



**SterlingCRE**  
ADVISORS

## High Tech Office/Manufacturing Space

**110 Enterprise Boulevard**  
**Bozeman, Montana**

±12,912 Square Feet | Office/Tech Space

Exclusively listed by:

**Ryan Springer, CCIM**

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A D V I S O R S

## **Contents**

(click to jump to section)

[Executive Summary](#)

[Property Details](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

# Opportunity Overview

110 Enterprise Boulevard offers a modern and versatile setting for today’s businesses, with nearly 12,900 square feet of office and lab space designed to support both productivity and collaboration. The two-story layout blends private offices with open work areas, making it a great fit for tech firms, research groups, medical practices, or professional services. Each floor provides about 6,456 square feet and includes a mix of private offices, collaborative spaces, and five conference rooms designed to handle everything from client meetings to team huddles. With elevator access, kitchenettes, and restrooms on both levels, the building is designed for convenience, while clean, contemporary finishes give the space a polished and professional feel. Currently, three suites are available, ranging in size from 2,479 to 2,616 square feet, giving businesses the flexibility to choose the footprint that best fits their needs.

Located on almost an acre in the Genesis Park Subdivision, the property sits just south of Montana State University, offering a prime spot close to campus, research partners, and a steady pipeline of talent. Its location provides excellent access to main roads and the broader Bozeman business community, making it easy for staff, clients, and collaborators to connect.

## Interactive Links

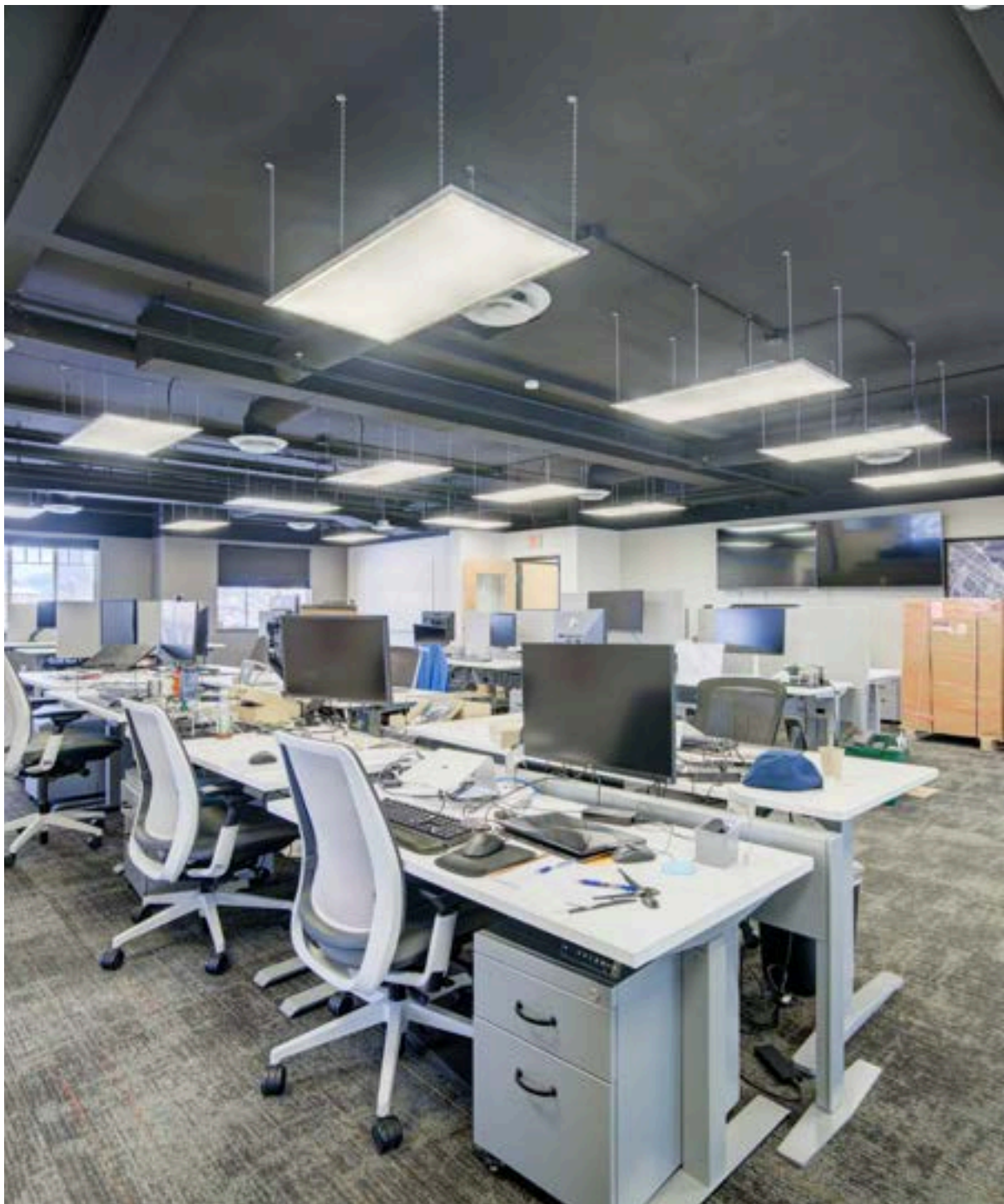
 [Link to Listing](#)

 [Street View](#)

Address	110 Enterprise Boulevard
Lease Rate	\$21.00/SF NNN
Property Type	Office/Tech
Building Size	± 12,912 SF
NNN Fees	\$6.00 SF/Year (estimated)

# Lease Spaces

Suite #	Tenant	Size	Lease Rate	Estimated NNN Expense	Description
101	Leased	±3,036 SF	-	-	-
102	Vacant	±2,932 SF	\$21/SF/YR	±\$6.50	<ul style="list-style-type: none"><li>• 2 Offices</li><li>• Open Work Area</li><li>• Common Area Bathrooms</li></ul>
201	Vacant	±3,383 SF	\$21/SF/YR	±\$6.50	<ul style="list-style-type: none"><li>• 5 Private Offices</li><li>• 1 Conference Room</li><li>• Open Work Space</li><li>• Common Area Bathrooms</li></ul>
202	Vacant	3,274 SF	\$21/SF/YR	±\$6.50	<ul style="list-style-type: none"><li>• 5 Private Offices</li><li>• Open Work Space</li><li>• Common Area Bathrooms</li></ul>



**Two-stories with a mix of  $\pm 12$  private offices and open office spaces**



**Amenities include an elevator, five conference rooms, and restrooms + kitchenette on each level**



**Conveniently located just south of Montana State University in a campus-like setting**



**Plenty of on-site parking for staff and clients with  $\pm 50$  parking spots**



**Renovated in 2019, and well-maintained with modern finishes**

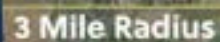
# LOCATION

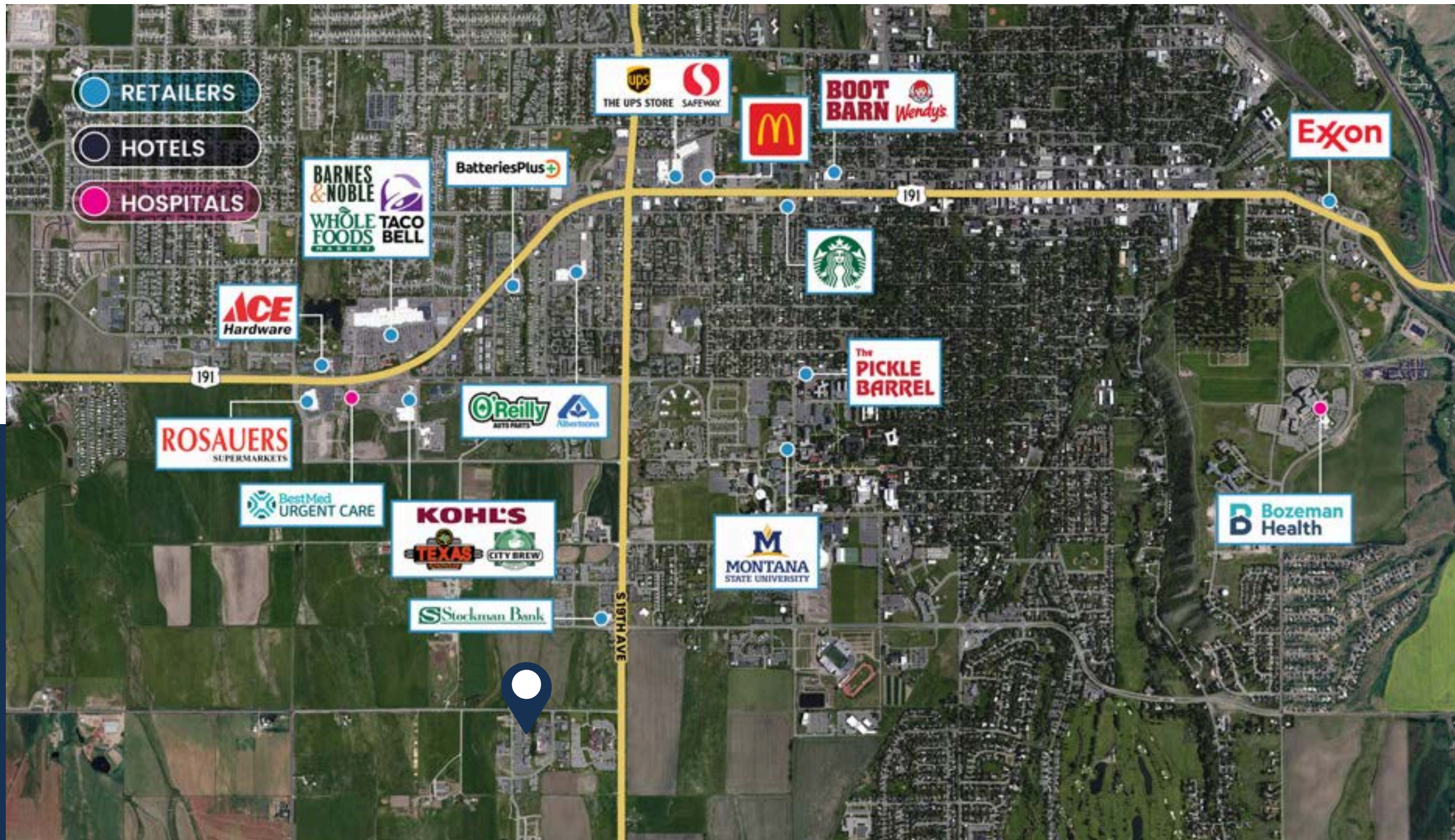


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Image Courtesy of Google Earth





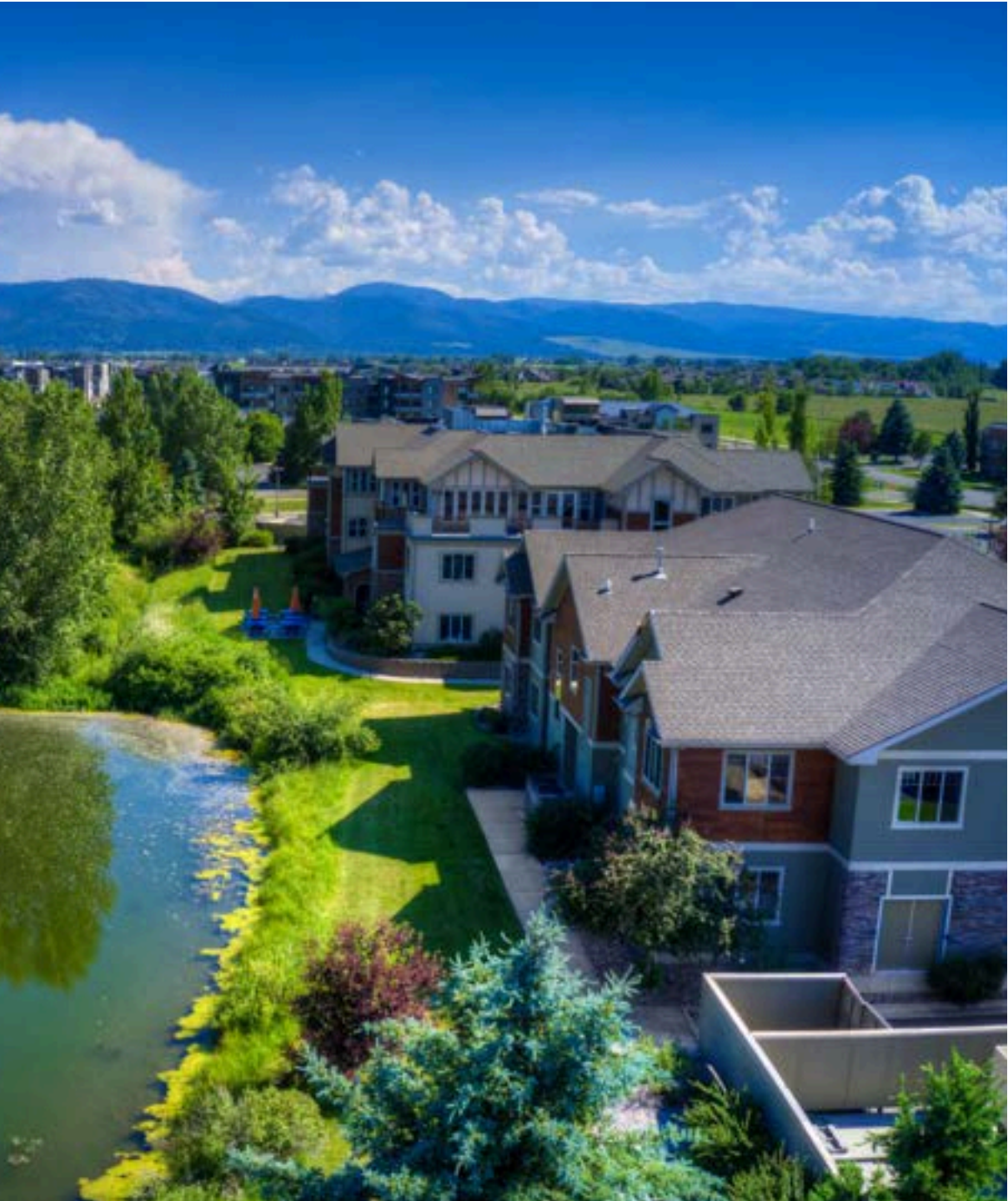
Retailer Map

# PROPERTY DETAILS



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NOTE:  
This floor plan is based on original building drawings and is provided for general reference only. While reasonable efforts have been made to ensure its accuracy, the actual dimensions, and other details may differ from the actual structure. This plan may not reflect current conditions, including renovations or modifications made since the original construction. No warranty or representation, express or implied, is made regarding the accuracy or completeness of this information.

OCCUPANCY GROUP LEGEND

- SECOND FLOOR COMMON AREA
- COMMON AREA
- OFFICE FLOOR COMMON AREA
- MECH.
- STORAGE

# MARKET OVERVIEW



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# Bozeman Air Service

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

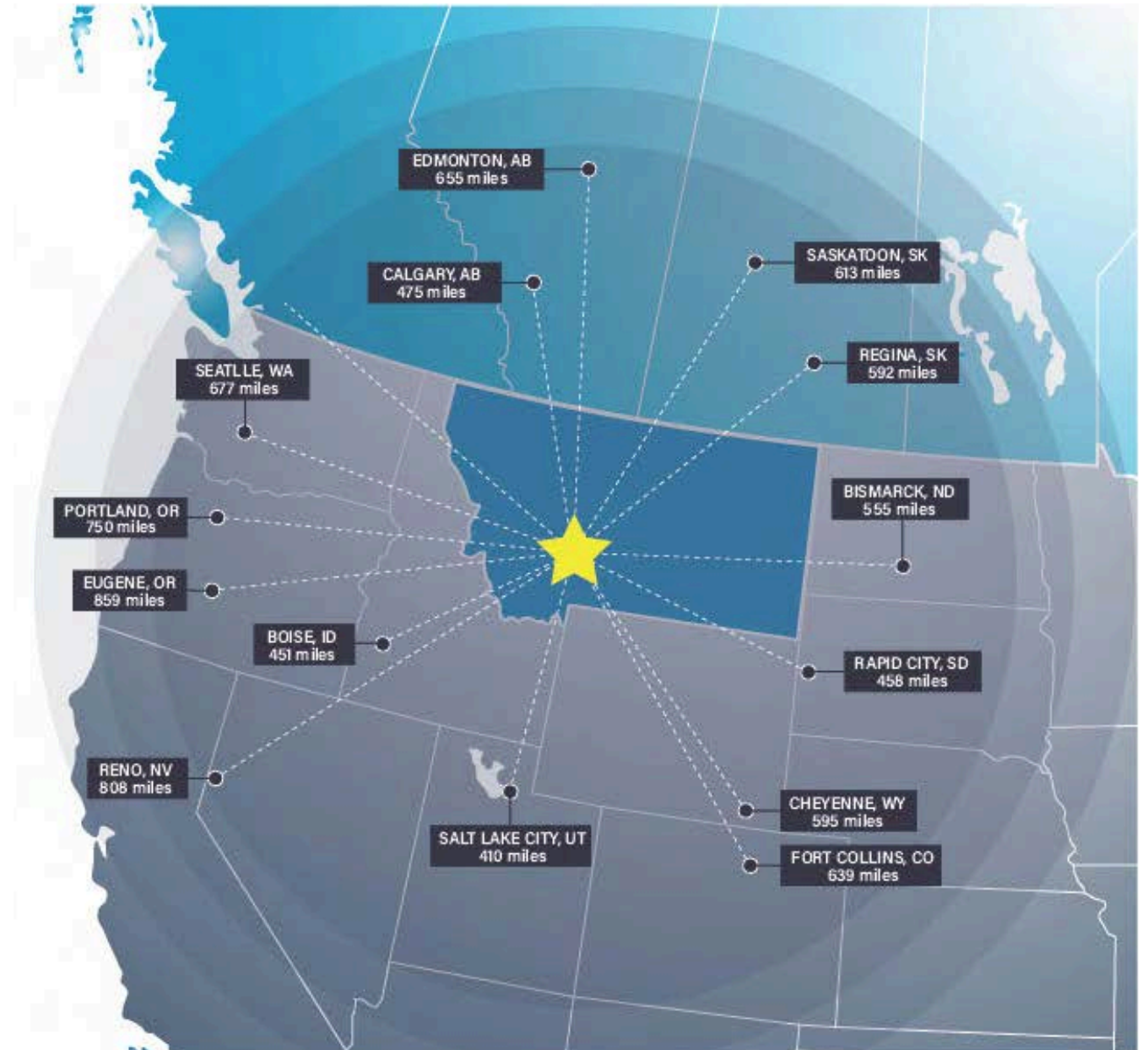


# Bozeman Access

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](http://lmi.mt.gov) & Zippia | [zippia.com](http://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.



**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**

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.

# 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.



**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.



**JANNA GOACHEE**

**Commercial Real Estate Advisor**

Janna Goachee leverages her background in consulting and real estate investment to guide clients through strategic decisions. With a focus on tailored solutions and a deep understanding of the Flathead community, Janna ensures that businesses find the perfect fit for their real estate needs.



**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.



**CHRIS BRISTOL**  
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



**JUDY POWELL**  
Accounting Manager

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.



**BRIDGET BAXTER**  
Chief Operating Officer

Bridget is an integral part of the Sterling team, managing the Sterling family of companies to position them for future growth while keeping the day-to-day operations running smoothly. She has extensive real estate experience and has managed mixed-use development projects from construction through lease-up.

# 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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