



# Offering Memorandum

## 40 Enterprise Blvd

40 Enterprise Blvd, Bozeman, MT 59718



## Table of Contents

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The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable; however, Broker has not verified, and will not verify, any of the information contained herein, nor has Broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

**Section 1**

PROPERTY  
INFORMATION



SALE PRICE: \$6,800,000

LOT SIZE: 3.03 Acres

BUILDING SIZE: 29,724 SF

BUILDING CLASS: A

YEAR BUILT: 2000

ZONING: R-O

MARKET: Montana

SUB MARKET: Bozeman

## Property Overview

Opportunity Zone office building on of 3.03 acres over-sized lot. The building's layout would be adaptable in creating four leasable areas of approximately 7,000sf each.

The property is located just south of Montana State University in highly desirable, Bozeman, MT. Bozeman is an affluent, high-velocity market. Bozeman boasts high-end demographics with multi-million dollar homes, growing population, high barriers to entry, and a landlord-favored leasing market.

## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	2,553	\$45,687
5 MILES	60,111	\$62,881
10 MILES	80,726	\$67,572

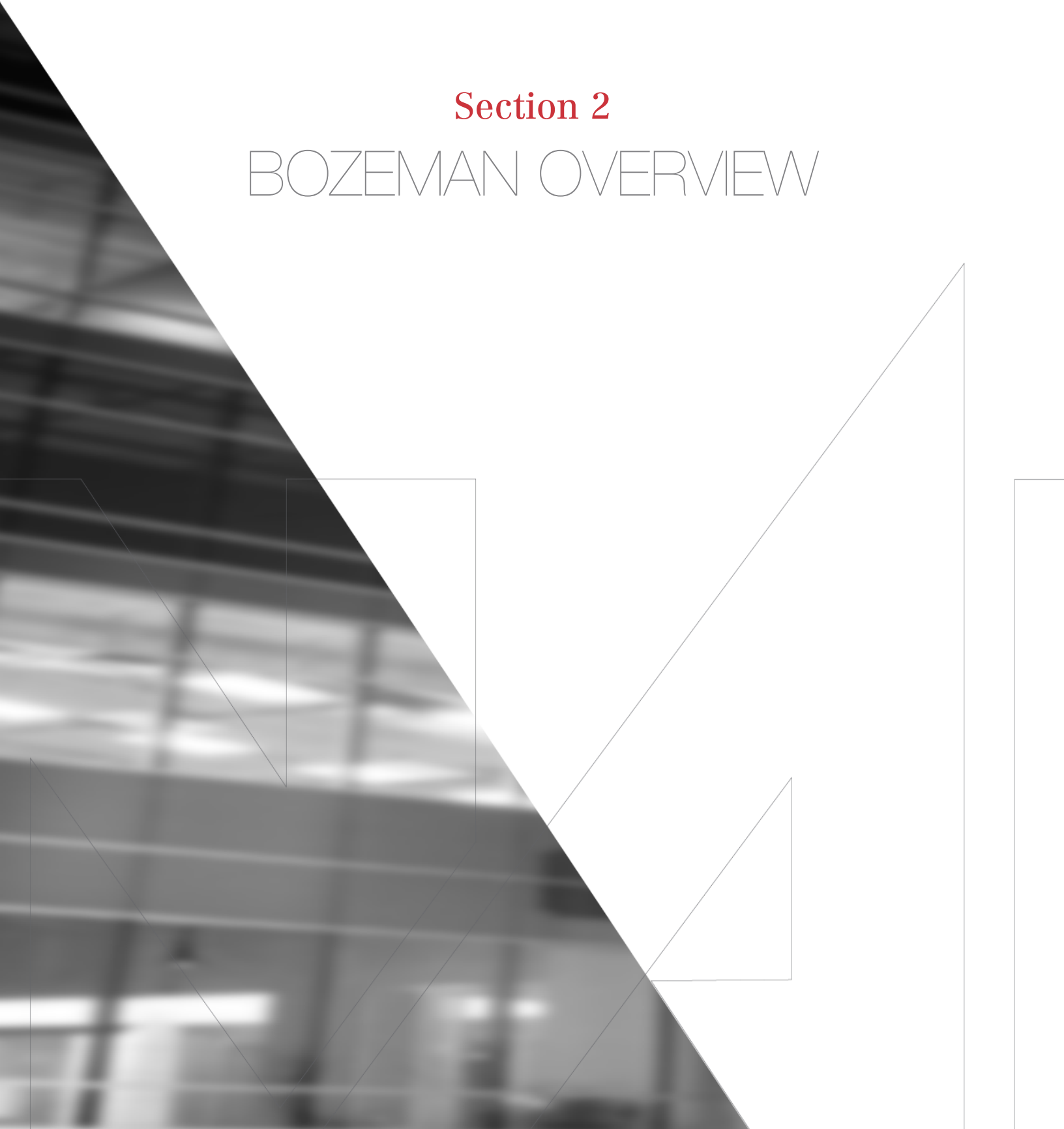
\* Figures shown represent estimates

## Property Details

PROPERTY NAME:	40 Enterprise Blvd
PROPERTY ADDRESS:	40 Enterprise Blvd Bozeman, MT 59718
PROPERTY TYPE:	Office
APN:	00RGG42729
LOT SIZE:	3.03 Acres
BUILDING CLASS:	A
ZONING:	R-O
PARKING SPACES:	148
PARKING RATIO:	4.0
CROSS STREETS:	Stucky/Enterprise
YEAR BUILT:	2000
CONSTRUCTION TYPE:	Wood Frame
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	14500

**Section 2**

BOZEMAN OVERVIEW



### BOZEMAN

Bozeman is widely known as one of the most livable places in the nation, providing an abundance of recreational pursuits such as fishing, hiking, skiing, hunting, and impressive wildlife. One of the most populated cities in Montana, Downtown Bozeman is the urban epicenter of the region, with thriving nightlife, street festivals, farmers markets, and cultural centers for residents and visitors to enjoy. Home to MUS Bozeman, this college town is a gateway for newcomers to explore all Montana has to offer as it continues to be the regional economic driver for new residents and businesses alike.

From the wagon train miners of the 1860s to today's entrepreneurs, Bozeman's location continues to attract people seeking economic opportunity. Recognizing the agricultural potential of the Gallatin valley, John Bozeman directed William Beall and Daniel Rouse in 1864 to stake out the site of what would become Bozeman. Initially, Bozeman enjoyed a slow, steady growth with ex-miners abandoning their dreams of gold for farming and supplying western travelers.

Established in 1893 as Montana's land grant college, Montana State University educates over 15,000 students annually and is the home of the world-renowned Museum of the Rockies. The National Register of Historic Places lists nine historic districts in Bozeman including Downtown's Main Street. A modern day stroll down Main Street presents an unparalleled mix of more than 100 shops, coffee bars, restaurants and art galleries all housed in turn-of-the-century buildings of architectural significance.

The art and cultural scene in Bozeman is as varied as the town itself. Home to many talented artists and writers, Bozeman hosts a Silver LEED certified library, the Bozeman Symphony, Montana Ballet Company, Intermountain Opera, several theatre groups and the Sweet Pea Festival.

Bozeman celebrates its farm and ranch roots with Bozeman Roundup, Montana State College rodeo, Gallatin County Fair and the Wild West WinterFest. The recreational elements of this area feature proximity to Yellowstone National Park with thousands of Gallatin National Forest acreage in the immediate surrounding area.

Bozeman has a wonderful trail system that links walkers and bikers from Main Street literally to the Mountains. Anglers and boaters share pristine waters with hundreds of river miles to enjoy. Hikers, bikers, and equestrian enthusiasts all benefit from the plethora of multi-use trails in the vicinity. Golfing is gaining in popularity with many private and public courses. Winter sports also offer something for everyone: skiing Bridger Bowl just 16 miles northeast of town, ice climbing area waterfalls or Nordic skiing and snowshoeing.



**BOZEMAN**  
MONTANA

## BOZEMAN IN THE NEWS.

### EVERY YEAR, BOZEMAN MAKES "TOP" LISTS:

- **2021-POLICOM** report ranks Bozeman the #1 fastest growing micropolitan area in the U.S. for the 4th year running.
- **2020-Heartland Forward** ranks Bozeman the #5 Most Dynamic Micropolitan area in the U.S. (out of 515).
- **2019-Heartland Forward** ranks Bozeman the #5 Most Dynamic Micropolitan area in the U.S. (out of 531).
- **2018-POLICOM** report ranks Bozeman the #1 fastest growing micropolitan area in the U.S. (out of 551).
- **2018-Money Magazine** ranked Bozeman #10 on its list of the Top 100 Best Places to Live.
- **2017-Livability** ranked Bozeman #42 on its list of the Top 100 Best Places to Live in the U.S.
- **2017-Money Magazine** ranked Bozeman #10 on its list of the Top 100 Best Places to Live.
- **2016-TimeOut's** list Bozeman at the top of the 15 best places to live in the U.S., beating Denver, Philadelphia and Cleveland. This ranking was republished by the New York Post.



- **2016-SmartAsset** ranked Bozeman third on its third-annual list of the best college towns to live in.
- **2016-CollegeRank's** listed Bozeman one of the best 50 college towns to live in.
- **2015-Livability** ranked Bozeman 11th on its list of the Top 100 Best Places to Live.
- **2015- Bloomberg** listed among the top 20 wealthiest small cities in America by in August 2015. Bozeman was 19th.
- **2013-Livability** deemed Bozeman the most livable place in Montana in 2013 and 22nd most livable in the U.S.
- **2013-Outside** called Bozeman one the nation's fourth Best Town.
- **2013-Fodors** ranked Bozeman among the best cities with a population under 50,000. 2012.
- **2012-Dog Fancy Magazine** named Bozeman the No. 2 most dog-friendly city in the U.S.,
- **2012-National Geographic** called Bozeman one of the world's best ski towns. The list wasn't numbered, but Bozeman was listed fourth after towns in Alaska, British Columbia and Switzerland.

Set in the foothills of four mountain ranges, in a valley rich with riverbeds and pristine trout fisheries, Bozeman, Montana is distinctively different. The seat of Gallatin County, Bozeman balances small town charm with enriching offerings more characteristic of a larger, metropolitan area. Farmers, ranchers, university students, artists, world-class researchers, outdoor adventurers, culture enthusiasts and entrepreneurs all contribute to make Bozeman an “All America City”.

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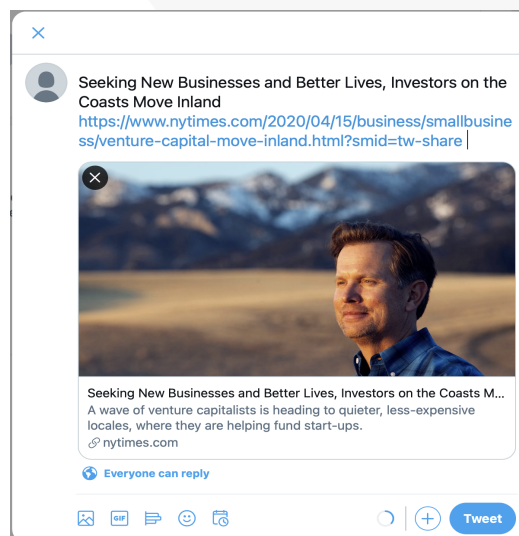
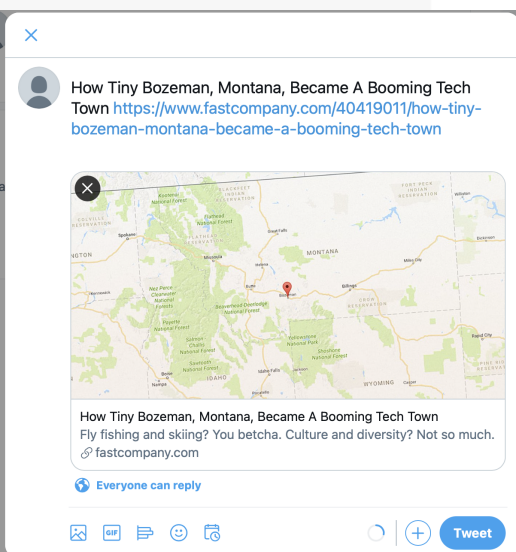


Every year, Bozeman makes dozens of “top” lists put together by groups across the country:

- 2018**
  - **POLICOM** report ranks Bozeman the #1 fastest growing micropolitan area in the U.S. (out of 551) .
  - **Money Magazine** ranked Bozeman #10 on its list of the Top 100 Best Places to Live.
- 2017**
  - **Livability** ranked Bozeman #42 on its list of the Top 100 Best Places to Live in the U.S.
  - **Money Magazine** ranked Bozeman #10 on its list of the Top 100 Best Places to Live.
- 2016**
  - Bozeman leads **TimeOut's** list of the 15 best places to live in the U.S., beating Denver, Philadelphia and Cleveland. This ranking in particular gained a little more attention than most, as it was republished by the New York Post.
  - Bozeman's beer scene was noted in a list crafted by **WebstaurantStore.com**. It's unnumbered list of the 10 most underrated craft beer cities in America included Bozeman. Other cities on the list included Frederick, Maryland, Temecula, California, and Bend, Oregon.
  - **SmartAsset** ranked Bozeman third on its third-annual list of the best college towns to live in.
  - **CollegeRank's** listed Bozeman one of the best 50 college towns to live in.
  - **Schools.com** ranked Bozeman fourth on its list of the 25 Best Small College Towns in May 2016.
- 2015**
  - **Livability** ranked Bozeman 11th on its list of the Top 100 Best Places to Live.
  - **Bloomberg** listed among the top 20 wealthiest small cities in America by in August 2015. Bozeman was 19th.
- 2013**
  - **Livability** deemed Bozeman the most livable place in Montana in 2013 and 22nd most livable in the U.S.
  - **Outside** called Bozeman one the nation's fourth Best Town in 2013.
  - International travel publication **Fodors** ranked Bozeman among the best cities with a population under 50,000.
- 2012**
  - In September 2012, **Dog Fancy Magazine** named Bozeman the No. 2 most dog-friendly city in the U.S.,
  - **National Geographic** called Bozeman one of the world's best ski towns in 2012. The list wasn't numbered, but Bozeman was listed fourth after towns in Alaska, British Columbia and Switzerland.
- 2011**
  - Back in 2011, **Livability** said Bozeman was the third best winter city to live in, behind Anchorage and Fargo.
  - “Micropolitan” was the word on the minds of **Policom** researchers in 2011, who ranked Bozeman as having the nation's seventh strongest micropolitan economy out of 576 cities studied. Bozeman had been ranked in the top 10 since 2004. It was ranked sixth in 2009.
- 2010**
  - In 2008, **Outside** listed Bozeman among its list of America's Best Towns (and best for skiing).
- 2009**
  - **National Geographic Adventure** magazine put Bozeman as a recommendation in 2009 for Where to Live + Play Now!
- 2008**
  - **BizJournals.com** put Bozeman at No. 2 on its American “dreamtown” list in July 2008.
- 2007**
  - Looking to retire? In 2007, **U.S. News and World Report** said there were few better places than Bozeman.
- 2005**
  - **American Cities Business Journals'** list of the top 16 small-business markets in America.
  - Data from **Policom** pegged Bozeman ninth out of 573 “micropolitan” areas in the nation.
  - **Outside** picked Bozeman as the fifth best college town in America.
- 2001**
  - Bozeman was named one of 10 all-America cities in 2001 by the **National Civic League**.
- Undated**
  - **Best College Reviews** said Bozeman was the 46th best College town in America based on livability, student-to-resident ratio, cultural offerings, school presence and large employers.
  - **College Ranker** says Bozeman is the 14th best college town to live in “forever.”

## INNOVATION GROWTH

- Bozeman has earned a reputation as a boomtown for entrepreneurs
- Because of its natural amenities, the presence of a university, and an embrace of the digital economy, Bozeman is turning into a startup hub.
- Bozeman has thriving clusters in photonics/optics and software and information processing.
- Flir is one of approximately 40 photonic companies with a major presence in Bozeman.
- Oracle leads a growing group of software and information companies
- In 2020, The Walton Family Foundation rated Bozeman #6 in its 'Most Dynamic Micropolitan Index', which ranks the 531 micropolitan areas across the U.S., analyzes the economic performance and indicators that impact the social and economic fabric of America. "Tourism, energy, and robust entrepreneurship were the most common strengths among the top 30 places."



# ENTREPRENEURSHIP

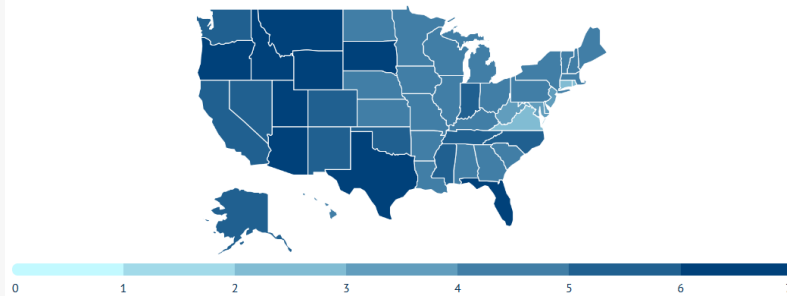
Montana topped the list in a new report that ranks best states for starting a new small business. The state's first-place ranking was based on a handful of factors including consumer spending, labor costs and climate by The Blueprint, an off-shoot of the investment advice publication The Motley Fool.

Montana ranked especially high in its rate of new entrepreneurs. According to U.S. Census Bureau data, the number of new business applications in the state rose 50% between January of 2020 and January of 2021.

The report says Montana's tax climate could be more business friendly. Gov. Greg Gianforte has outlined a series of tax policy proposals he says will help Montana businesses grow. Those include new exemptions to business equipment taxes and tax cuts to individual income and capital gains.

## Best states to start an SMB in 2021

Each state is rated on a scale from 1-10 based on The Blueprint's scoring system. The scoring factors are: tax climate, consumer spending, rate of new entrepreneurs, business survival rate over 5 years, labor costs, and climate change impact.

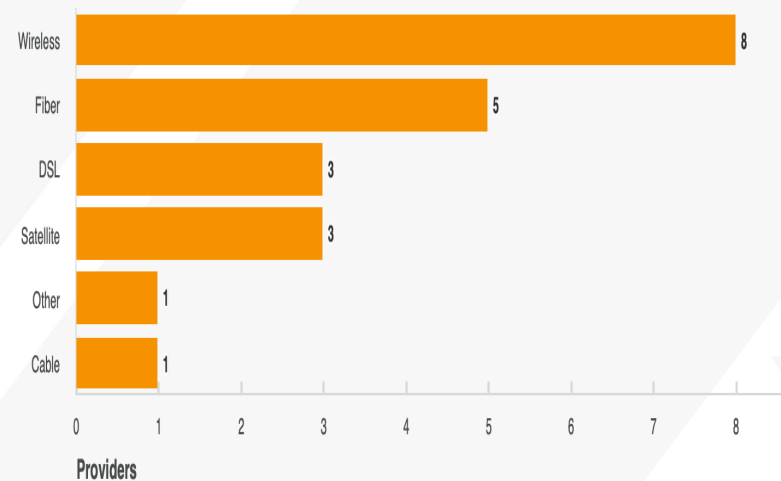


Source: The Blueprint's Report on States to start a SMB in 2021

## PATENT DEVELOPMENT

Patents are important vehicles to innovation for entrepreneurs and small business.

### Number of Internet Providers by Technology



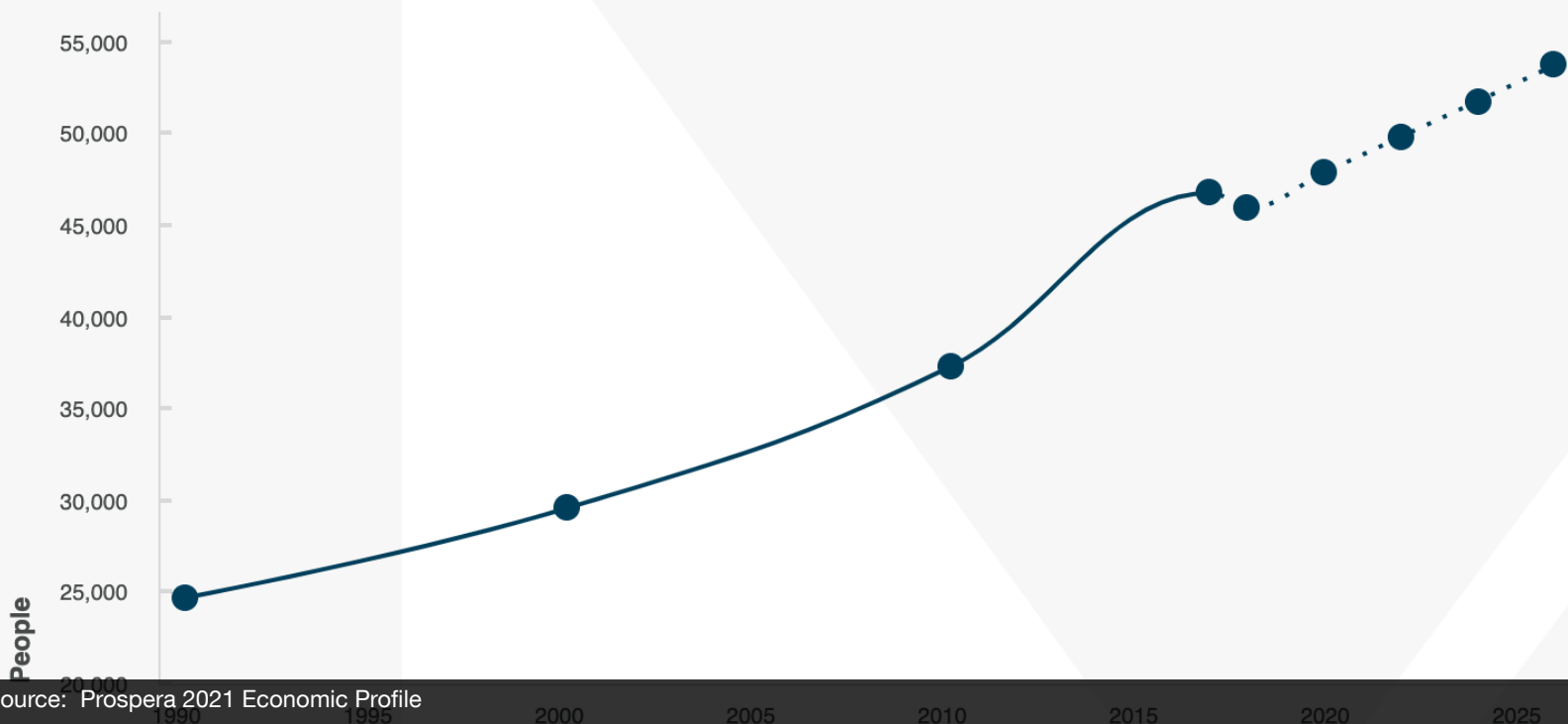
Gallatin County, MT

Source: Prospera 2021 Economic Profile

## POPULATION GROWTH

#1 out of 551 (U.S.)  
Micropolitan Area  
Bozeman, MT

The most recent Policom rankings for fastest-growing micropolitan in 2021 lists Bozeman, MT as the #1 Fastest Growing City for the **fourth** consecutive year in a row.



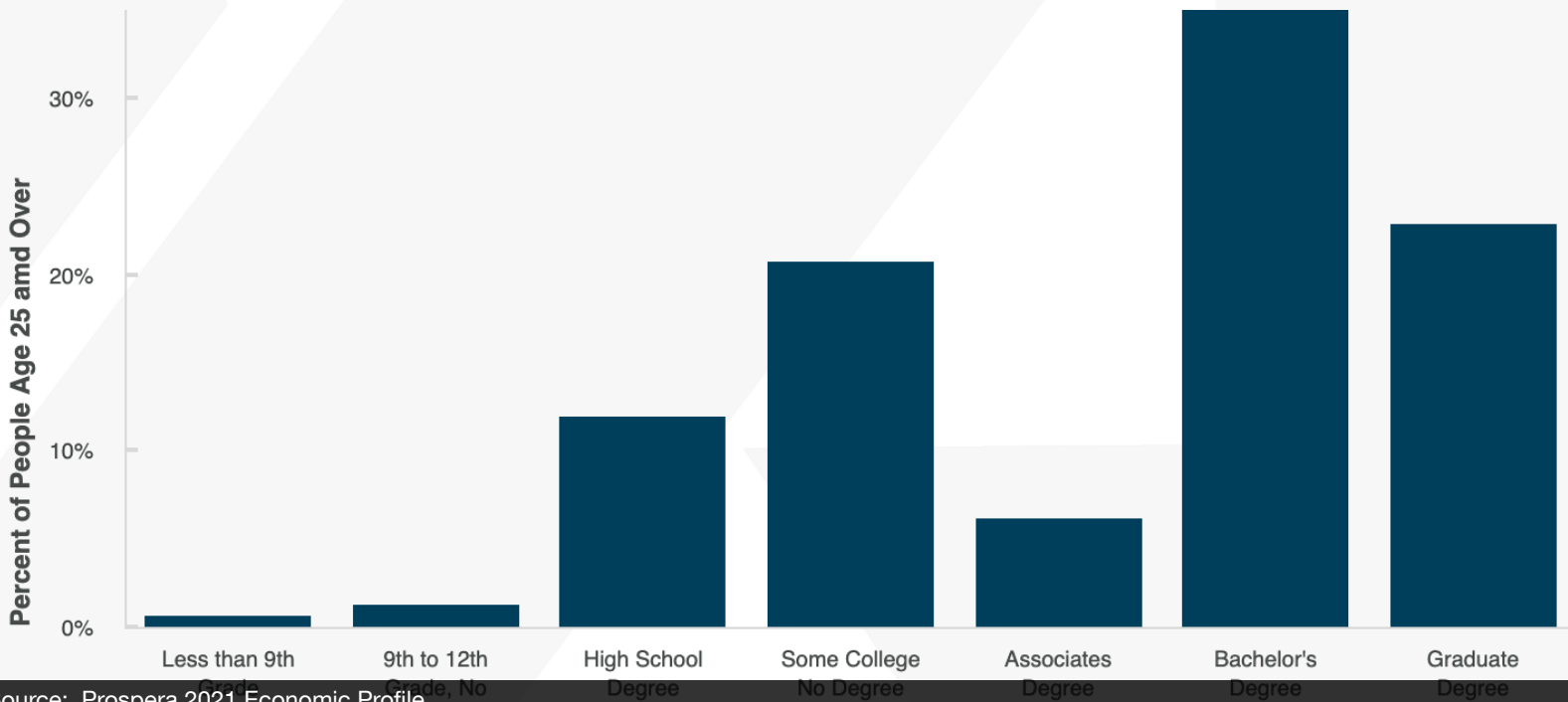
## EDUCATIONAL ATTAINMENT

**58.7%**

People Age 25 and Over Percent College Educated  
Bozeman, MT.

**17,346**

People Age 25 and Over Total Bachelor's Degrees  
Bozeman, MT.



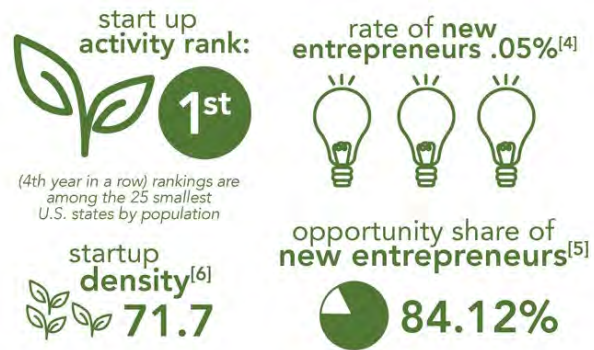
Source: Prospera 2021 Economic Profile

# Innovation Growth

## 2016 Kauffman Index Findings For Montana

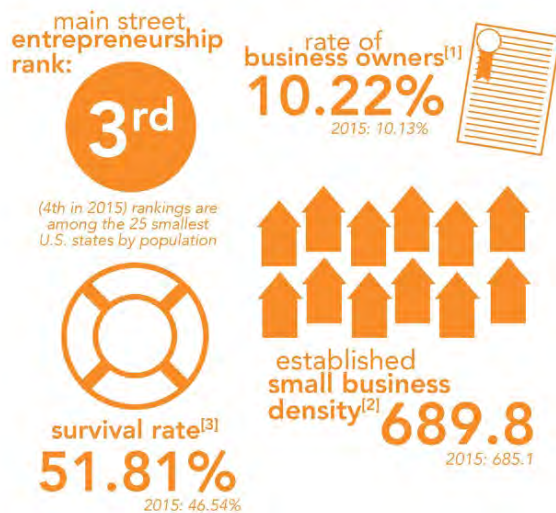
**Montana has been the No. 1 state for startup activity for four straight years.**

### Startup Activity



Source: Tareque, Inara, et. Al. The Kauffman Index 2016: Main Street Entrepreneurship. November 2016. [www.kauffmanindex.org](http://www.kauffmanindex.org).

### Established Small Business Activity



Since acquiring RightNow Technologies in 2011 for \$1.8 billion, Oracle has maintained hundreds of high-paying jobs in Montana and is building a new operations center in Bozeman. RightNow alumni are leveraging their knowledge and resources to scale new high-growth ventures. Bozeman tech firms launched by former RightNow employees include Foundant Technologies and Elixiter, both are on the 2016 Inc. 5000 list of fastest-growing companies.

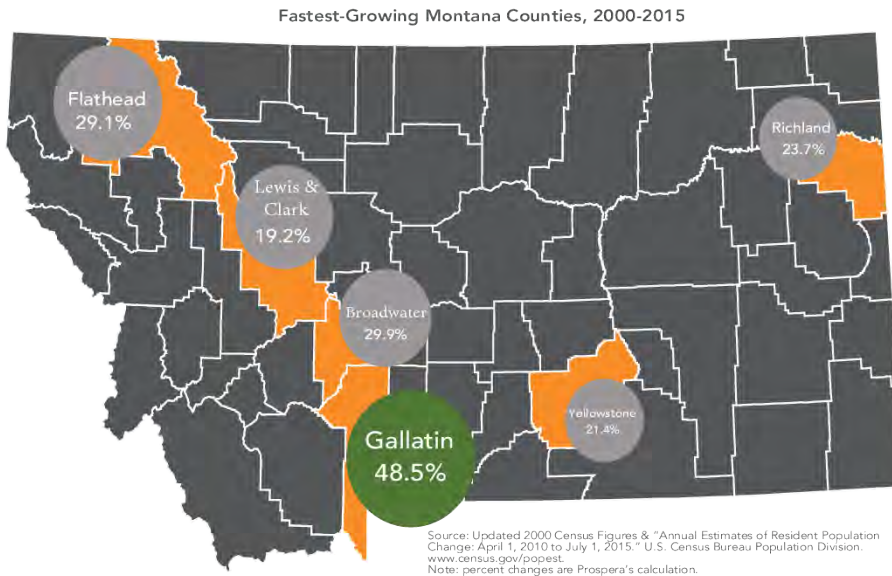
Venture capital investments in Montana are on the rise. Centricent, a Bozeman software company started by former RightNow CTO Mike Myer, closed a \$6.5 million round in 2016 led by Venrock (the venture capital arm of the Rockefeller family) and followed by Bozeman's Next Frontier Capital. In 2016, Next Frontier participated in rounds for Missoula's Clearas Water Recovery (\$4 million) and Orbital Shift (\$1.25 million).

-Montana Business Quarterly, Spring 2017

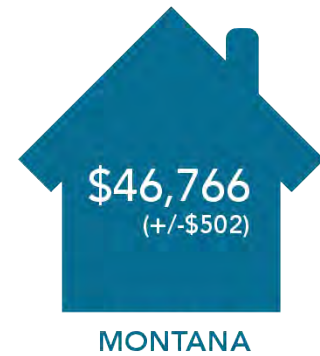
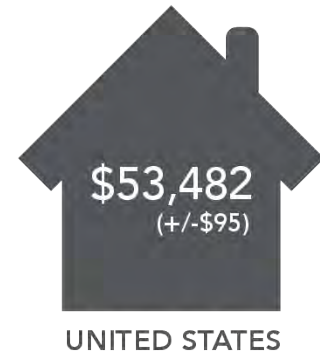
Population (24th Fastest Growing County In U.S.)

# Growth

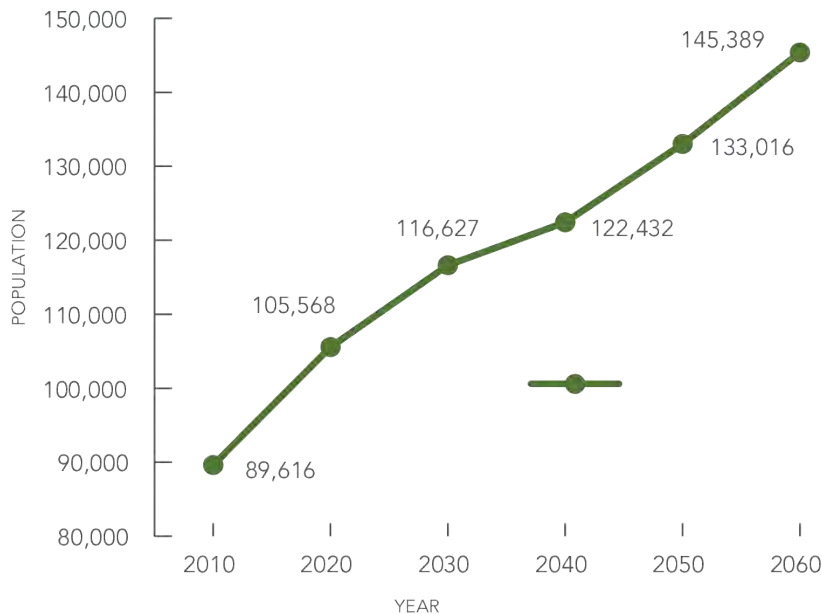
## Population Trends



## Median Household Income



## Projected Population, Gallatin County, 2000-2060



Source: eREMI Regional Economic Models, compiled by the Montana Department of Commerce Census and Economic Information Center. [www.ceic.mt.gov](http://www.ceic.mt.gov).

# Job Growth

“They don’t want to leave,” says Andrew Hull, founder and president of marketing consulting firm Elixiter. “We have a 75% lifetime retention rate. That’s pretty crazy in the tech and marketing industry.”

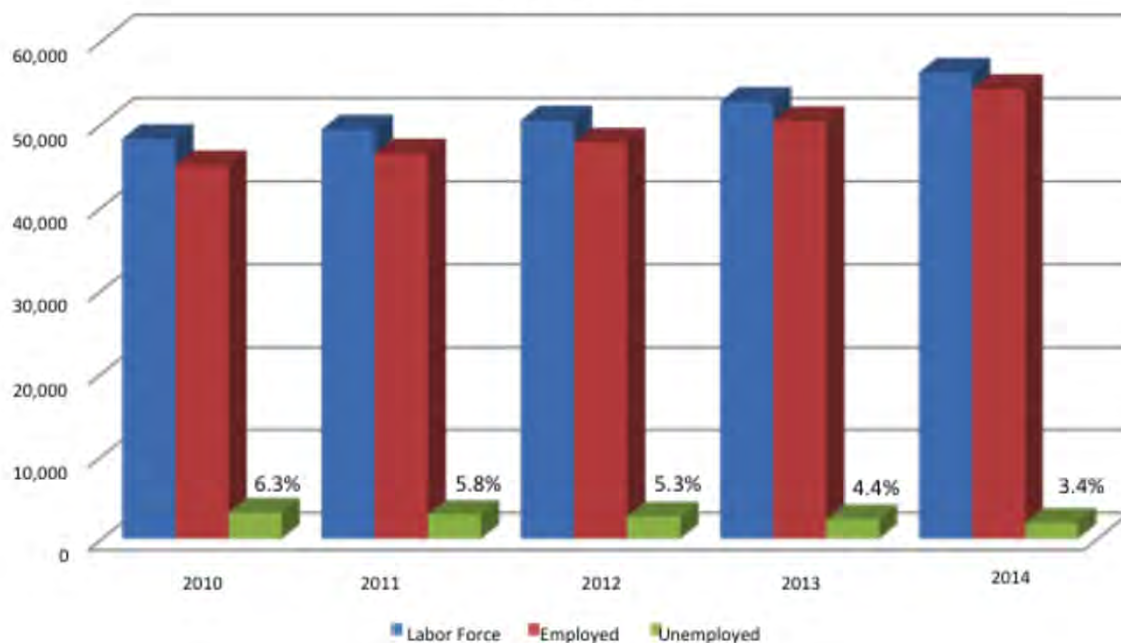
“It’s a big contrast: People in Silicon Valley are always looking for better job opportunities . . . [but] people in Montana are a lot more laid back,” says Yasuyuki Motoyama, the Kauffman Foundation’s director of research. “They don’t constantly seek other opportunities or counteroffers. They are happy with the company where they are working.”

-Fast Company Article

Yellowstone National Park: 90 minutes  
Bridger Bowl: 25 minutes  
Big Sky: 45 minutes

Gallatin River: 10 minutes  
Trailheads: 15 minutes  
Public transportation – Streamline Bus  
167 Restaurants

## Workforce



## Job Growth (Cont'd)

The small city has earned a reputation as a boomtown for entrepreneurs.

Because of its natural amenities, the presence of a university, and an embrace of the digital economy, Bozeman is turning into a startup hub.

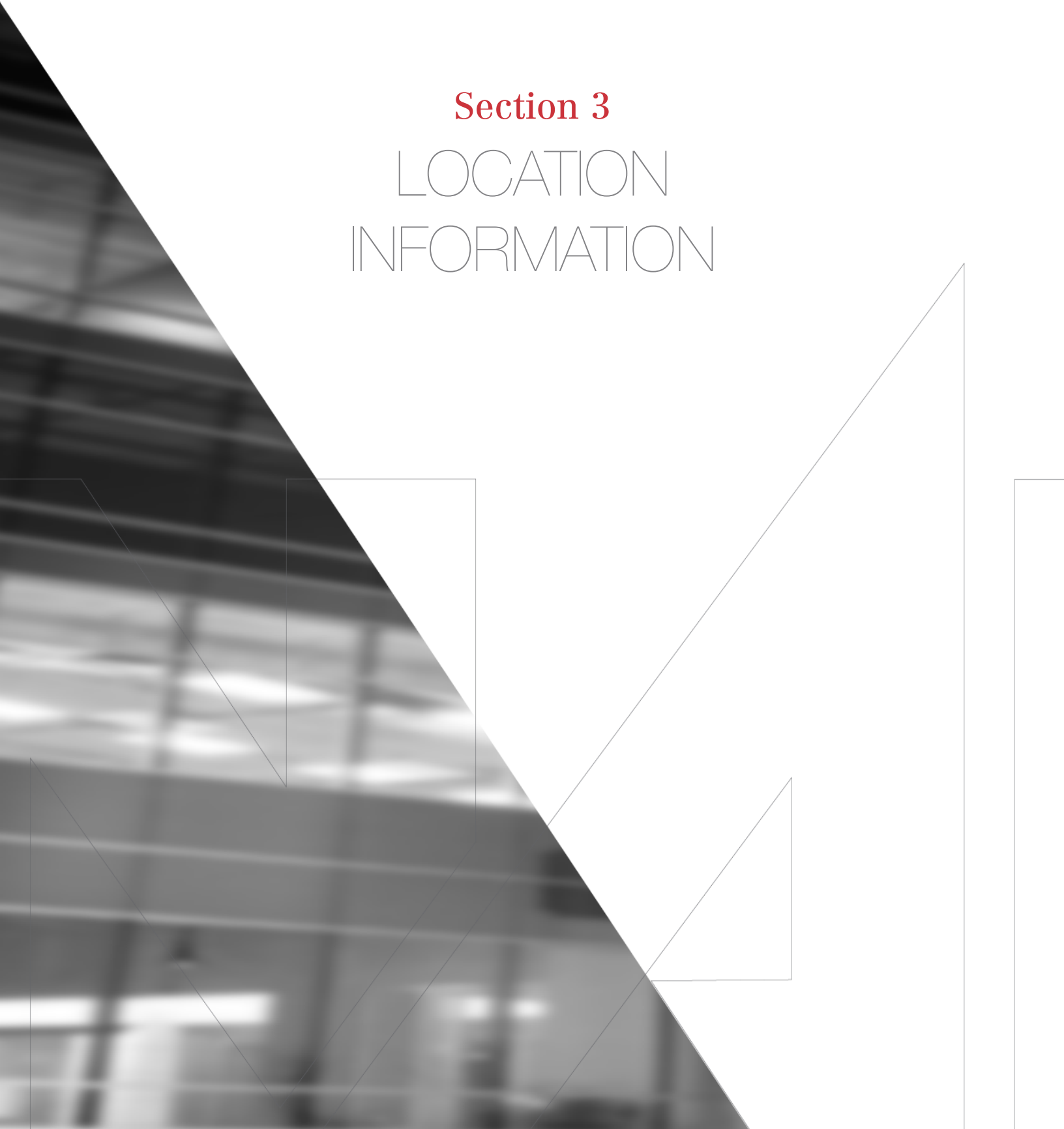


- 15** Direct flights to Los Angeles, San Francisco, New York, Dallas and many more give entrepreneurs better access to coastal markets
- Additional airlines and direct flights planned in the future

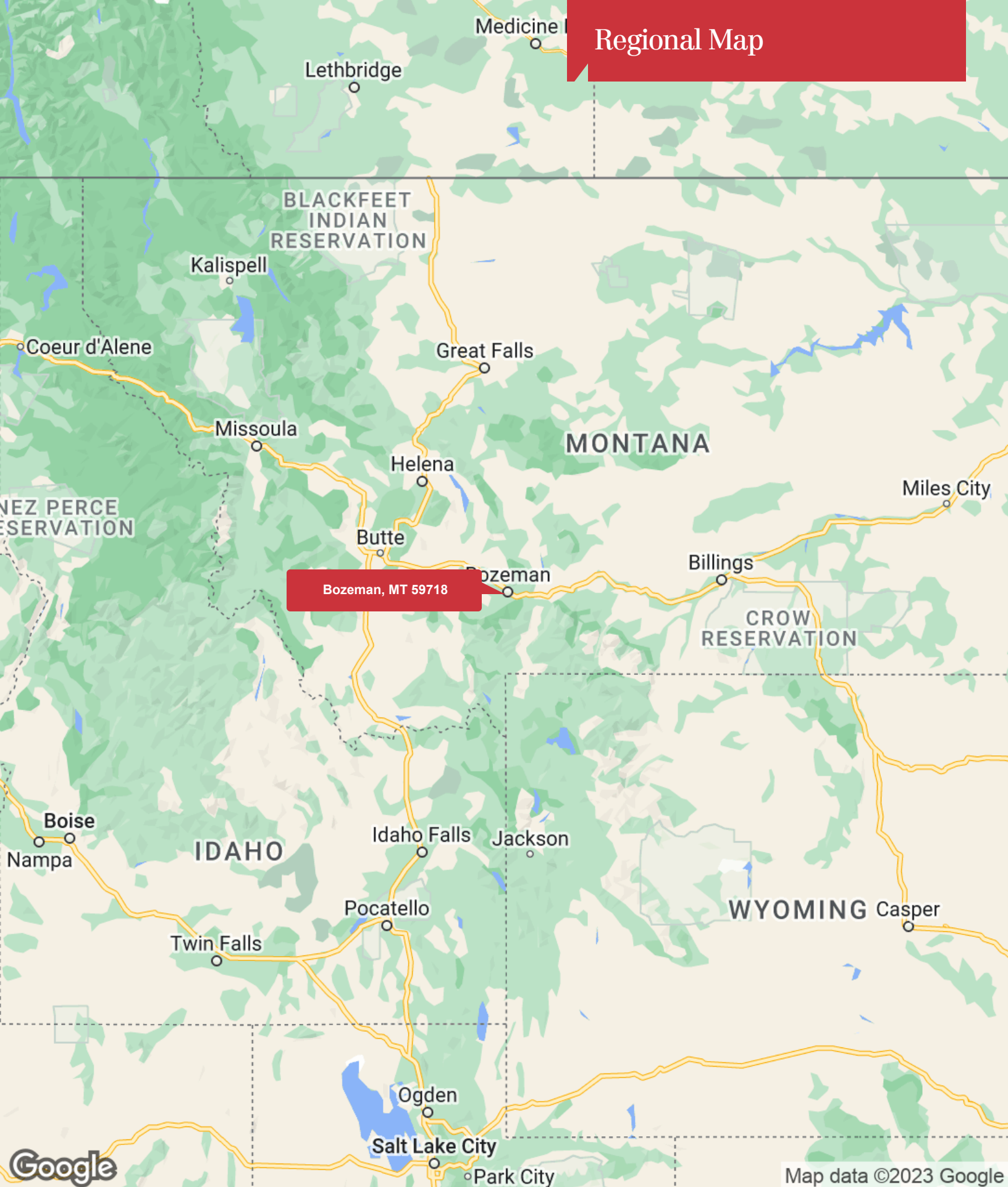


## Section 3

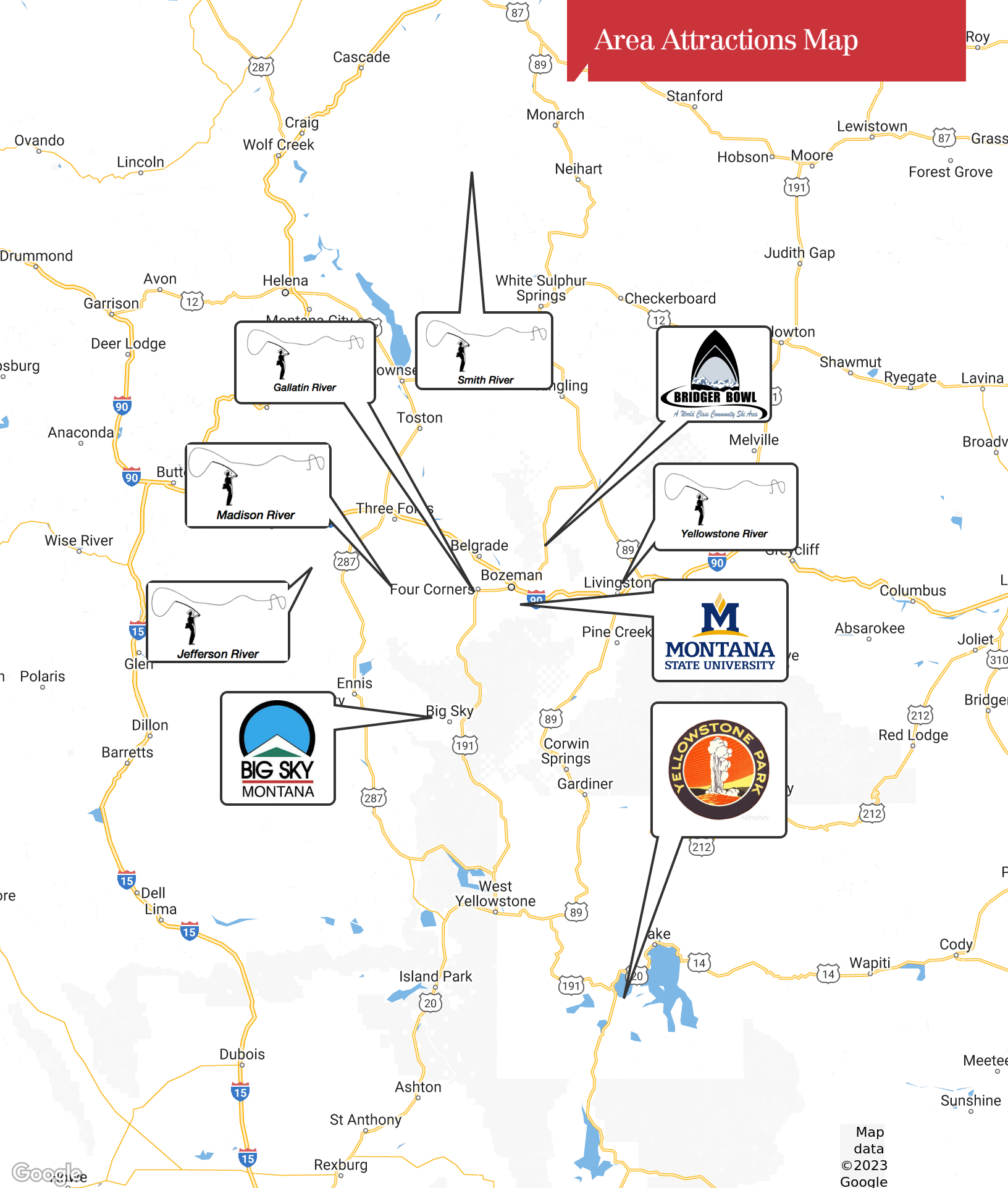
# LOCATION INFORMATION



## Regional Map

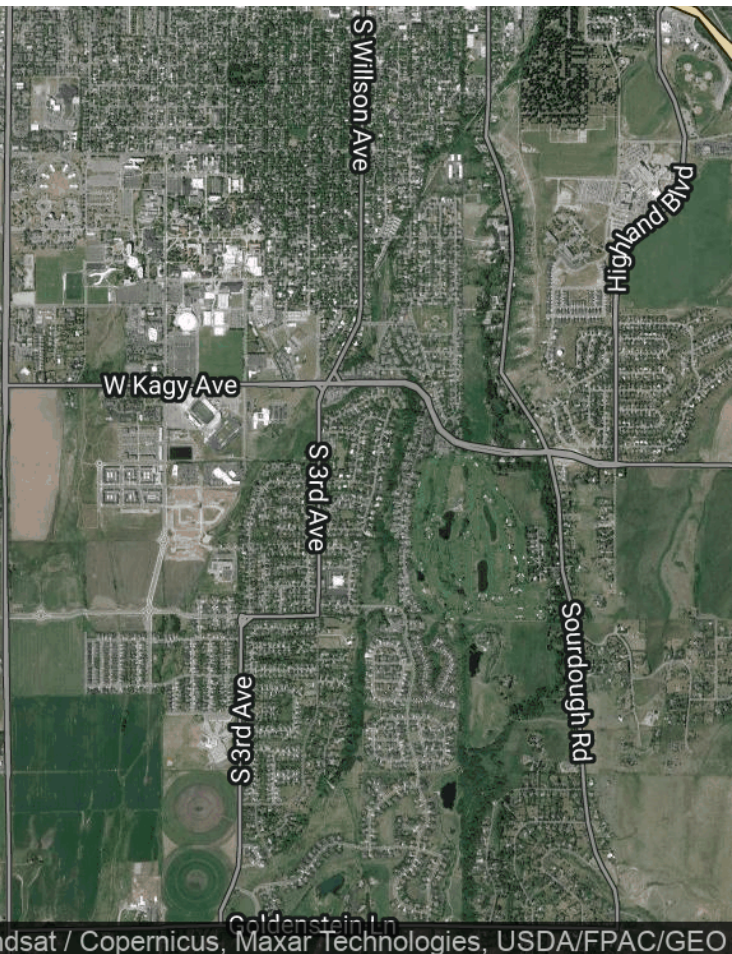
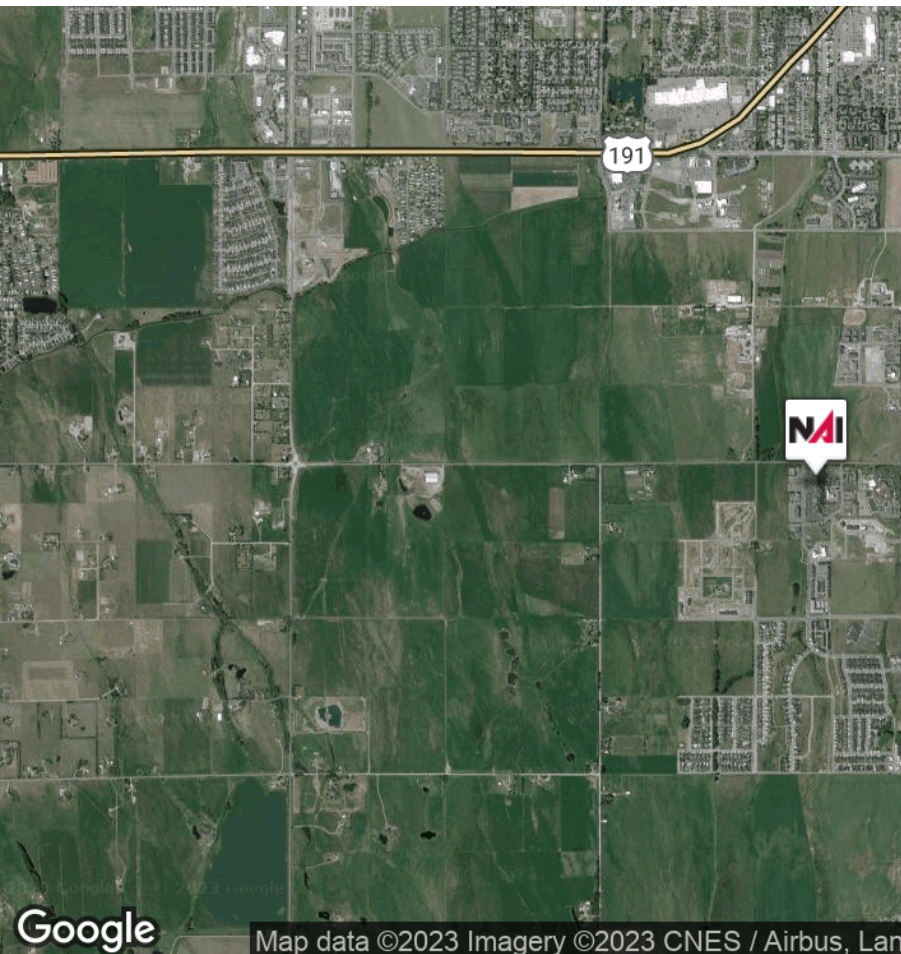
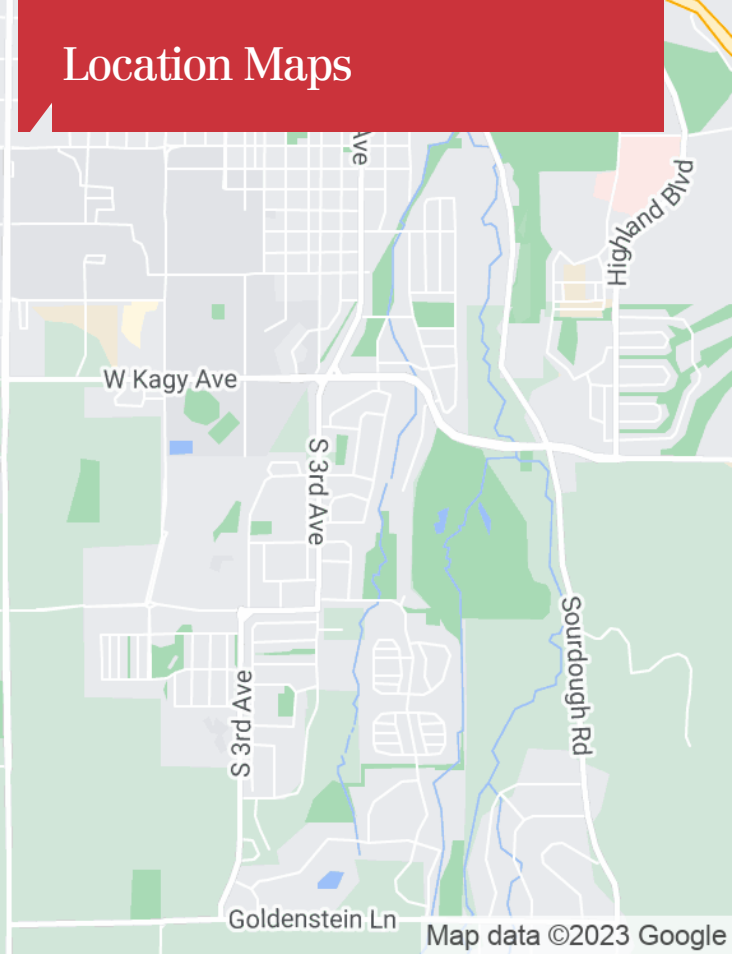
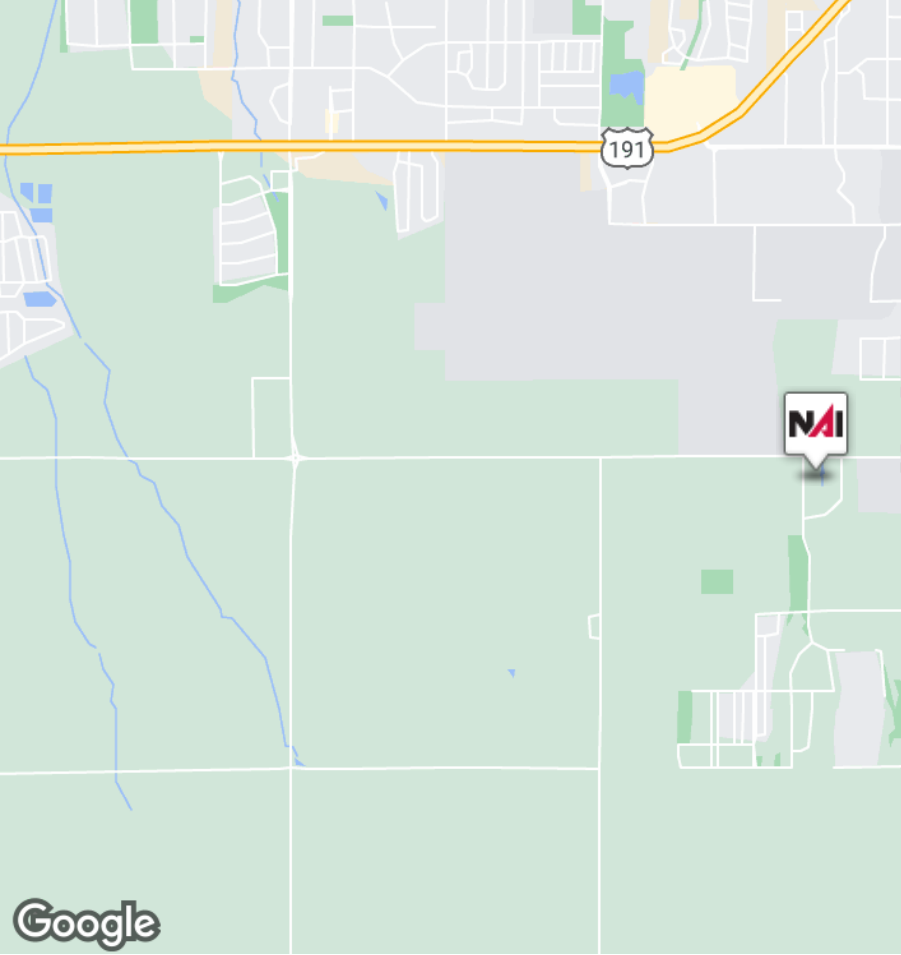


# Area Attractions Map



Map  
data  
©2023  
Google

## Location Maps



Map data ©2023 Imagery ©2023 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

# Aerial Map



Google

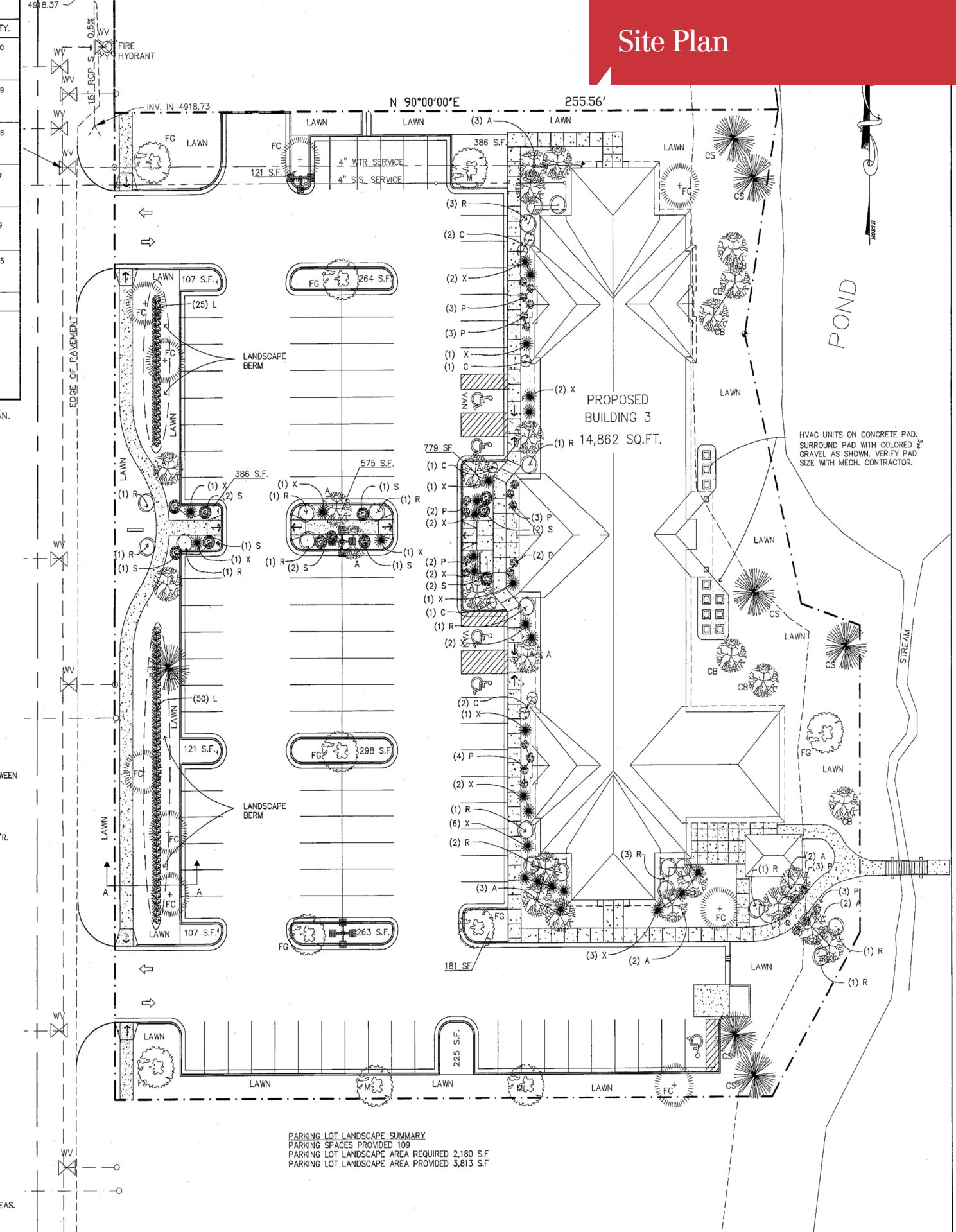
Imagery ©2023 CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

**NAI**Landmark

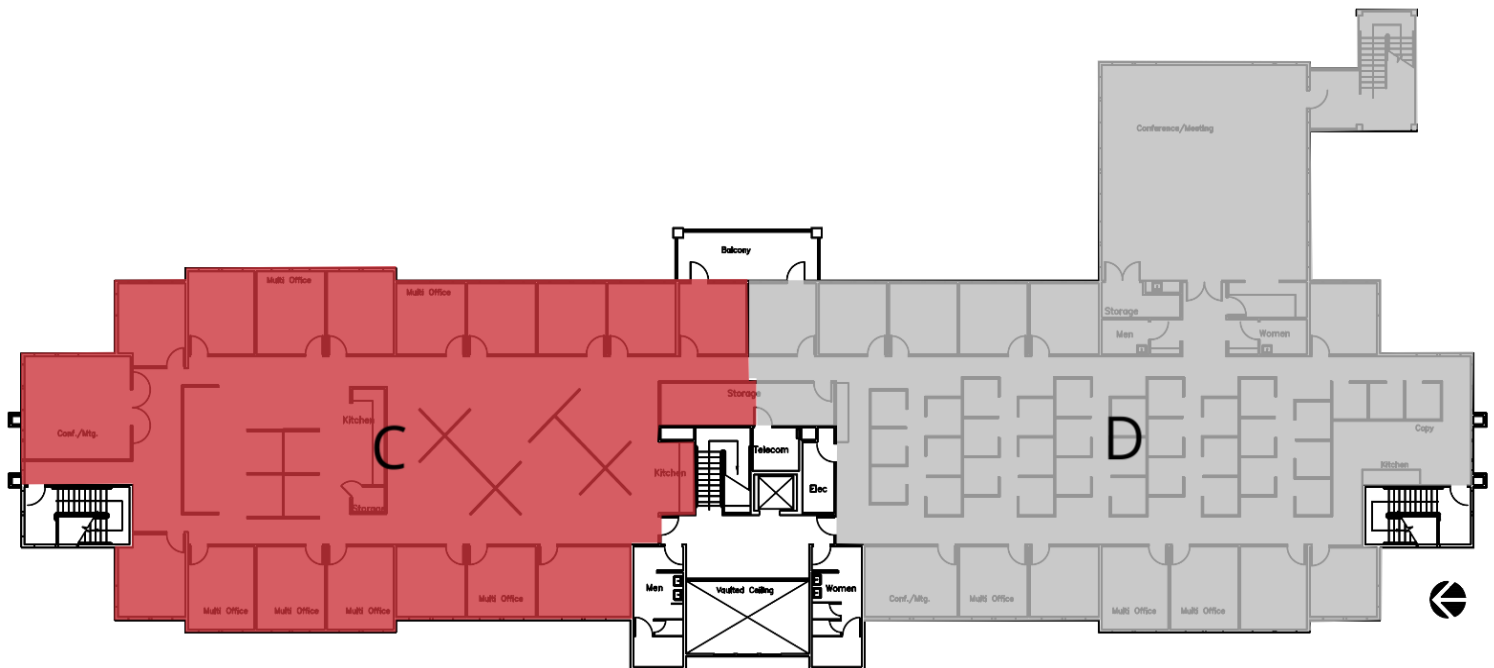
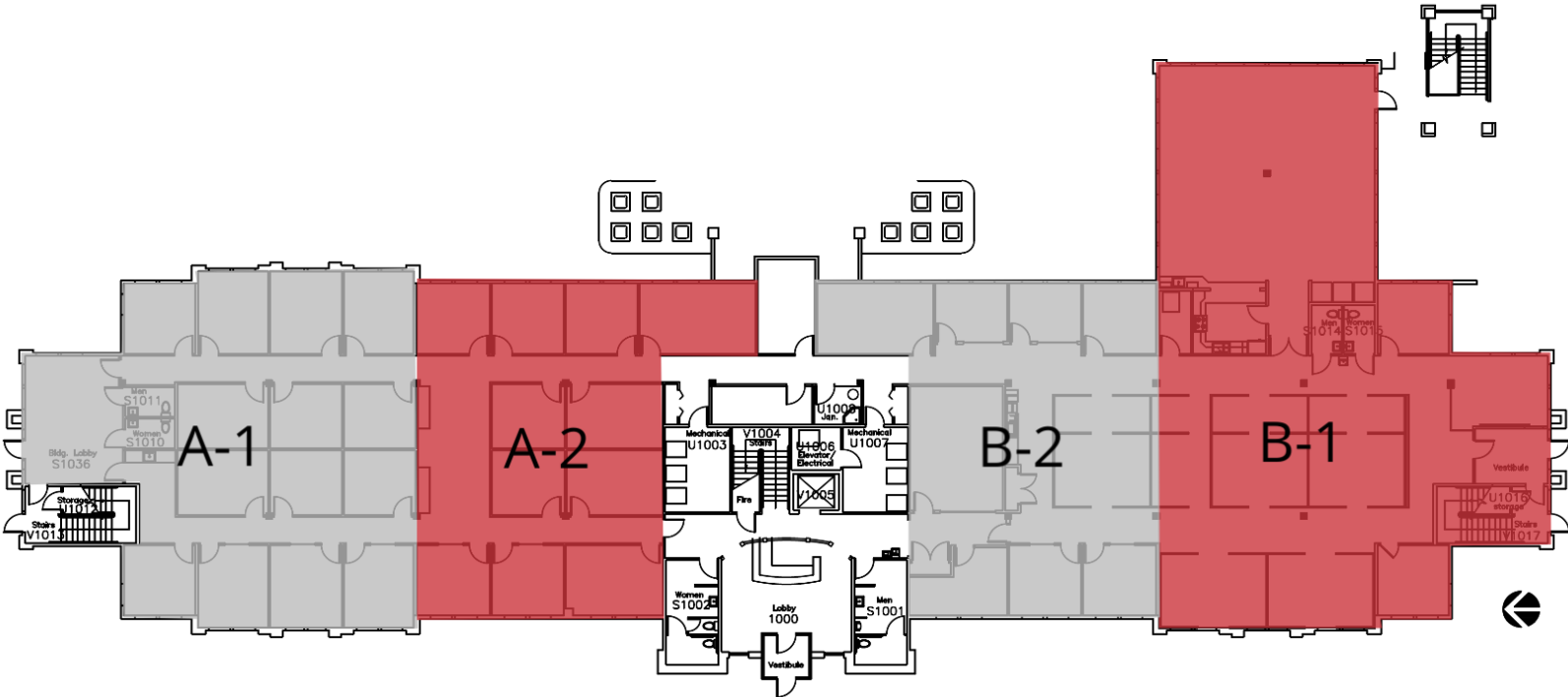
1811 West Dickerson, Suite 17  
Bozeman, MT 59715  
406 556 5069 tel  
[NAILandmark.com](http://NAILandmark.com)



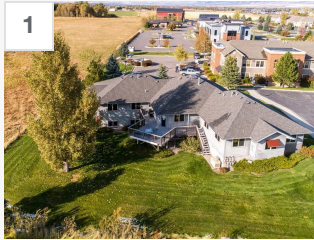
# Site Plan



# Floor Plans



**Section 4**  
SALES  
COMPARABLES



## 233 Enterprise

233 Enterprise | Bozeman, MT 59718

<b>Sale Price:</b>	\$1,510,000	<b>Lot Size:</b>	33,541 SF
<b>Year Built:</b>	2002	<b>Building SF:</b>	7,278 SF
<b>Price PSF:</b>	\$207.47	<b>CAP:</b>	0.00%
<b>Closed:</b>	12/20/2019	<b>Occupancy:</b>	0%
<b>NOI:</b>	\$0		



## 212 Discovery Drive

212 Discovery Drive | Bozeman, MT 59715

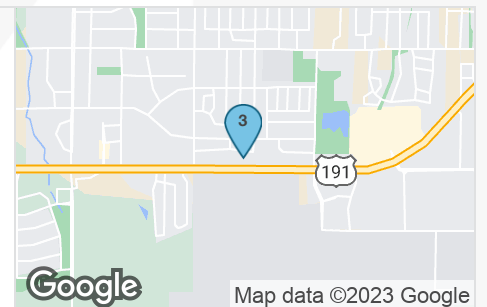
<b>Sale Price:</b>	\$2,425,000	<b>Lot Size:</b>	1.53 AC
<b>Year Built:</b>	2005	<b>Building SF:</b>	10,441 SF
<b>Price PSF:</b>	\$232.26	<b>CAP:</b>	6.68%
<b>Closed:</b>	06/01/2020	<b>Occupancy:</b>	100%
<b>NOI:</b>	\$162,527		



## 3810 Valley Commons

3810 Valley Commons | Bozeman, MT 59718

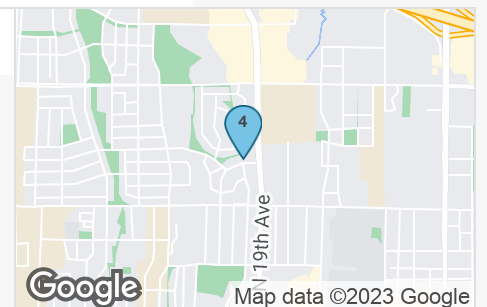
<b>Sale Price:</b>	\$3,200,000	<b>Lot Size:</b>	0.79 AC
<b>Year Built:</b>	2002	<b>Building SF:</b>	15,284 SF
<b>Price PSF:</b>	\$209.37	<b>CAP:</b>	6.35%
<b>Closed:</b>	12/02/2020	<b>Occupancy:</b>	100%
<b>NOI:</b>	\$203,000		



## 950 Stoneridge

950 Stoneridge | Bozeman, MT 59718

<b>Sale Price:</b>	\$1,060,000	<b>Lot Size:</b>	0 AC
<b>Year Built:</b>	2003	<b>Building SF:</b>	5,616 SF
<b>Price PSF:</b>	\$188.75	<b>Closed:</b>	06/04/2020
<b>Occupancy:</b>	50%		





## 2090 Stadium Drive

2090 Stadium Drive | Bozeman, MT 59715

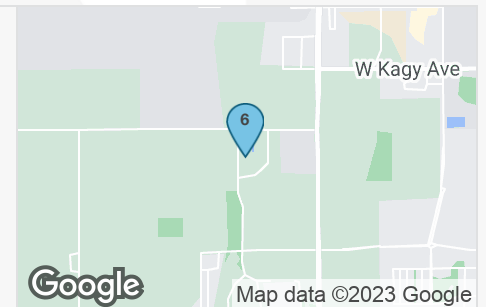
<b>Sale Price:</b>	\$1,400,000	<b>Lot Size:</b>	0.161 AC
<b>Year Built:</b>	2000	<b>Building SF:</b>	6,151 SF
<b>Price PSF:</b>	\$227.61	<b>Closed:</b>	10/23/2020
<b>Occupancy:</b>	0%		



## 110 Enterprise Blvd

110 Enterprise Blvd | Bozeman, MT 59718

<b>Sale Price:</b>	\$3,200,000	<b>Lot Size:</b>	0.98 AC
<b>Year Built:</b>	2004	<b>Building SF:</b>	13,038 SF
<b>Price PSF:</b>	\$245.44	<b>CAP:</b>	6.38%
<b>Closed:</b>	12/16/2019	<b>Occupancy:</b>	100%
<b>NOI:</b>	\$204,235		



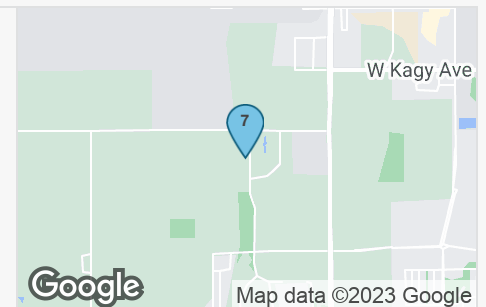
Adjacent to Oracle Campus. Property consists of 36 private offices 2 large conference room, and large independently cooled server room. Additional amenities include shower, 2 break areas, more.



## 23 Apex Drive

23 Apex Drive | Bozeman, MT 59718

<b>Sale Price:</b>	\$1,300,000	<b>Lot Size:</b>	0 AC
<b>Year Built:</b>	2019	<b>Building SF:</b>	3,446 SF
<b>Price PSF:</b>	\$377.25	<b>CAP:</b>	5.59%
<b>Closed:</b>	12/19/2019	<b>NOI:</b>	\$96,000



Condo



## 2006 Stadium

2006 Stadium | Bozeman, MT 59715

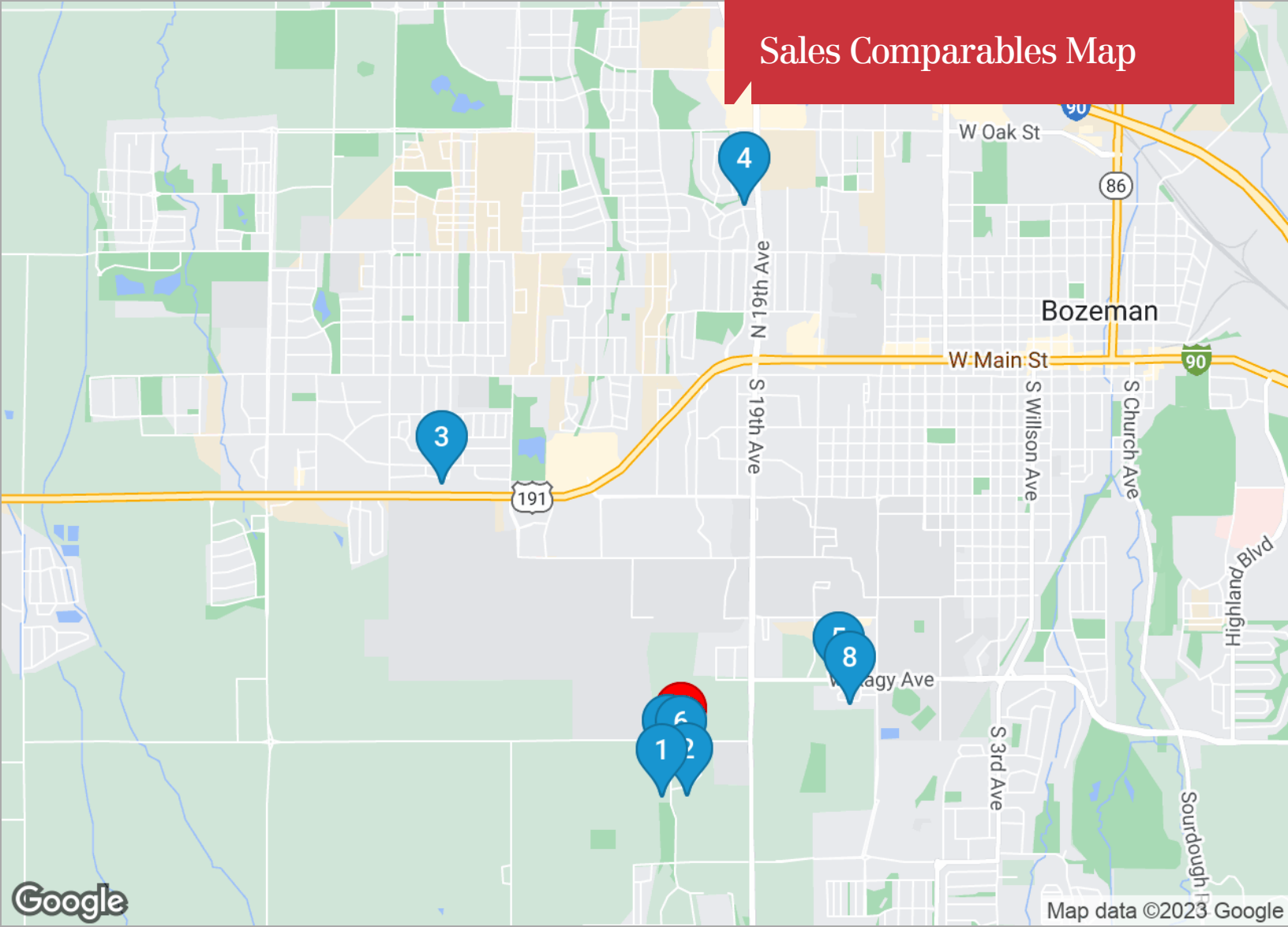
<b>Sale Price:</b>	\$1,000,000	<b>Lot Size:</b>	0.14 AC
<b>Year Built:</b>	2007	<b>Building SF:</b>	5,278 SF
<b>Price PSF:</b>	\$189.47	<b>Closed:</b>	11/09/2019



# Sales Comparables Summary

	Sale Comps	Price	Bldg. SF	Price/SF	Close
1	<b>233 Enterprise</b> 233 Enterprise Bozeman, MT 59718	\$1,510,000	7,278 SF	\$207.47	12/20/2019
2	<b>212 Discovery Drive</b> 212 Discovery Drive Bozeman, MT 59715	\$2,425,000	10,441 SF	\$232.26	06/01/2020
3	<b>3810 Valley Commons</b> 3810 Valley Commons Bozeman, MT 59718	\$3,200,000	15,284 SF	\$209.37	12/02/2020
4	<b>950 Stoneridge</b> 950 Stoneridge Bozeman, MT 59718	\$1,060,000	5,616 SF	\$188.75	06/04/2020
5	<b>2090 Stadium Drive</b> 2090 Stadium Drive Bozeman, MT 59715	\$1,400,000	6,151 SF	\$227.61	10/23/2020
6	<b>110 Enterprise Blvd</b> 110 Enterprise Blvd Bozeman, MT 59718	\$3,200,000	13,038 SF	\$245.44	12/16/2019
7	<b>23 Apex Drive</b> 23 Apex Drive Bozeman, MT 59718	\$1,300,000	3,446 SF	\$377.25	12/19/2019
8	<b>2006 Stadium</b> 2006 Stadium Bozeman, MT 59715	\$1,000,000	5,278 SF	\$189.47	11/09/2019
	<b>Totals/Averages</b>				
		\$1,886,875	8,317 SF	\$234.70	

## Sales Comparables Map



### Subject Property

40 Enterprise Blvd | Bozeman, MT 59718

1

#### 233 Enterprise

233 Enterprise  
Bozeman, MT 59718

2

#### 212 Discovery Drive

212 Discovery Drive  
Bozeman, MT 59715

3

#### 3810 Valley Commons

3810 Valley Commons  
Bozeman, MT 59718

4

#### 950 Stoneridge

950 Stoneridge  
Bozeman, MT 59718

5

#### 2090 Stadium Drive

2090 Stadium Drive  
Bozeman, MT 59715

6

#### 110 Enterprise Blvd

110 Enterprise Blvd  
Bozeman, MT 59718

7

#### 23 Apex Drive

23 Apex Drive  
Bozeman, MT 59718

8

#### 2006 Stadium

2006 Stadium  
Bozeman, MT 59715

**Section 5**  
RENT  
COMPARABLES



## ★ Subject Property

40 Enterprise Blvd | Bozeman, MT 59718

**Lease Rate:** N/A

**Space Size:**

**Year Built:** 2000

**Lot Size:** 3.03 Acres

**No. Units:** 1



1

## 233 Enterprise Blvd

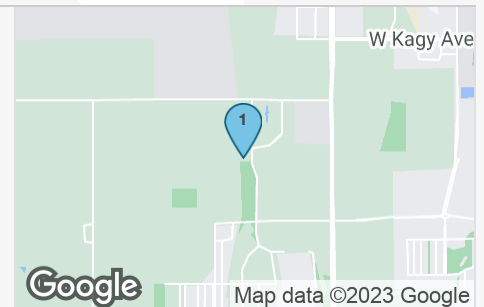
233 Enterprise Blvd | Bozeman, MT 59718

**Lease Rate:** \$13.13 / SF / year

**Lease Type:** NNN

**Space Size:** 7,230 SF

**Bldg Size:** 7,230 SF



2

## 1727 W. College

Bozeman, MT 59715

**Lease Rate:** \$18.00 / SF / year

**Lease Type:** NNN

**Space Size:** 5,325 SF

**Bldg Size:** 5,325 SF



3

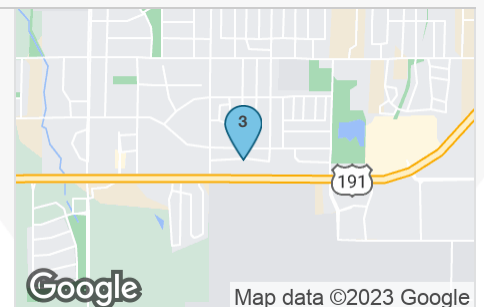
## 3950 Valley Commons

3950 Valley Commons | Bozeman, MT 59718

**Lease Rate:** \$20.00 / SF / year

**Lease Type:** NNN

**Space Size:** 4,336 SF





## 1001 W. Oak

Bozeman, MT 59715

**Lease Rate:** \$17.50 / SF / year **Lease Type:** NNN

**Space Size:** 2,636 SF

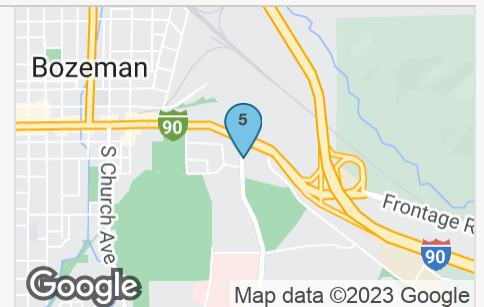


## 200 Highland Blvd

200 Highland | Bozeman, MT 59715

**Lease Rate:** \$23.00 / SF / year **Lease Type:** NNN

**Space Size:** 5,980 SF



## 1610 Ellis

1610 Ellis | Bozeman, MT 59715

**Lease Rate:** \$22.00 / SF / year **Lease Type:** NNN

**Space Size:** 7,723 SF



## 110 Enterprise Blvd

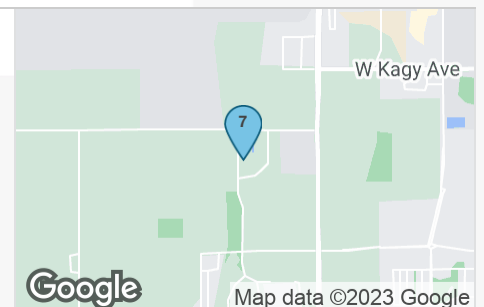
110 Enterprise Blvd | Bozeman, MT 59718

**Lease Rate:** \$17.12 / SF / year **Space Size:** 12,912 SF

**Year Built:** 2004

**Bldg Size:** 12,912 SF

**Lease Term:** 60 months



Other term/Free Rent: Additional TIs will be amortized on top of base rent. \$16.99 is avg base rent over 5 years.

8



## 1143 Stoneridge Dr. #2

Bozeman, MT 59715

**Lease Rate:** \$10.16 / SF / year **Lease Type:** NNN

**Space Size:** 2,646 SF



9

## ONX Maps

107 E. OAK | Bozeman, MT 59715

**Lease Rate:** \$22.00 / SF / year **Space Size:** 8,073 SF

**Year Built:** 2018 **Bldg Size:** 8,073 SF



10



## Schedulicity

TBD | Bozeman, MT 59718

**Lease Rate:** \$33.00 / SF / year **Lease Type:** NNN

**Space Size:** 17,557 SF **Bldg Size:** 17,557 SF

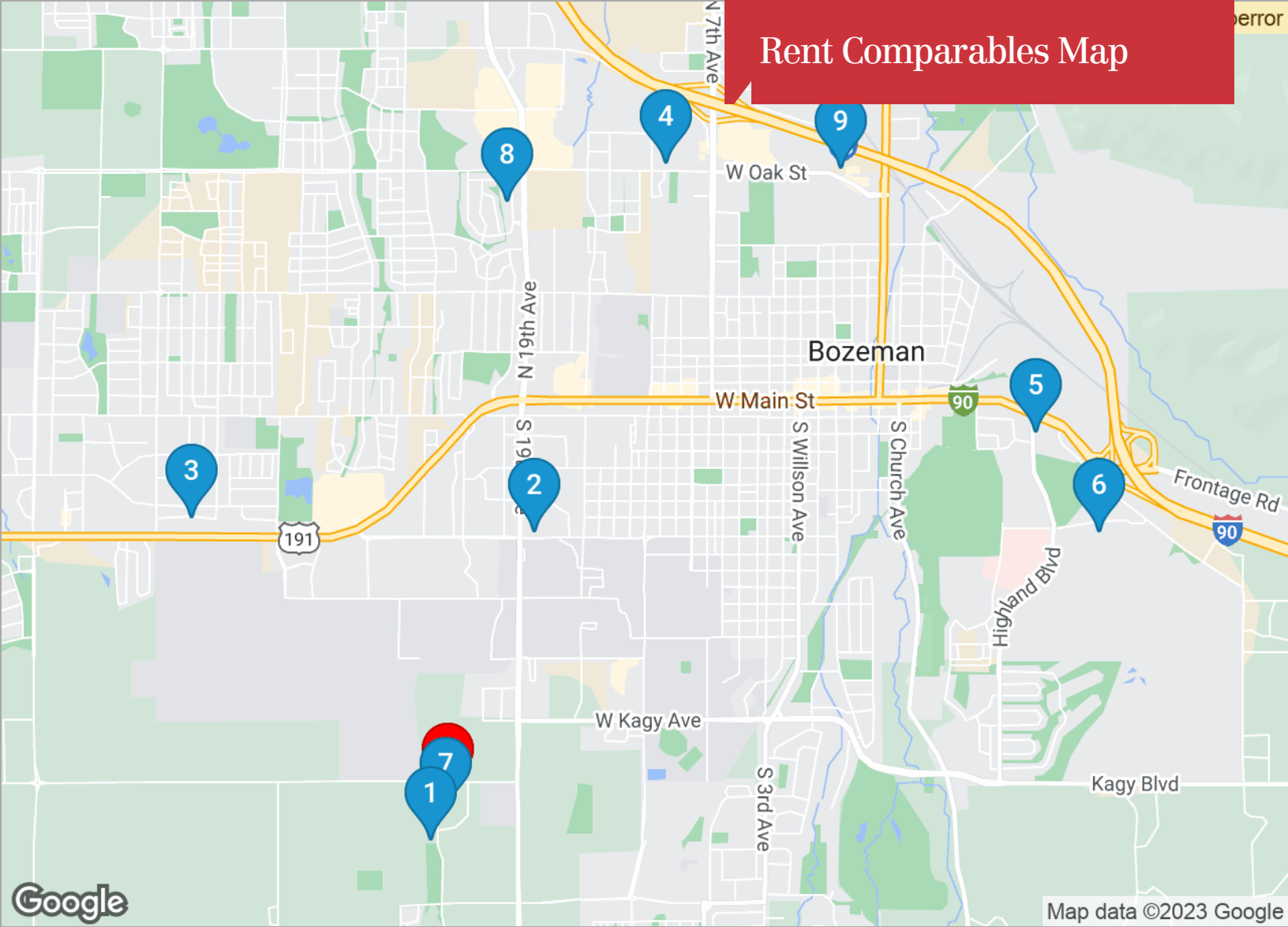


Annual Increases of \$1/SF.TIs are being fully amortized which brings the lease rate to \$33/sf until TIs are paid for. Then lease rate drops back down to base rate.

# Rent Comparables Summary

	Rent Comps	Price/SF/Year	Available SF	Bldg SF
1	<b>233 Enterprise Blvd</b> 233 Enterprise Blvd Bozeman, MT 59718	\$13.13	7,230 SF	7,230 SF
2	<b>1727 W. College</b> Bozeman, MT 59715	\$18.00	5,325 SF	5,325 SF
3	<b>3950 Valley Comons</b> 3950 Valley Commons Bozeman, MT 59718	\$20.00	4,336 SF	-
4	<b>1001 W. Oak</b> Bozeman, MT 59715	\$17.50	2,636 SF	-
5	<b>200 Highland Blvd</b> 200 Highland Bozeman, MT 59715	\$23.00	5,980 SF	-
6	<b>1610 Ellis</b> 1610 Ellis Bozeman, MT 59715	\$22.00	7,723 SF	-
7	<b>110 Enterprise Blvd</b> 110 Enterprise Blvd Bozeman, MT 59718	\$17.12	12,912 SF	12,912 SF
8	<b>1143 Stoneridge Dr. #2</b> Bozeman, MT 59715	\$10.16	2,646 SF	-
9	<b>ONX Maps</b> 107 E. OAK Bozeman, MT 59715	\$22.00	8,073 SF	8,073 SF
10	<b>Schedulicity</b> TBD Bozeman, MT 59718	\$33.00	17,557 SF	17,557 SF
	<b>Totals/Averages</b>	<b>Price/SF/Year</b>	<b>Available SF</b>	<b>Bldg SF</b>
		\$19.59	7,442 SF	10,219 SF

## Rent Comparables Map



### Subject Property

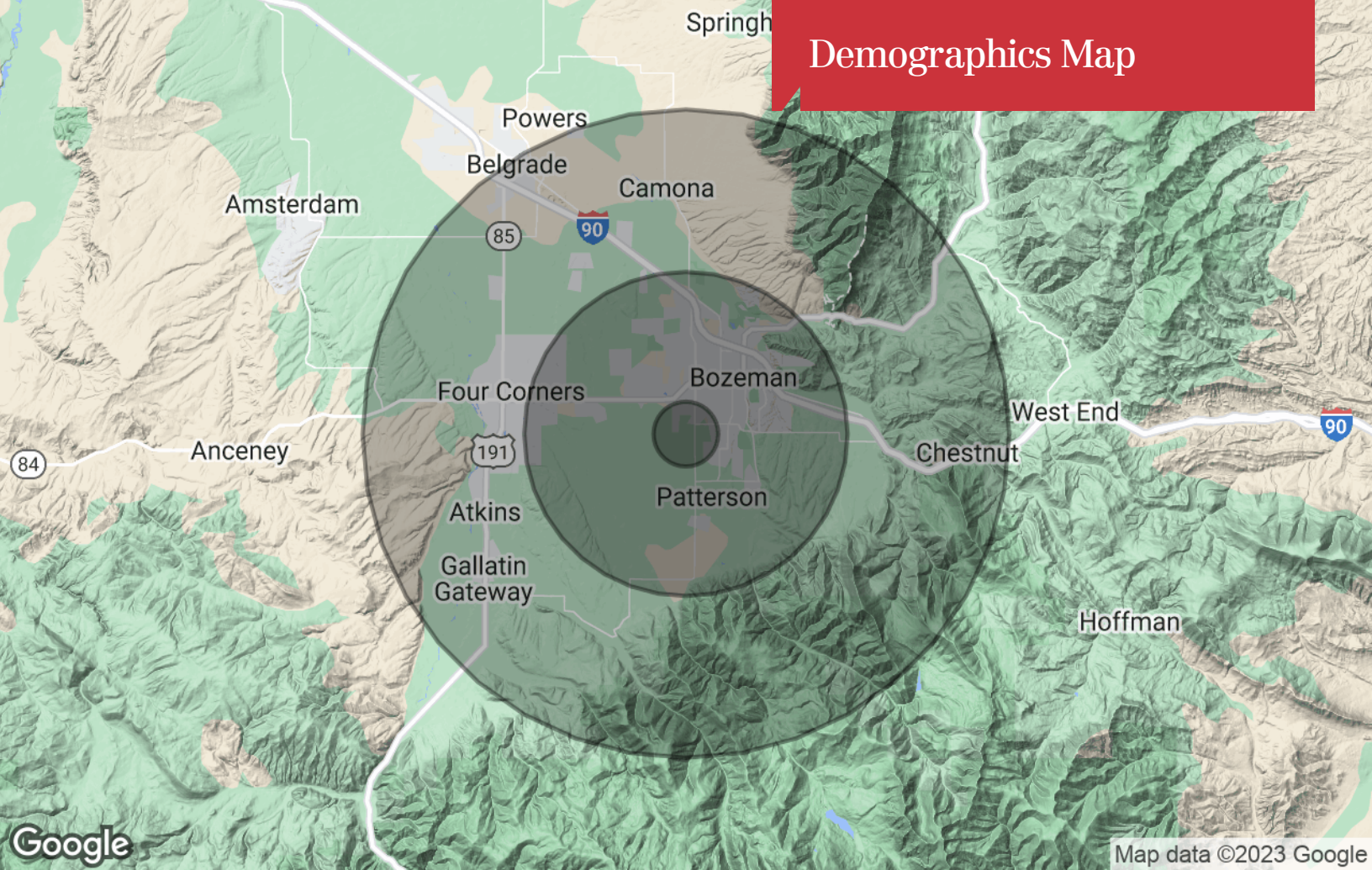
40 Enterprise Blvd | Bozeman, MT 59718

- |   |  |  |
|---|--|--|
| <b>1</b> <b>233 ENTERPRISE BLVD</b><br>233 Enterprise Blvd<br>Bozeman, MT 59718 | <b>2</b> <b>1727 W. College</b><br>Bozeman, MT 59715                   | <b>3</b> <b>3950 VALLEY COMONS</b><br>3950 Valley Commons<br>Bozeman, MT 59718 |
| <b>4</b> <b>1001 W. Oak</b><br>Bozeman, MT 59715                                | <b>5</b> <b>200 HIGHLAND BLVD</b><br>200 Highland<br>Bozeman, MT 59715 | <b>6</b> <b>1610 ELLIS</b><br>1610 Ellis<br>Bozeman, MT 59715                  |
| <b>7</b> <b>110 ENTERPRISE BLVD</b><br>110 Enterprise Blvd<br>Bozeman, MT 59718 | <b>8</b> <b>1143 Stoneridge Dr. #2</b><br>Bozeman, MT 59715            | <b>9</b> <b>ONX MAPS</b><br>107 E. OAK<br>Bozeman, MT 59715                    |
| <b>10</b> <b>SCHEDULICITY</b><br>TBD<br>Bozeman, MT 59718                       |  |  |

**Section 6**

DEMOGRAPHICS

# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,553	60,111	80,726
MEDIAN AGE	21.3	30.5	32.3
MEDIAN AGE (MALE)	21.9	30.2	32.0
MEDIAN AGE (FEMALE)	20.4	31.2	33.1

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	629	25,289	33,194
# OF PERSONS PER HH	4.1	2.4	2.4
AVERAGE HH INCOME	\$45,687	\$62,881	\$67,572
AVERAGE HOUSE VALUE	\$312,127	\$272,964	\$277,212

## Race

	1 Mile	5 Miles	10 Miles
% WHITE	91.8%	95.5%	95.9%
% BLACK	1.1%	0.5%	0.5%
% ASIAN	3.8%	1.8%	1.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	3.0%	1.2%	0.9%
% OTHER	0.3%	0.9%	1.1%

## Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.5%	2.4%	2.7%

\* Demographic data derived from 2020 ACS - US Census

# Demographics Report

	1 Mile	5 Miles	10 Miles
Total Households	629	25,289	33,194
Total Persons Per Hh	4.1	2.4	2.4
Average Hh Income	\$45,687	\$62,881	\$67,572
Average House Value	\$312,127	\$272,964	\$277,212

	1 Mile	5 Miles	10 Miles
Total Population	2,553	60,111	80,726
Median Age	21.3	30.5	32.3
Median Age (Male)	21.9	30.2	32.0
Median Age (Female)	20.4	31.2	33.1

*\* Demographic data derived from 2020 ACS - US Census*