

OFFICE BUILDING FOR SALE

# INVESTMENT OPPORTUNITY-GOVERNMENT LEASED OFFICE BUILDING

*1820 Meadowlark Lane, Butte, MT 59701*

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**PROPERTY DESCRIPTION**

Centrally located in Butte, Montana, this investment, quality asset offers stable income backed by government tenants and long-term occupancy.

The property is leased to three established agencies: the United States Forest Service (GSA), the Montana Division of Criminal Investigation, and Montana Fish, Wildlife & Parks. The Forest Service serves as the anchor tenant, and along with the specialized warehouse and yard space, supports long-term operational stability. The building has been well maintained, helping retain tenants and limit near-term capital improvements. Investors benefit from rental income, essential occupancy, and the strong credit profile of state and federal leases.

A secure, income-producing asset designed for investors seeking predictable returns with limited operational involvement.

**OFFERING SUMMARY**

Sale Price:	\$6,713,000
Number of Units:	3
Lot Size:	3.53 Acres
Building Size:	28,926 SF
NOI:	\$436,332.00
Cap Rate:	6.5%

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## PROPERTY DETAILS & HIGHLIGHTS

INVESTMENT OPPORTUNITY-GOVERNMENT LEASED OFFICE BUILDING  
BUTTE, MONTANA



Building Name	Investment Opportunity-Government Leased Office Building
Property Type	Office
Property Subtype	Institutional/Governmental
Building Size	28,926 SF
Lot Size	3.53 Acres
Building Class	B
Year Built	1990
Year Last Renovated	2023
Number of Floors	1
Parking Spaces	86
Number of Buildings	3

- Federal anchor tenancy
- Essential service users
- Specialized improvements that promote renewal probability
- Attractive option for passive investors and 1031 exchange buyers
- Long weighted average lease term
- Reginal hub supporting the largest National Forest operations in Montana

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### TENANT SUMMARY DESCRIPTION

- **United States Forest Service**

23,504 SF office | 51,520 SF ware yard | 86 parking spaces

Lease expiration: December 31, 2036

- **Montana Division of Criminal Investigation**

3,000 SF with shared parking & common areas

Lease expiration: September 30, 2029

- **Montana Fish, Wildlife & Parks**

1,522 SF office | 900 SF shop | 2,000 SF ware-yard use with shared parking & common areas

Lease expiration: June 30, 2029

### CAPITAL IMPROVMENTS DESCRIPTION

Ownership has consistently reinvested in the asset, reducing near-term capital risk for a future buyer.

- 2023 – Building Improvements: \$52,219
- 2019 – Interior Remodeling: \$38,705
- 2019 – New Asphalt: \$80,100
- 2017 – Site Improvements: \$23,011
- 2017 – Alarm System: \$37,560

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# RENT ROLL

## INVESTMENT OPPORTUNITY-GOVERNMENT LEASED OFFICE BUILDING BUTTE, MONTANA

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	US Forest Service	23,504 SF	81.26%	\$19.88	\$467,260	1/1/2017	2/29/2036
-	MT Department of Justice	3,000 SF	10.37%	\$17.50	\$52,500	10/1/2019	9/30/2029
-	MT Fish, Wildlife & Parks	2,422 SF	8.37%	\$14.99	\$36,313	7/1/2019	6/30/2029
<b>TOTALS</b>		<b>28,926 SF</b>	<b>100.00%</b>	<b>\$52.37</b>	<b>\$556,073</b>		
<b>AVERAGES</b>		<b>9,642 SF</b>	<b>33.33%</b>	<b>\$17.46</b>	<b>\$185,358</b>		



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<b>INCOME SUMMARY</b>	<b>2026 PROJECTED FINANCIALS</b>	<b>2025 FINANCIALS</b>
Vacancy Cost	\$0	\$0
<b>GROSS INCOME</b>	<b>\$556,073</b>	<b>\$558,794</b>
<b>EXPENSES SUMMARY</b>	<b>2026 PROJECTED FINANCIALS</b>	<b>2025 FINANCIALS</b>
Cleaning & Maintenance	\$50,000	\$49,583
Property Taxes & PTEP	\$37,741	\$33,149
Management & Accounting	\$20,700	\$33,948
Insurance	\$5,800	\$5,820
Security	\$3,500	\$3,536
Supplies	\$2,000	\$1,012
<b>OPERATING EXPENSES</b>	<b>\$119,741</b>	<b>\$127,048</b>
<b>NET OPERATING INCOME</b>	<b>\$436,332</b>	<b>\$431,746</b>

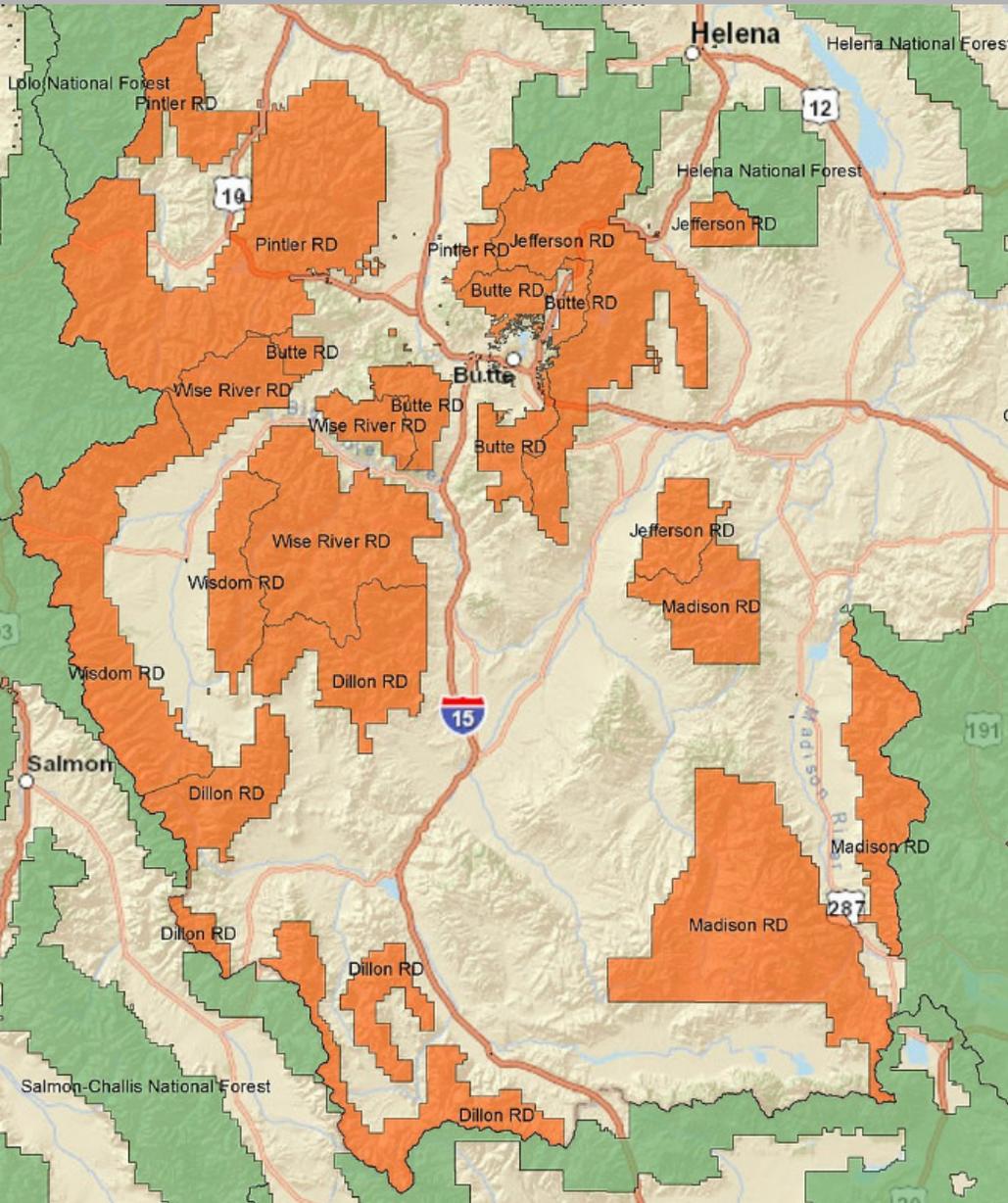
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GOVERNMENT TENANCY SERVING WESTERN MONTANA

The building is anchored by the **U.S. Forest Service**, operating as a critical regional hub serving **Southwestern Montana**. This location supports operations for the expansive **Beaverhead-Deerlodge National Forest**, the largest national forest in Montana encompassing more than 3 million acres. The service footprint includes Silver Bow, Beaverhead, Madison, Deer Lodge, Powell, Jefferson, and Granite Counties — a vast and resource-rich region encompassing:

- National forest lands
- Wilderness areas
- Grazing allotments
- Timber management zones
- Major recreation corridors
- Wildfire coordination territories

This is not a satellite office. The Butte location functions as a strategic administrative and operational center supporting forest management, fire response coordination, infrastructure oversight, and land stewardship across a significant portion of Western Montana

INVESTMENT SIGNIFICANCE

The regional scope of responsibility strengthens tenant stability. Relocation would require substantial operational restructuring, infrastructure investment, and re-coordination across multiple counties — creating meaningful inertia that supports long-term tenancy. With a federal anchor tenant serving one of the largest national forest regions in the state, investors benefit from:

- Essential-use occupancy
- Mission-critical operations
- Long-term federal lease structure
- Regional consolidation advantages

This asset represents stable cash flow backed by a federal agency with deep operational roots in Southwestern Montana.

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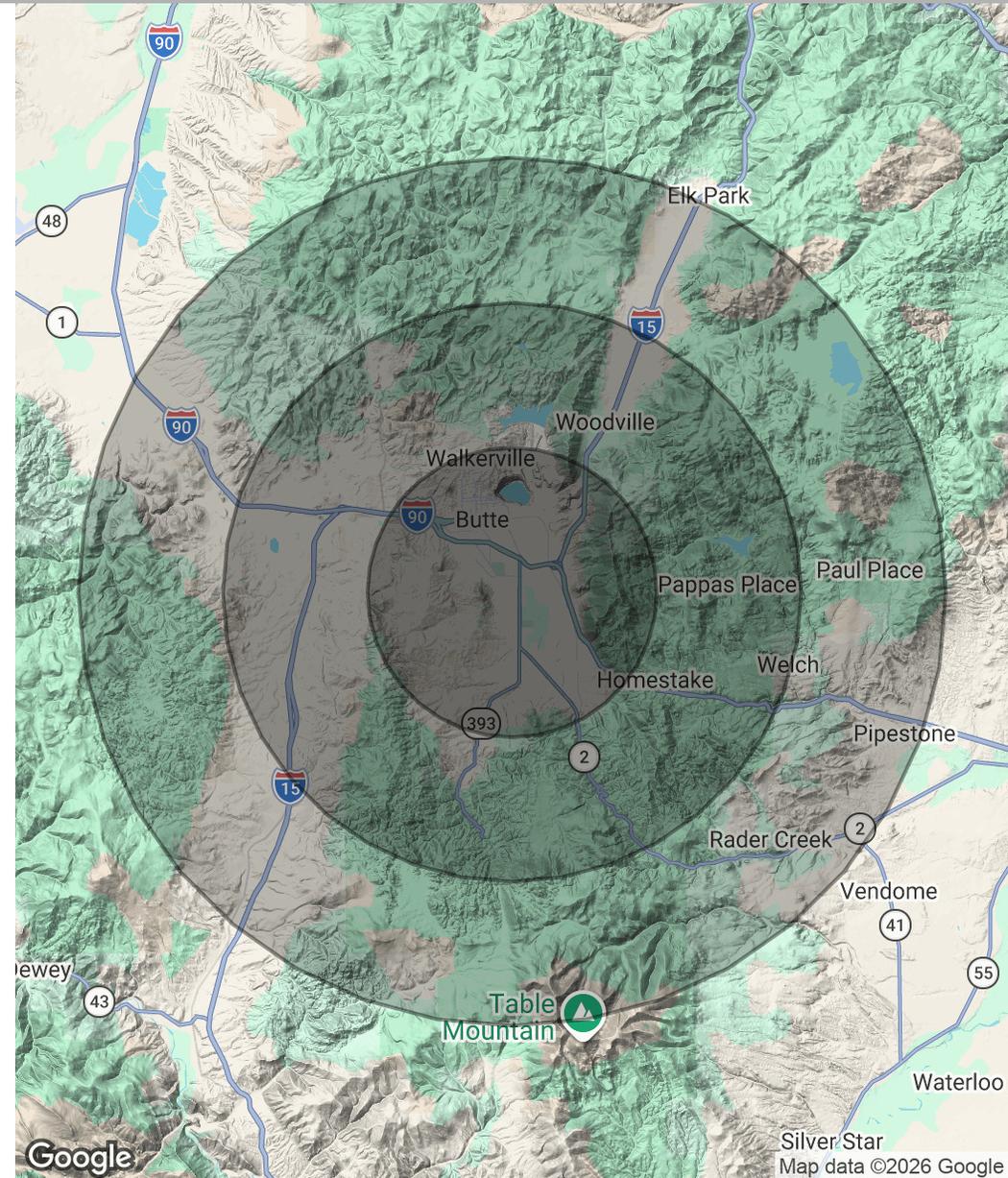
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# DEMOGRAPHICS MAP & REPORT

## INVESTMENT OPPORTUNITY-GOVERNMENT LEASED OFFICE BUILDING BUTTE, MONTANA

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	34,022	35,367	36,801
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	15,116	15,661	16,269
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$80,794	\$81,789	\$82,417
Average House Value	\$259,444	\$266,212	\$272,558

Demographics data derived from AlphaMap



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**1820 MEADOW LARK LANE, BUTTE MONTANA**

Real Estate Montana & Co. ("Broker"), as exclusive agent for the Owner ("Owner"), is pleased to present the opportunity to acquire the property located at 1820 Meadowlark Lane, Butte, Montana (the "Property"). The information contained in this Offering Memorandum ("Offering Memorandum") is confidential and furnished solely for the purpose of review by a prospective purchaser of the Property. This Offering Memorandum is not to be used for any other purpose or made available to any other person without the express written consent of Real Estate Montana & Co.

The material contained herein has been obtained from sources deemed reliable and in part from information supplied by the Owner; however, neither the Owner nor the Broker makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein or in any other written or oral communication transmitted to a prospective purchaser. All information is subject to errors, omissions, changes, withdrawal without notice, and prior sale.

Summaries of documents, including but not limited to leases, operating statements, or other materials, are provided for general reference only and are not intended to be comprehensive or all-inclusive. Prospective purchasers are expected to independently review all documents and conduct their own thorough investigation of the Property.

No financial projections, pro forma statements, or estimates contained herein shall be deemed to represent the current or future performance of the Property. Any projections are based upon assumptions regarding general economic conditions, market factors, competition, and other circumstances beyond the control of the Owner and Broker and are subject to material variation.

Prospective purchasers shall be responsible for conducting their own independent due diligence regarding the Property, including but not limited to physical condition, zoning, entitlement matters, environmental conditions, hazardous materials, regulatory compliance, income and expense verification, and any other matters deemed necessary to evaluate the Property.

An opportunity to inspect the Property will be made available to qualified prospective purchasers.

Neither the Broker nor its agents are authorized to make any representations, agreements, or warranties on behalf of the Owner other than as expressly set forth in a fully executed written purchase agreement.

The Owner and Broker expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and to terminate discussions with any party at any time without liability unless and until a definitive written agreement has been fully executed and delivered by all parties. This Offering Memorandum is the property of Real Estate Montana & Co. and is provided only to parties approved by the Owner and Broker.

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