



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	6,233 SF
Available SF:	6,233 SF
Number of Units:	1
Year Built:	1994
Renovated:	2015

PROPERTY OVERVIEW

Set in a busy retail corridor, 2407 West Main Street offers a convenient location with ample parking available. The office features open work areas and private rooms across the two-floor layout.

A conference room and kitchenette are found on the first floor, with accessible restrooms and a spacious interior to welcome clients. The second floor offers a large open breakroom with another kitchenette. Nearby services include medical providers, ski shops, home goods, and financial services.

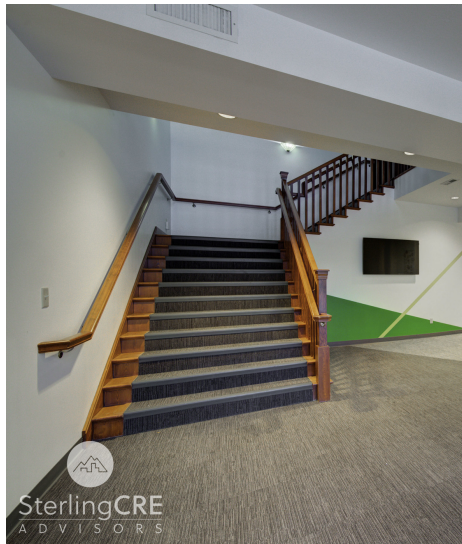
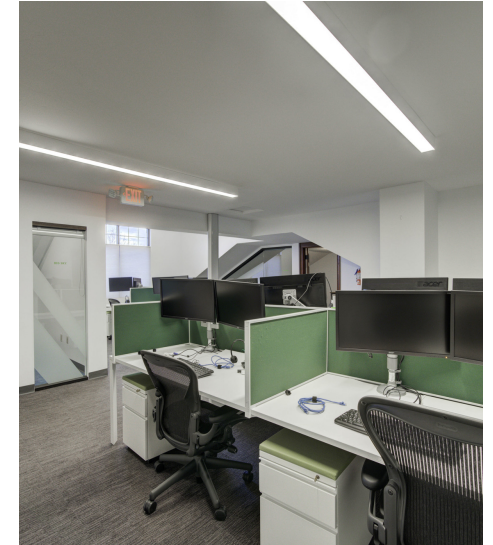
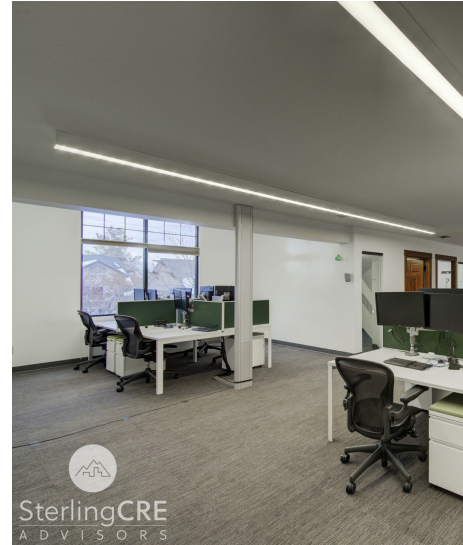
PROPERTY HIGHLIGHTS

- Open work areas
- Large breakroom
- Two kitchenettes, one on each floor
- Conference room



ADDITIONAL PHOTOS

Spacious Office Condo | 2407 W Main Street Bozeman, MT 59715



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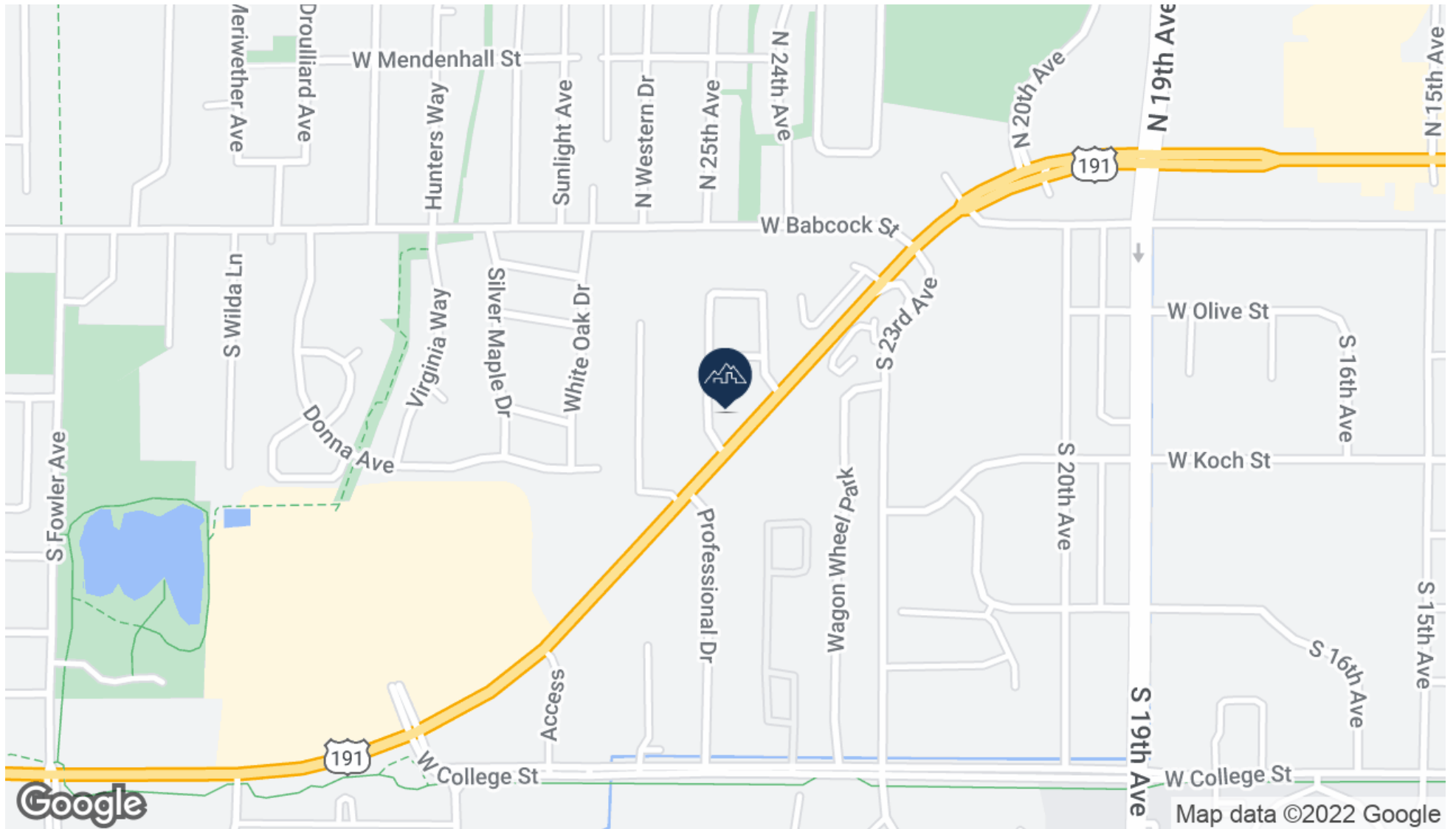
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LOCATION MAP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

