



SterlingCRE
ADVISORS

**Professional Office Space for
Lease in Bozeman**
3950 Valley Commons Drive, Suite #3
Bozeman, Montana
±1,413 SF | Commercial Office

Exclusively listed by:

Ryan Springer, CCIM

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Opportunity Overview

SterlingCRE Advisors is pleased to offer this ±1,413 square foot ground-floor office suite in Valley Commons Business Park, just ±3.4 miles from downtown Bozeman off Huffine Lane. Located at 3950 Valley Commons Drive, this thoughtfully designed space includes three private offices, a kitchenette, a private restroom, and a waiting area providing a practical and efficient layout ideal for a range of business needs.

Zoned B-P (Business Park), the property allows for diverse professional uses and benefits from its proximity to the Ferguson Farm subdivision, which offers a variety of restaurants, coffee shops, and retail options. Additionally, the Ridge Athletic Club is just a short drive away, providing convenient fitness and wellness opportunities for tenants.

This prime office space combines strategic location, accessibility, and practicality, making it an excellent choice for businesses looking to establish or expand in Bozeman’s growing commercial market. NNN expenses are estimated at \$5.63/SF/YR.



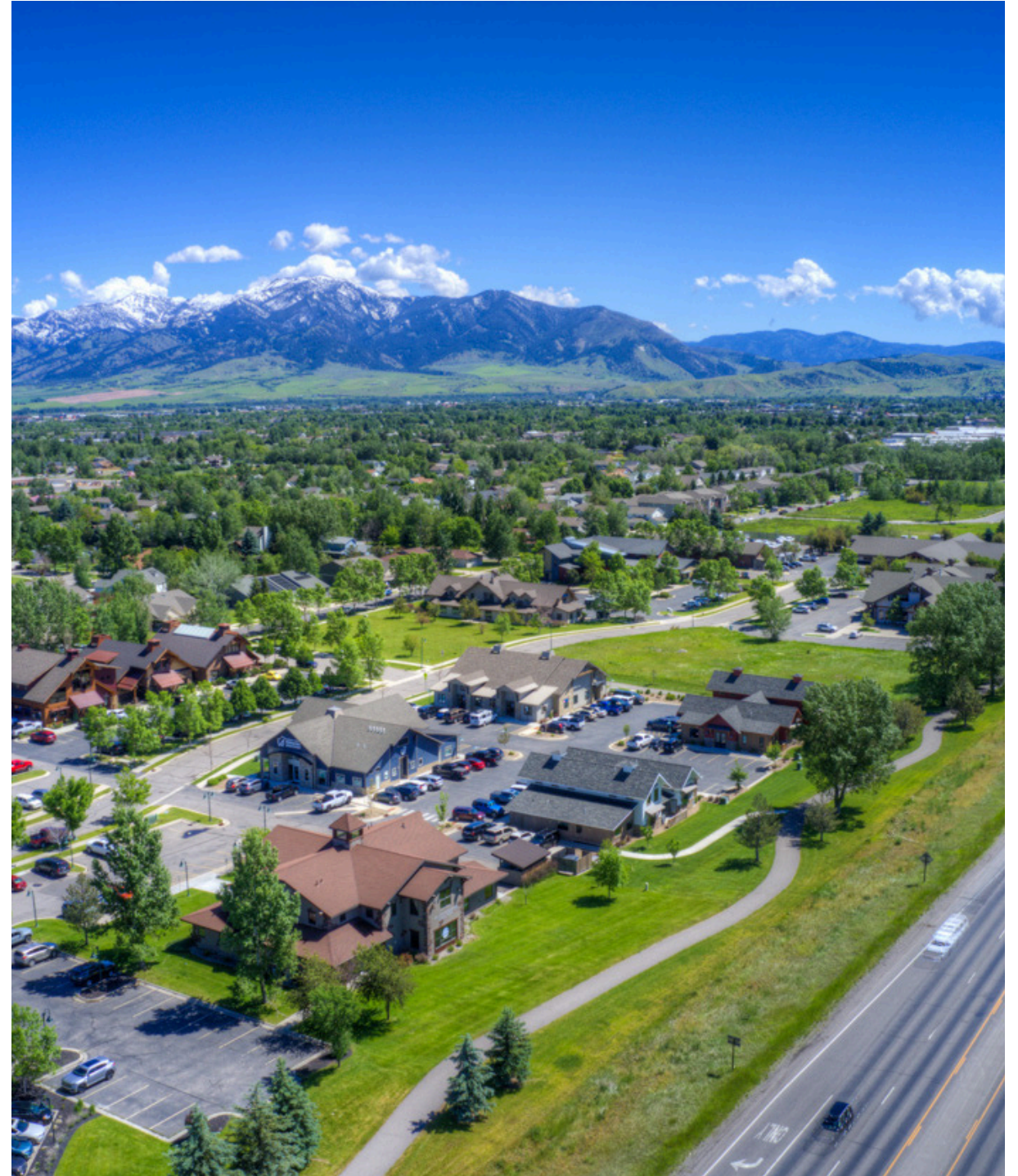
Address	3950 Valley Commons Drive Suite #3
Property Type	Office
Lease Rate	\$21.00/SF NNN
Estimated NNN	\$5.63/SF for taxes and insurance; tenant to contract with maintenance vendors and utilities at tenants expense
Total Square Feet	± 1,413 Square Feet

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	3950 Valley Commons Drive, Bozeman Montana
Property Type	Office
Access	East off South Ferguson Avenue on to Valley Commons Drive
Services	City Water & Sewer
Geocode	06-0798-0-4-02-09-7002
Zoning	B-P: Business Park District
Parking	Common, Paved
Private Office Count	Three (3)
Year Built	2019





Location

- \pm 3.4 miles from downtown Bozeman
- \pm 2.1 miles from Montana State University



Easy drive to nearby shops and restaurants including Whole Foods and Rosauers



Suite includes three (3) private offices a private restroom and kitchenette



Parking available in a common paved parking lot



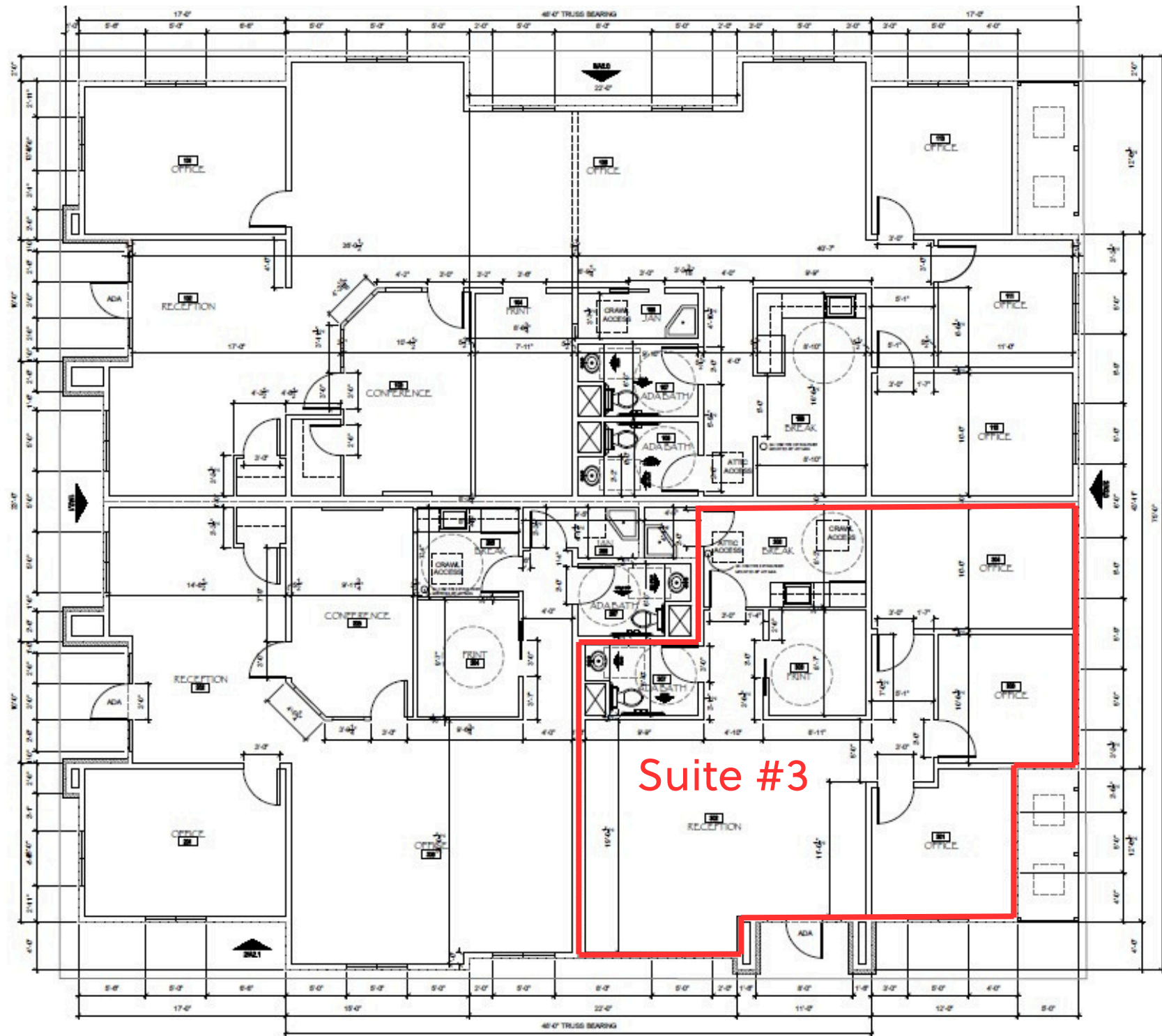
Modern and professional finishes

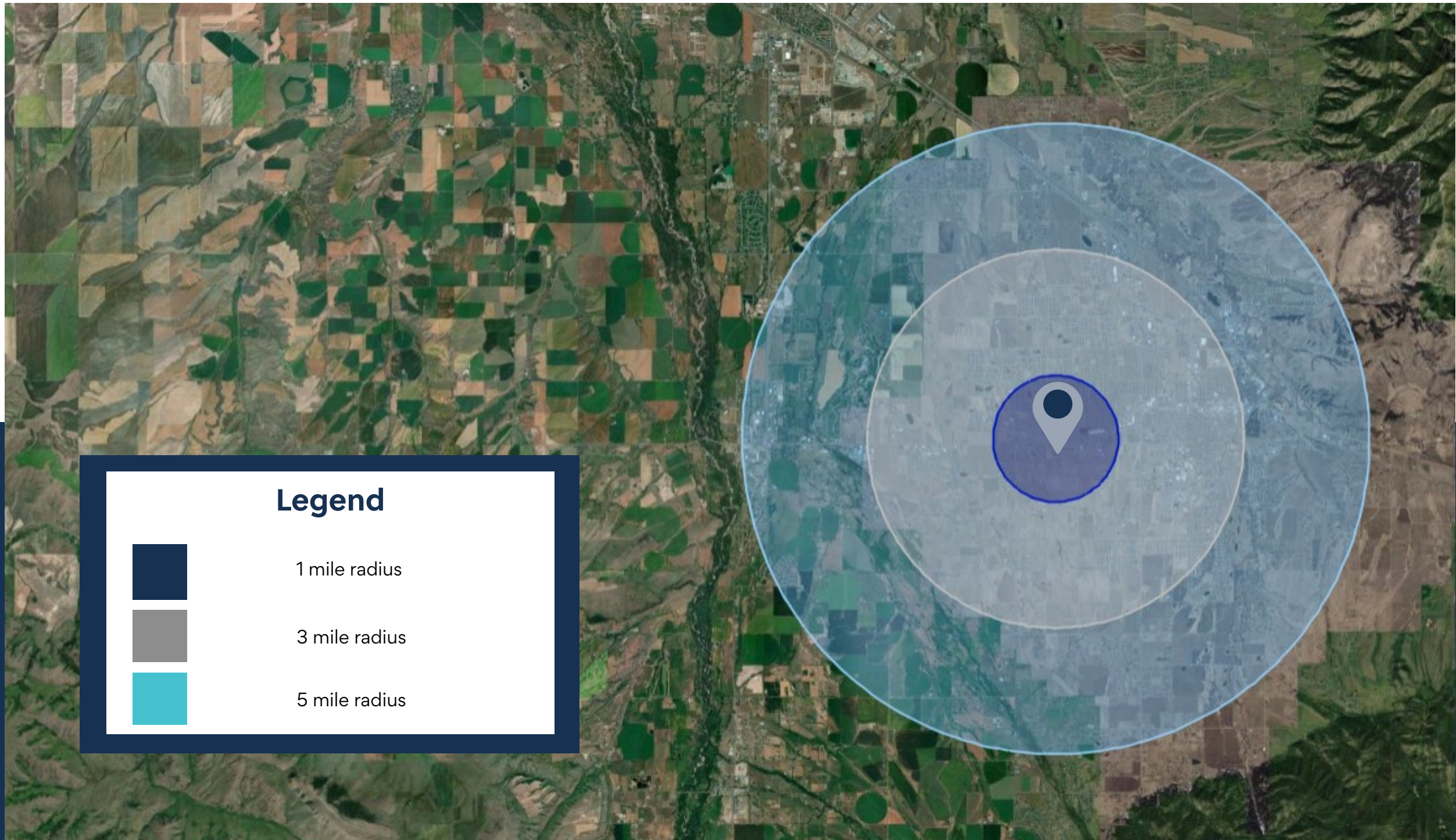
Centrally Located Office Space for Lease

Located along Huffine Lane in Bozeman, Montana. Near restaurants and professional services.









Legend



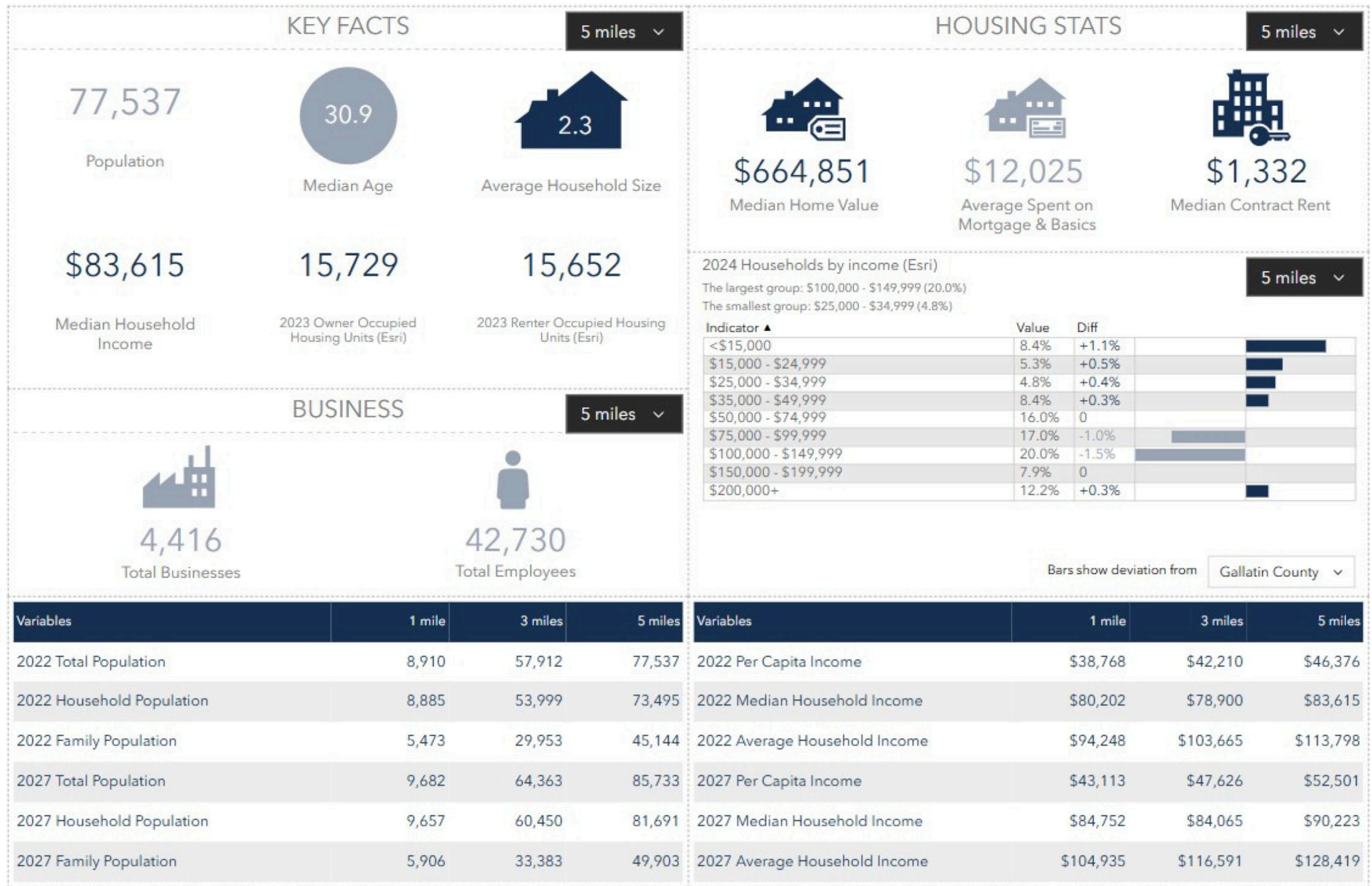
1 mile radius



3 mile radius



5 mile radius



Bozeman Air Service

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

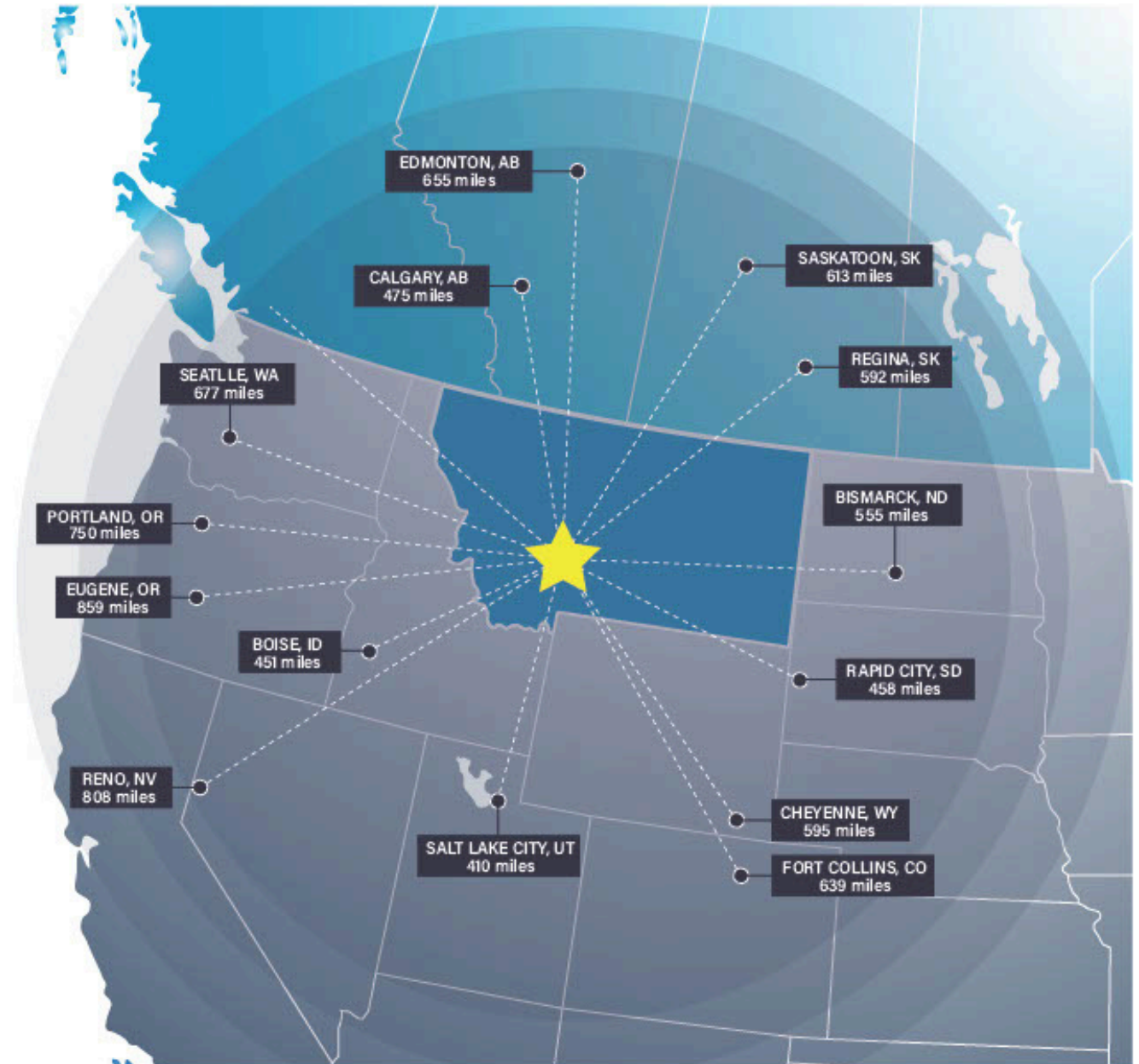


Bozeman Access

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.



Access Across the Northwest

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



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.



DYLAN HARRINGTON
Commercial Real Estate Advisor

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.



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.

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.



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.



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.

Operations & Data Team



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



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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