



SterlingCRE
A D V I S O R S

Multi-Tenant Office Building for Sale | Partially Leased

351 Evergreen Dr
Bozeman, Montana

±7,805 SF | Commercial Office

Exclusively listed by:

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Opportunity Overview

351 Evergreen Drive offers a standalone office building split into two units totaling $\pm 7,805$ SF. Suite A is vacant, spanning $\pm 4,045$ SF with multiple offices, a conference room, restrooms and break areas. Suite B, at $\pm 3,760$ SF, features lab space, offices, restrooms and a break room.

Suite B is leased through October 2027, at \$20 SF NNN, generating \$75,192 in net operating income yearly. This opportunity is ideal for a user looking for additional income, while having the opportunity to expand when the lease expires.

This property is easily accessible from the interstate and Downtown Bozeman. It has convenient access from primary North/South arteries. The building sits on a ± 0.818 SF lot, which has 24 total parking stalls.



Address	351 Evergreen Dr Bozeman, MT
Property Type	Office
List Price	\$2,300,000
Total Square Feet	$\pm 7,805$ Square Feet
Suite A	$\pm 4,045$ SF (Delivered Vacant)
Suite B	$\pm 3,760$ SF Leased Through Oct. 2027 \$20 SF NNN / \$75,192 NOI
Total Acreage	± 0.818 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Property Details

Address	351 Evergreen Dr
Property Type	Office
Total Acreage	±0.818
Services	City Water and Sewer
Access	Evergreen Dr
Zoning	M2
Geocode	06-0799-06-2-04-02-0000
Parking	24 Parking Spots
Year Built	2017





Location:

- ± 2.3 miles from downtown Bozeman
- ± 0.33 miles from the I-90/N 7th Ave Interchange



Quality construction



Dedicated parking for employees



Great opportunity for an owner-occupier to utilize their own space while benefiting from rental income generated by the adjacent tenant



Space offers a Blend of open workspace, dedicated offices

Centrally Located Office Space for Lease

Located just north of Interstate-90 in Bozeman Montana.



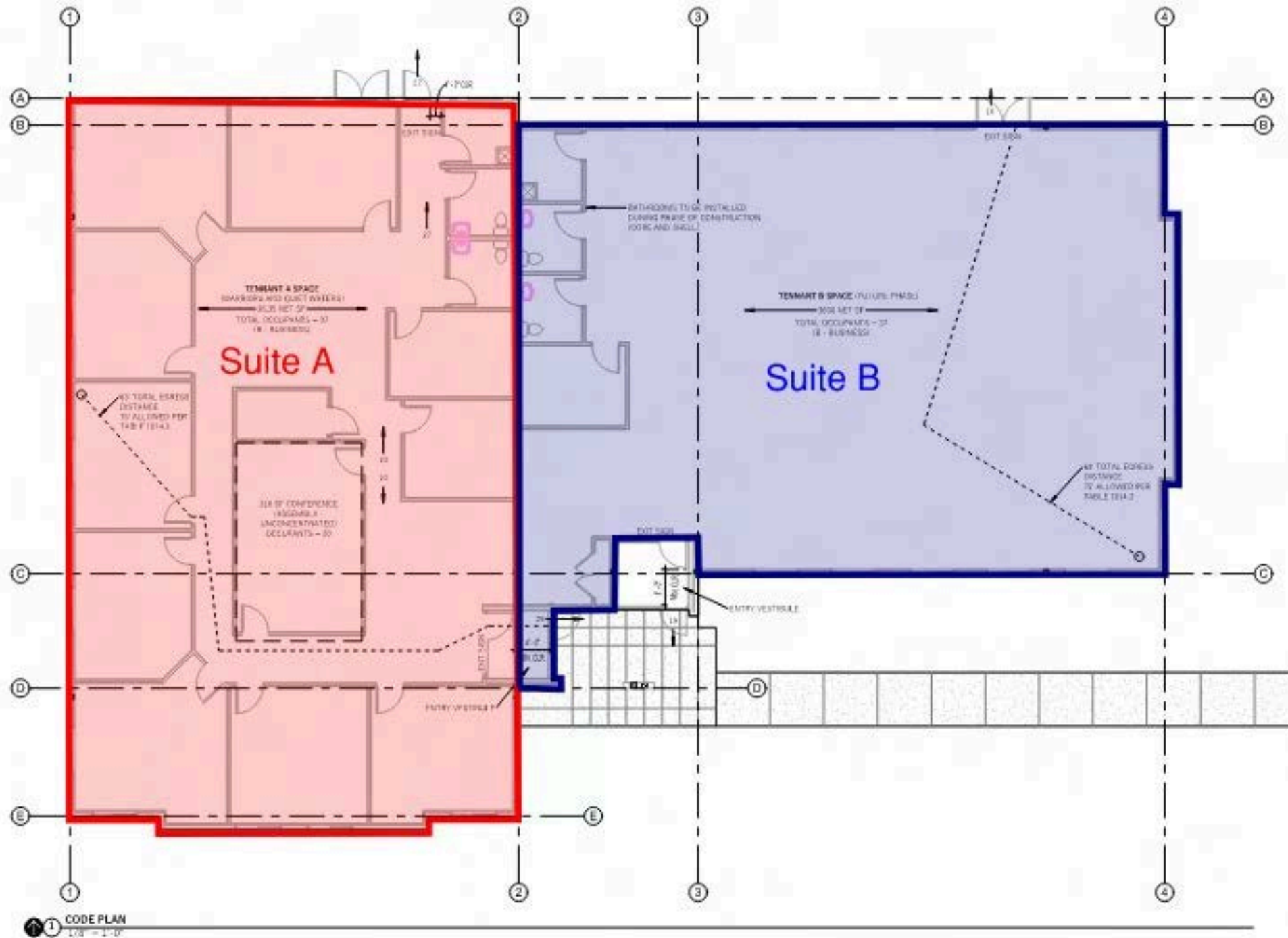


Suite A:

- Eight (8) private offices,
- One (1) conference room,
- One (1) break room,
- One (1) small storage room
- Two (2) restrooms

Suite B:

- Two (2) large labs
- Four (4) private offices
- One (1) break room,
- Two (2) restrooms



J-17

EVERGREEN BUSINESS PARK SUBDIVISION A PLANNED UNIT DEVELOPMENT

J-178

BEING LOT 4 OF THE AMENDED SUBDIVISION PLAT OF McCHESNEY INDUSTRIAL PARK, PARCEL 2 OF A CORRECTION PLAT OF PARCEL 1 OF CERTIFICATE OF SURVEY NO. 970-A, TRACT A-1-A OF CERTIFICATE OF SURVEY NO. 156-D, AND A VACATED PORTION OF NIKLES DRIVE PER FILM 133 PAGE 3983, ALL SITUATED IN THE NE 1/4 OF SECTION 1, T25, R5E, P.M.M., AND THE NW 1/4 OF SECTION 6, T25, R6E, P.M.M., CITY OF BOZEMAN, GALLATIN COUNTY, MONTANA

FOR: JAMES B. SLOAN
PLAT & SURVEY BY: SLOAN ENGINEERS & SURVEYS

JULY, 1993
9322949, BT

SCALE: 1"=100'

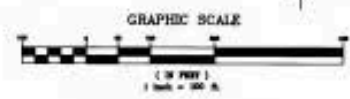


- NOTES**
- = FOUND WEIR/V/C/CP UNLESS OTHERWISE NOTED
 - = SET 3/4" & 24" REBAR V/C/CP UNLESS OTHERWISE NOTED
 - W.C. = WITNESS CORNER
 - F.C.P. = FENCE CORNER POST

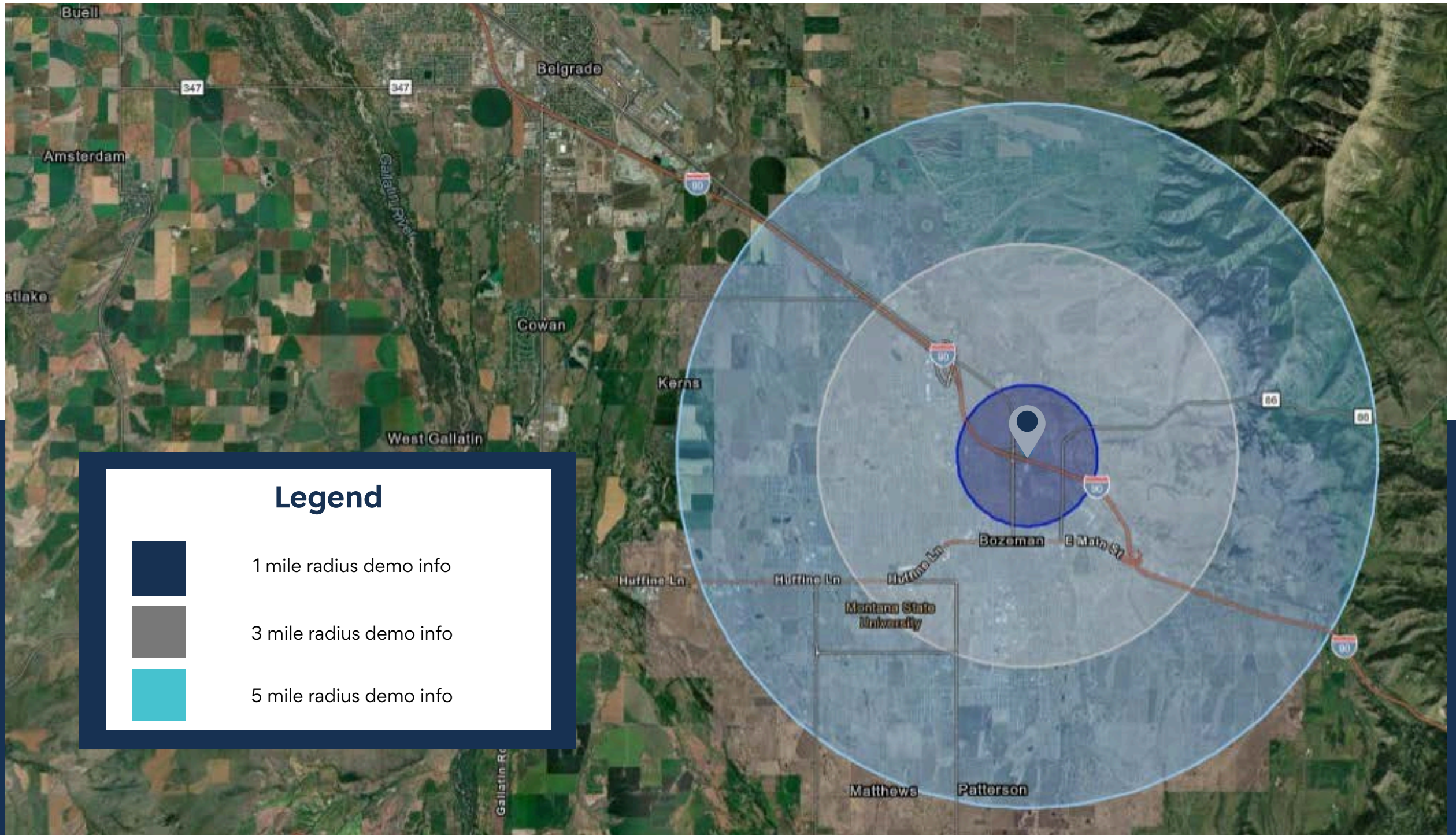
BASE OF BEARING
NORTH LINE OF PARCEL
T25, R5E, P.M.M.
N 87°00'00" E

EASEMENT NOTE
10' UTILITY EASEMENT ON ALL INTERIOR LOT LINES AND 30' UTILITY EASEMENT ON ALL EXTERIOR LINES

AREAS
TOTAL AREA-20,489 SQUARE FEET
NET AREA OF LOTS-15,443 SQUARE FEET
CORRIDOR 200' WIDE-2,804 SQUARE FEET
ROADS-2,242 SQUARE FEET



Δ = 1254.92'
R = 2864.93'
L = 668.29'



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

5 miles

72,190

Population

30.5

Median Age

2.3

Average Household Size

\$82,448

Median Household Income

14,353

2023 Owner Occupied Housing Units (Esri)

15,221

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



3,853

Total Businesses



43,790

Total Employees

HOUSING STATS

5 miles



\$660,792

Median Home Value



\$11,716

Average Spent on Mortgage & Basics



\$1,333

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.0%)

The smallest group: \$25,000 - \$34,999 (5.0%)

5 miles

Indicator ▲	Value	Diff
<\$15,000	8.7%	+1.4%
\$15,000 - \$24,999	5.4%	+0.6%
\$25,000 - \$34,999	5.0%	+0.6%
\$35,000 - \$49,999	8.5%	+0.4%
\$50,000 - \$74,999	16.1%	+0.1%
\$75,000 - \$99,999	16.9%	-1.1%
\$100,000 - \$149,999	20.0%	-1.5%
\$150,000 - \$199,999	7.5%	-0.4%
\$200,000+	11.8%	-0.1%

Bars show deviation from Gallatin County

Gallatin County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	4,147	50,713	72,190	2022 Per Capita Income	\$41,765	\$41,721	\$46,046
2022 Household Population	4,069	46,707	68,147	2022 Median Household Income	\$61,079	\$75,705	\$82,448
2022 Family Population	2,055	25,861	40,856	2022 Average Household Income	\$86,940	\$100,674	\$112,379
2027 Total Population	4,661	55,899	80,031	2027 Per Capita Income	\$47,836	\$47,329	\$52,014
2027 Household Population	4,584	51,894	75,988	2027 Median Household Income	\$75,587	\$80,976	\$88,665
2027 Family Population	2,305	28,694	45,348	2027 Average Household Income	\$99,304	\$113,631	\$126,575

Bozeman Air Service

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

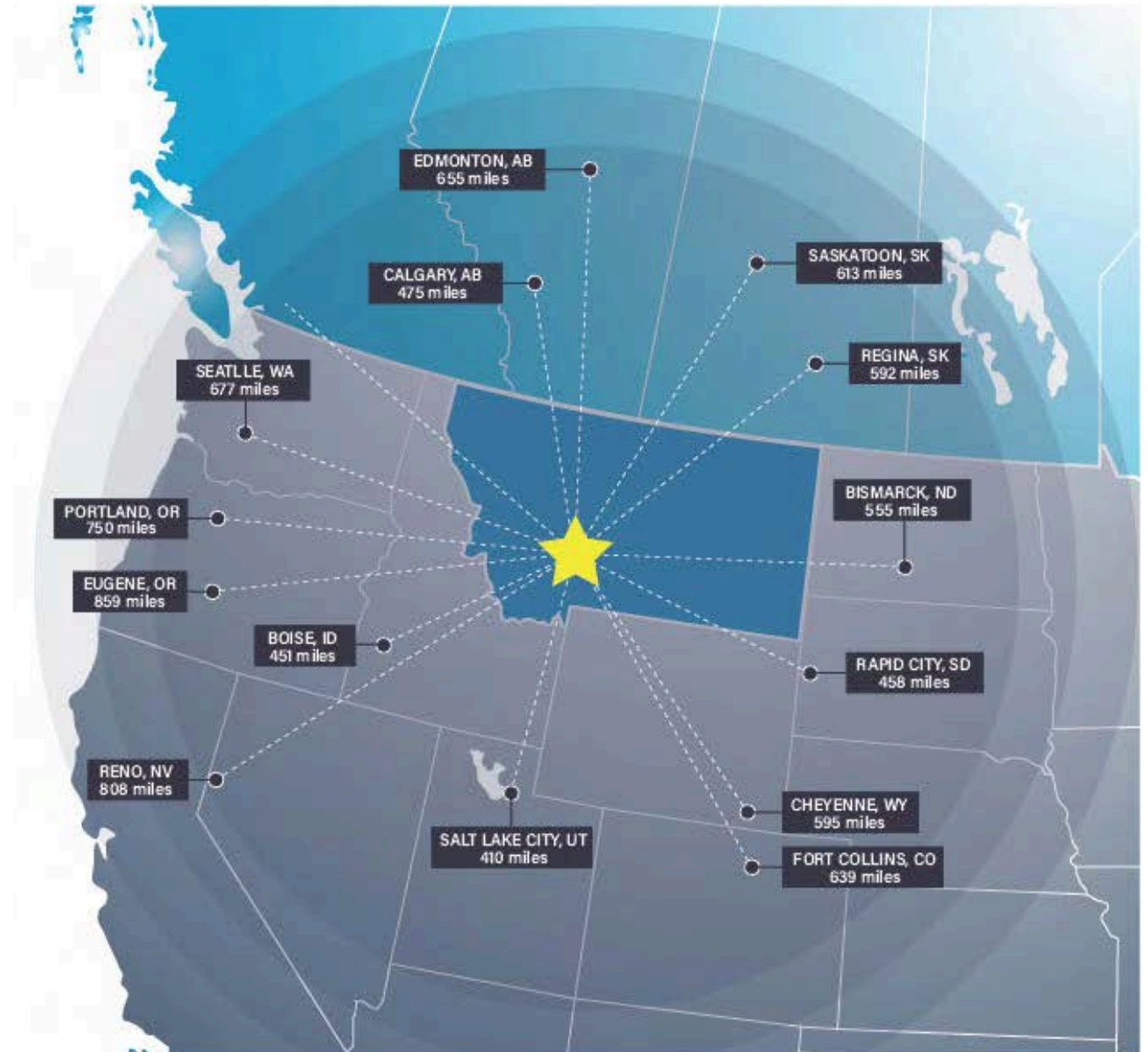


Bozeman Access

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 & 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.



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
Transaction Coordinator

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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