



EXECUTIVE SUMMARY

Contemporary suite with private offices | 705 Osterman Drive Bozeman, MT 59715



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	18,855 SF
Available SF:	2,983 SF
Lot Size:	1.42 Acres
Cap Rate:	0.0%
NOI:	\$0
Year Built:	2002
Zoning:	M-1 (Light Manufacturing)

PROPERTY OVERVIEW

The contemporary feel of this 2nd floor suite with lofted ceilings and a wall of windows will inspire any business. There are 4 private offices and an outdoor patio for your team to enjoy. Ample paved parking is available and the location is convenient just off of I-90.

Rent is \$12 PSF/Yr + NNN estimated at \$3.75 PSF/Yr. The monthly rent is estimated at \$3915 including NNN.

PROPERTY HIGHLIGHTS

- 4 private offices
- Great location off of I-90
- Unit specific HVAC
- Lots of natural light



ADDITIONAL PHOTOS

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LOCATION MAP

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SterlingCRE
ADVISORS

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SUITE 101



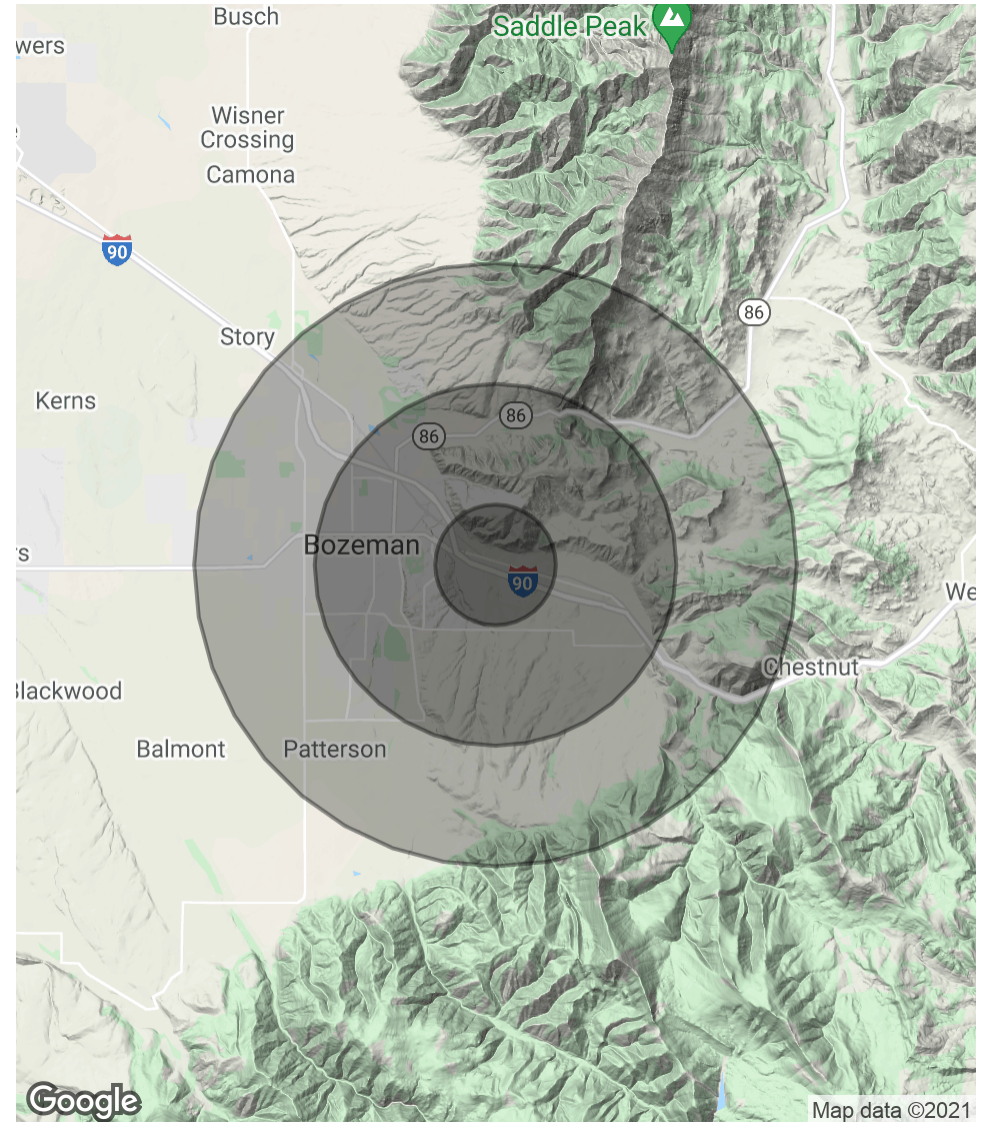
DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,654	15,318	42,073
Average age	34.3	35.9	32.1
Average age (Male)	32.7	34.9	31.4
Average age (Female)	37.2	37.8	33.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,176	7,159	17,842
# of persons per HH	2.3	2.1	2.4
Average HH income	\$75,675	\$72,597	\$64,689
Average house value		\$382,126	\$321,183

* Demographic data derived from 2010 US Census





ABOUT US

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COMMERCIAL REAL ESTATE SERVICES

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1821 South Avenue West- Sterling CRE represented a condominium buyer.



Potter Park Loop - Sterling CRE represented the seller of this multifamily complex.



Trainbridge Loop - Sterling CRE represented the landlord of this industrial complex.



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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.

