

# Uniquely Designed Office Lease Space Available off Main Street (Professional, Medical, Physical Therapy, Dental, Technology, Fitness, Retail)

- 2952 Technology Blvd West Bozeman, MT
- Construction Commencement Summer 2020
- Lease Rates starting at \$18/SF + NNN (\$5.50/SF)
- Main 6,446 SF, 2nd 5,932 SF, 3rd 1,805 SF.
- Spaces can be demised into smaller Suites
- Adjacent to new A.E.D. Building next to Kohl's
- Rooftop Access
- Centralized location Bozeman- near MSU
- Easy walk-ability to restaurants and retail
- 30+ Parking Spaces
- MLS # 344515

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SITE V - NE PERSPECTIVE



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# Exterior Rendering



SITE V - SE PERSPECTIVE



SITE V - N PERSPECTIVE

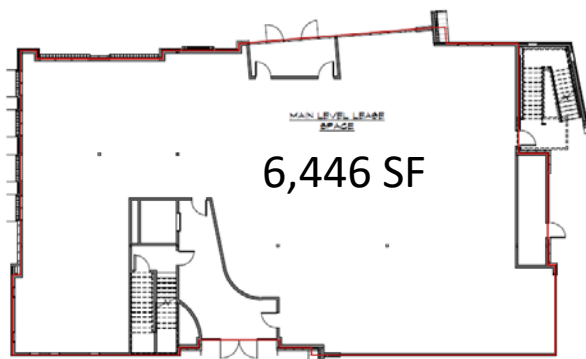


SITE V - NW AERIAL

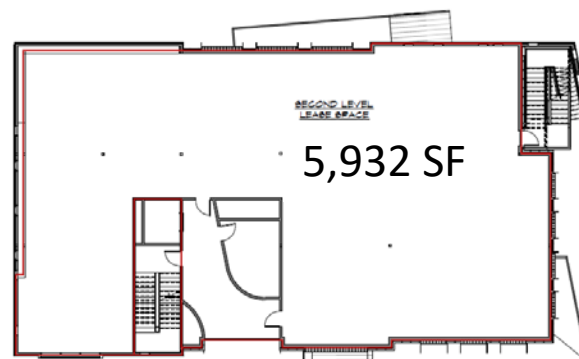


SITE V - NW PERSPECTIVE

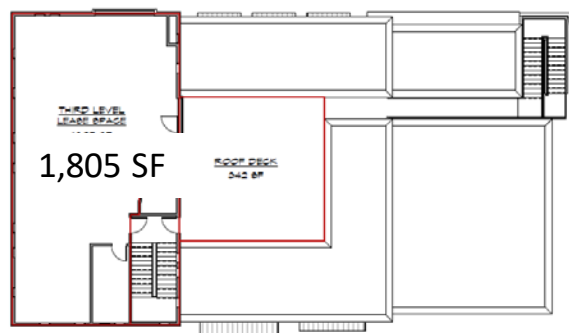
# Floor Plans



① MAIN LEVEL LEASE  
9.92' x 11'-0"



② SECOND LEVEL LEASE  
9.92' x 11'-0"



③ THIRD LEVEL LEASE  
9.92' x 11'-0"





# Bozeman Gateway Development Overview

