

Restaurant / Retail Pad Site up to 10,000 SF Building

- **Prime Access:** Centrally located in the heart of Bozeman, providing excellent connectivity.
- **Proximity to MSU:** Adjacent to Montana State University and its Innovation Campus.
- **Residential Growth:** Neighboring the new Edison 330-apartment complex.
- **Convenient Parking:** Shared parking areas available. 175 stalls
- **High Visibility:** Located on West Main Street/Highway 191, ensuring high visibility.
- **Retail Hub:** Across from new \$50M Gallatin Valley Mall renovation, Whole Foods, Co-Tenants Rosauer's Grocery, Kohl's, Orange Theory, Qdoba, City Brew, Verizon, Firehouse Subs, Edward Jones, Hokkaido Noodle, Power Hot Yoga, Wellness Works Massage, Urgent Care, Studio Barre, Jewelry Studio, Muse Salon, Dickey's BBQ, & Arby's, Huckleberry's Organic Market



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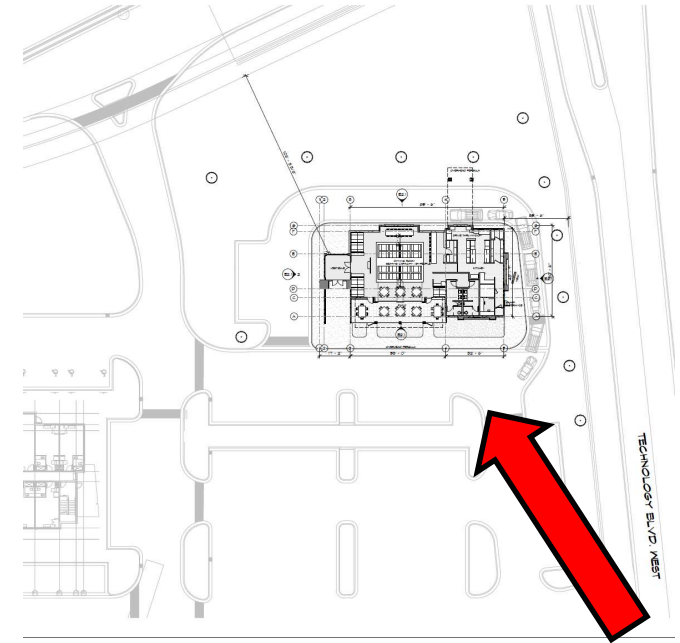
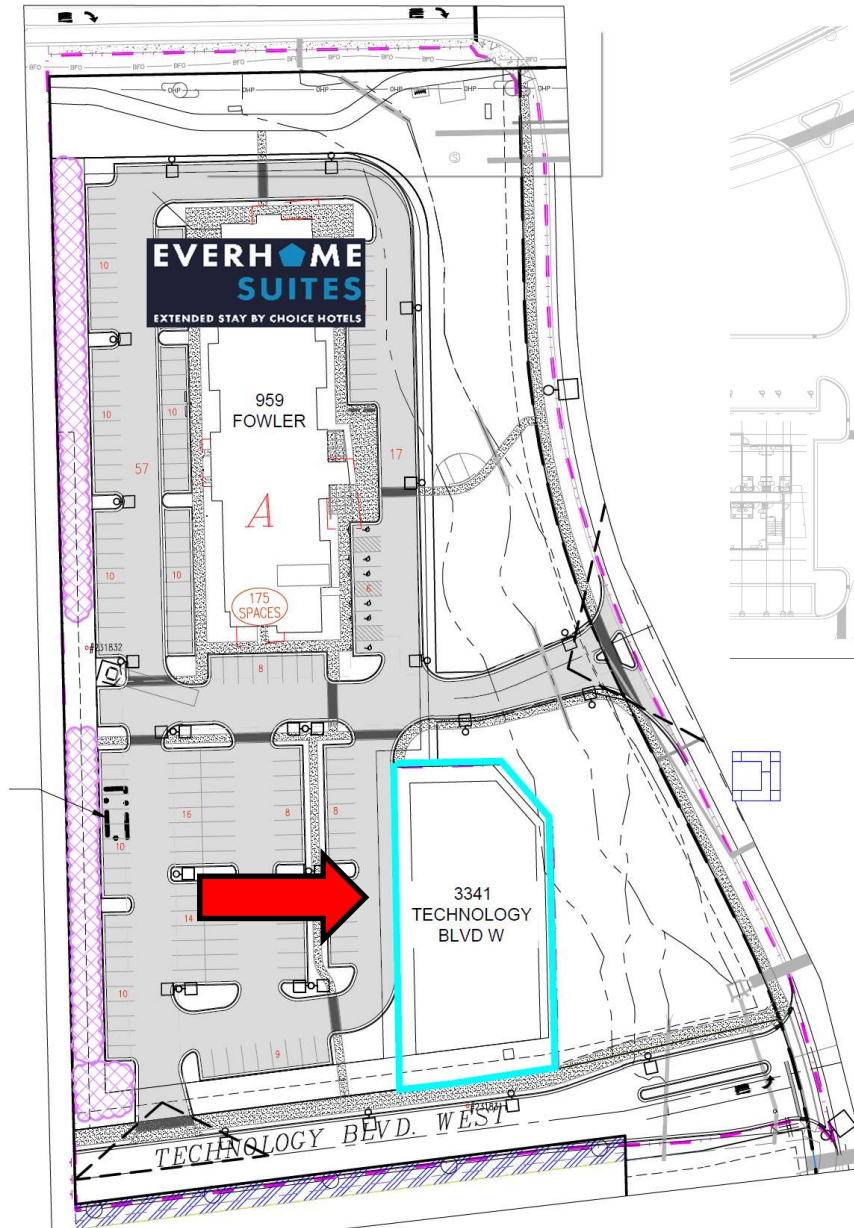
Cobb Realty Group
2880 Technology Blvd Suite 195
Bozeman, MT 59718

3341 Technology Blvd - Lot 2



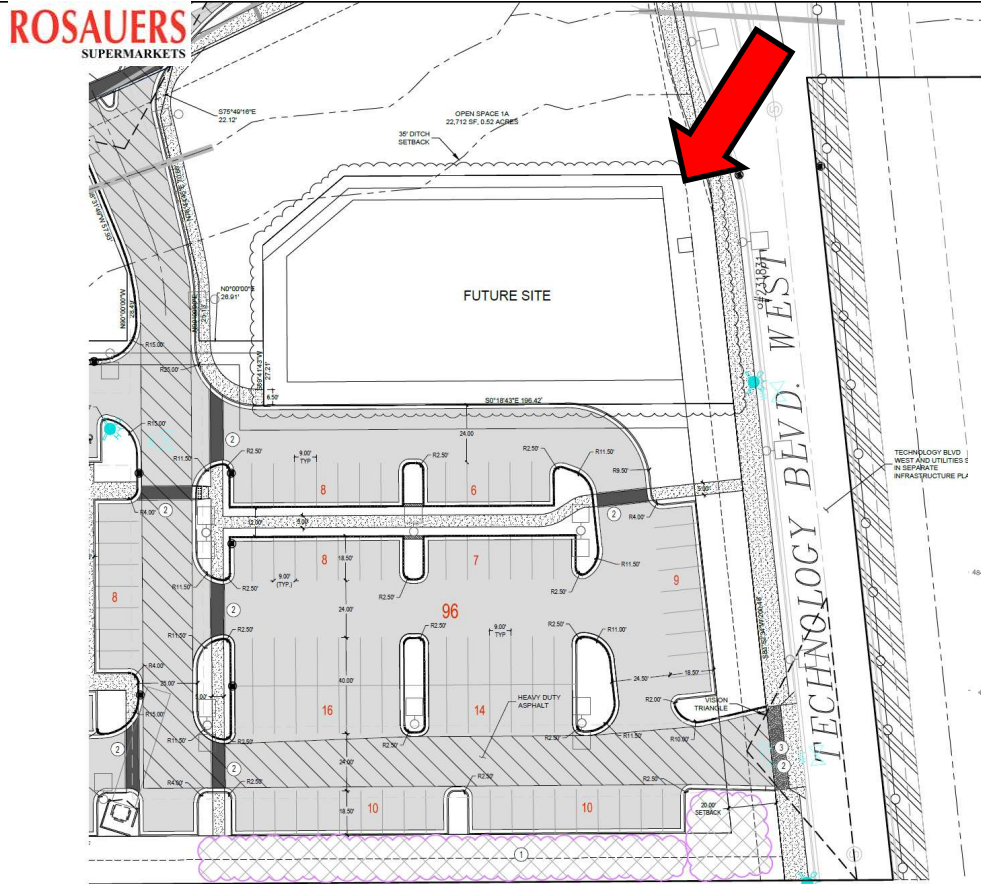
Pad Site Plan Configuration

- **Lot 2** – Usable lot area can accommodate a building up to 10,000 square feet, or a smaller with a possible drive-thru configuration.
- Building design can be customized to meet the primary tenant's needs.
- Potential to house multiple tenants.
- Ample parking available.
- Adjacent to Innovation Campus and Montana State University.
- Located in an Opportunity Zone.



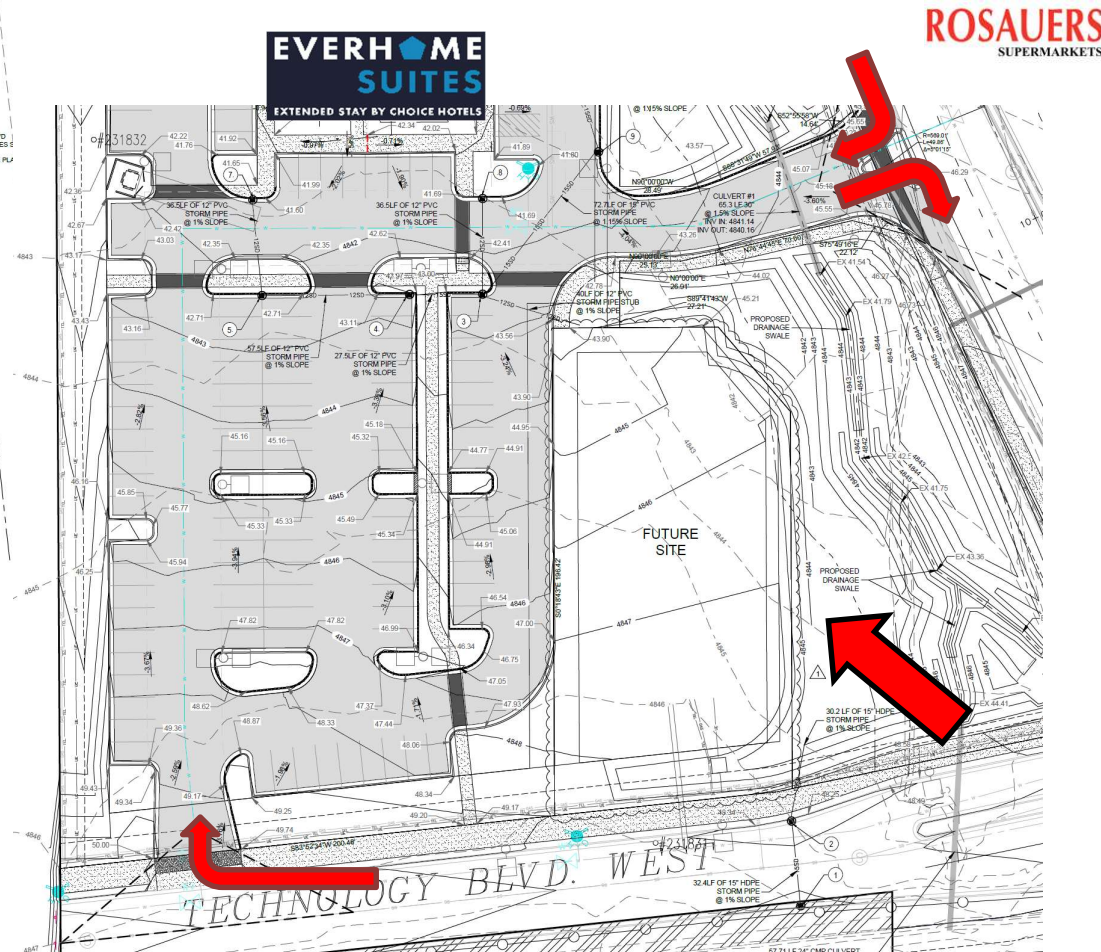
**Concept building illustrating
drive-thru configuration
option**

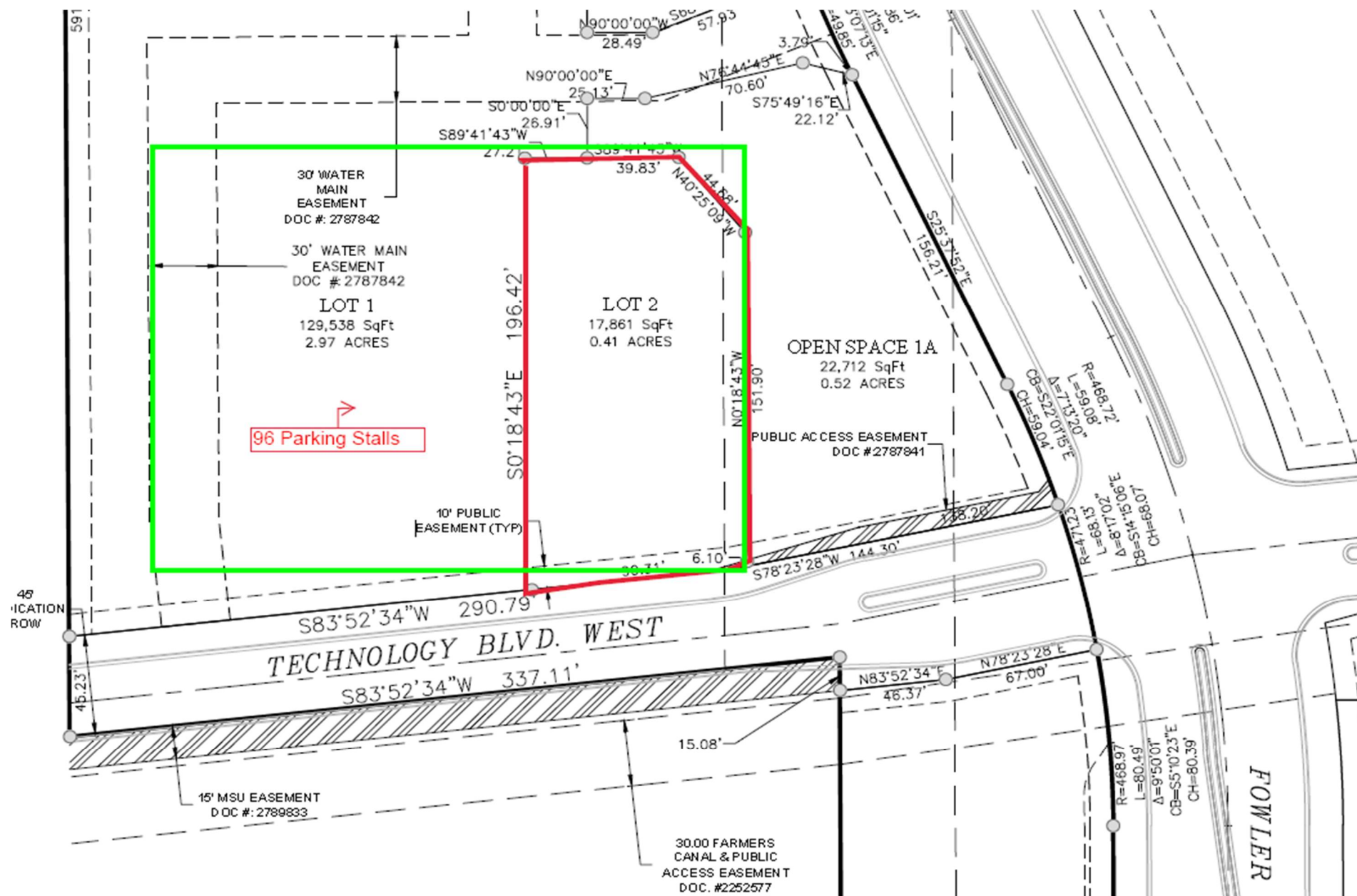
Pad Site Plan



Site can accommodate up to 5,500 SF Building or less with Drive-thru configuration with City Approval

Block 1 of phase 5 of Bozeman gateway subdivision P.U.D.
Lot 2 Situated in the NW 1 4 of section 14, township 2 south, range 5 east, principal meridian, City of Bozeman, Gallatin county, Montana Zoned: B-2





Everhome Suites- Adjacent to Site



Bozeman Gateway Overall Site Plan





- State-of-the-art facilities for companies to locate
- Collaborative programs between MSU's faculty, researchers, and scientists work with private and government researchers and scientists
- These companies push forward cutting-edge science and advance technologies
- MSU students gain hands-on learning experiences
- MSU Innovation Campus will amplify research, commercialize new technologies, and catalyze Montana's entrepreneurial ecosystem.
- Aurora (Lidar) Technologies – 78,000 SF Facility
- Hyundai New Horizons Studio- \$20 million investment
- Applied Research Labs
- Impact on Bozeman Gateway is substantial
- Benefits the Restaurants & Retailers
- Will be an added benefit to a Hotel operation with proximity to both Innovation and MSU campuses
- Montana State University has grown into a comprehensive university:
 - 774 full-time faculty,
 - Almost 15,000 students and growing
 - Over \$102 million in externally sponsored research conducted annually.
- <https://charterrealty.com/properties/msu-innovation-campus-2/>

INNOVATION CAMPUS POTENTIAL LAYOUT - 545,000 SF



