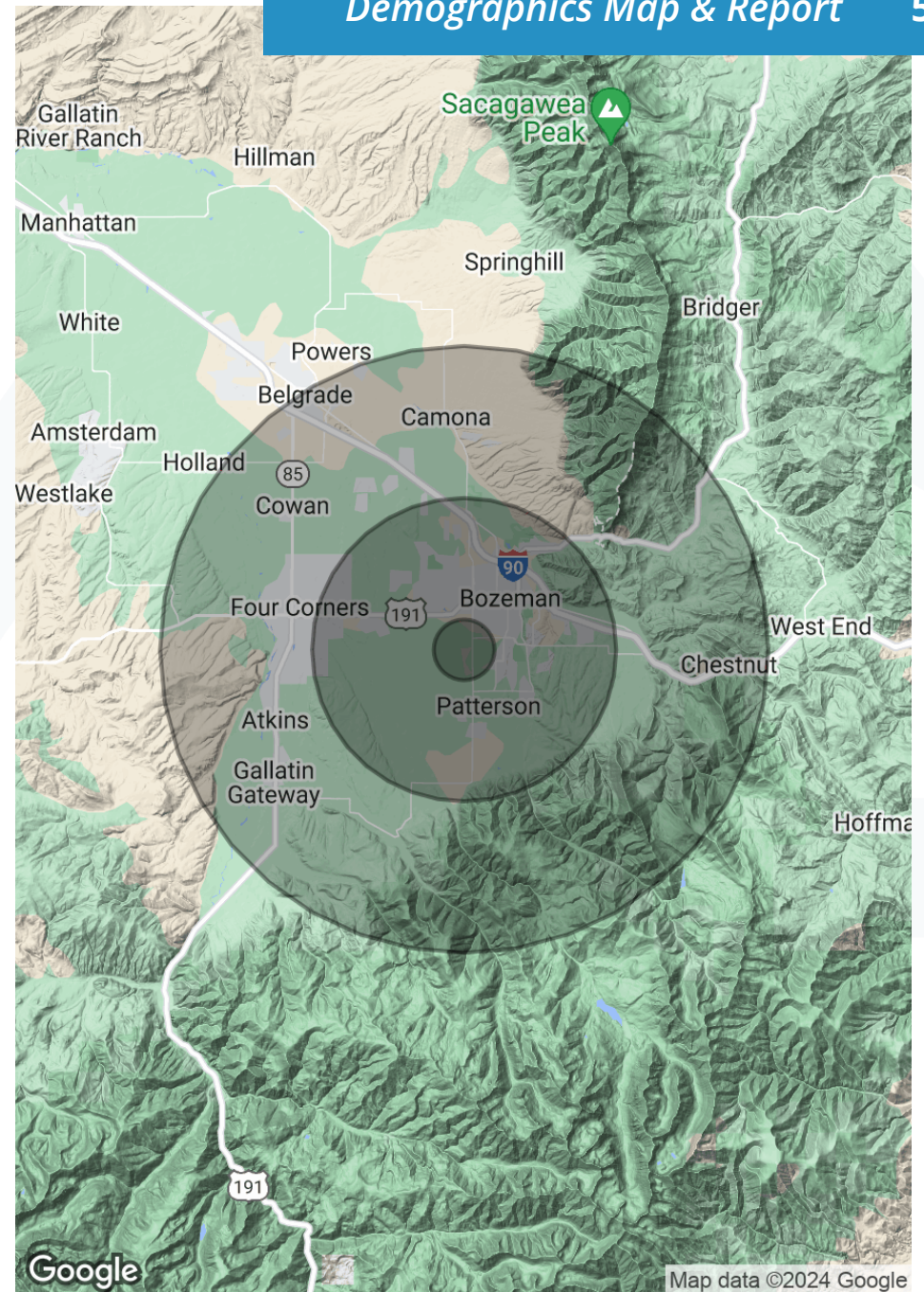




Population	1 Mile	5 Miles	10 Miles
Total Population	2,129	60,338	80,327
Average Age	21.6	30.2	32.2
Average Age (Male)	22.4	29.9	31.8
Average Age (Female)	20.6	30.9	32.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	551	24,957	33,063
# of Persons per HH	3.9	2.4	2.4
Average HH Income	\$48,862	\$61,992	\$66,583
Average House Value	\$312,624	\$270,218	\$275,277

* Demographic data derived from 2020 ACS - US Census





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