

# FOR SALE

233 ENTERPRISE BOULEVARD



# PROPERTY SUMMARY

**ADDRESS** | 233 Enterprise Blvd

**SQUARE FOOTAGE** | 7,278 +/-

**LOT SIZE** | .77 +/- acres

**ZONING** | RO - Residential Office

**YEAR BUILT** | 2003

**PARKING** | 23 parking spaces

**LOCATION** | Genesis Business Park

**PRICE** | \$1,550,000



Listed by

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Professional office building with 18 private offices in a great South Bozeman location. This superb office building shares the block with Oracle, Golden Helix and Quantum. 7,268 sq.ft of prime office space in a two-level floor plan featuring an open reception area, 2 conference rooms, 2 kitchenettes, 3 bathrooms and 2 showers, radiant floor heat, air conditioning, and much more. There is loads of storage, and space for additional offices. The building is set up to be split into three distinct suites, each separately metered for gas and electric. Fiber optic pumps high-speed data through 5 miles of network cable thoughtfully laid out to every workspace, with smurf tube run to most locations for updating and changes. Heated sidewalks lead to 23 parking spaces with on street overflow if needed. Located adjacent to the Enterprise Park, this building boasts big views towards the Spanish Peaks and a back deck with a beautiful yard for company gatherings and improved workplace culture.

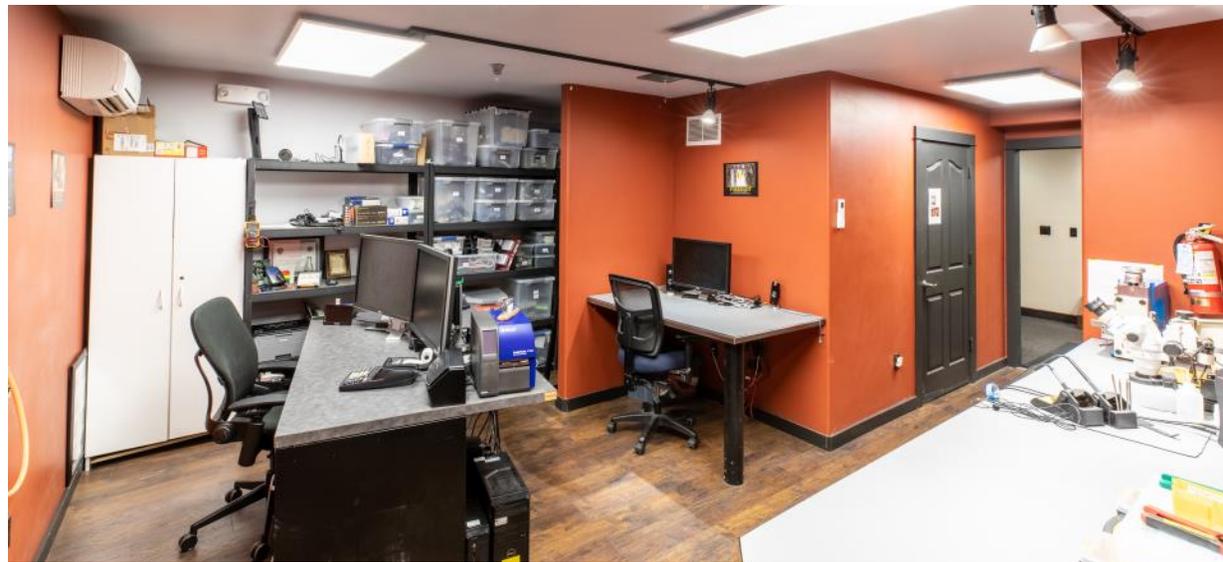
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# 1ST FLOOR



# 2ND FLOOR



**.77** +/- ACRE LOT | **23** +/- PARKING SPACES



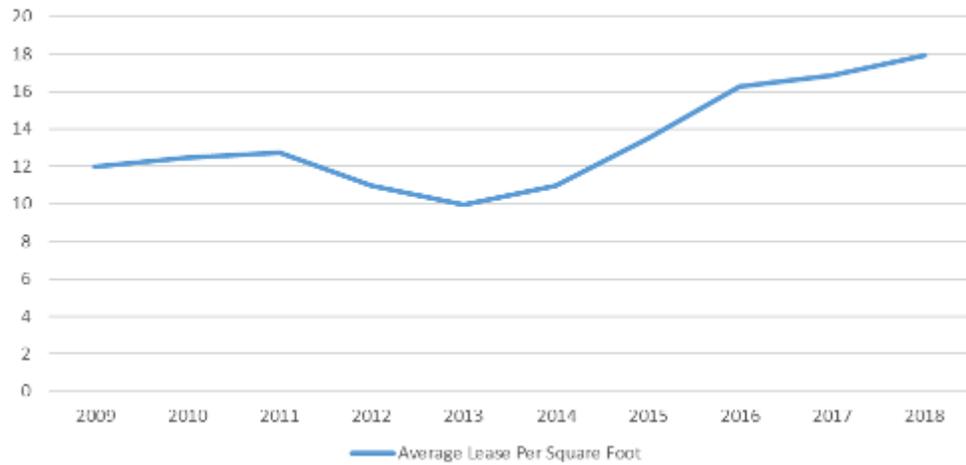
## LOCATION HIGHLIGHTS

3.5 MILES TO DOWNTOWN BOZEMAN | 2 MILES TO MONTANA STATE UNIVERSITY | 12 MILES TO BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT

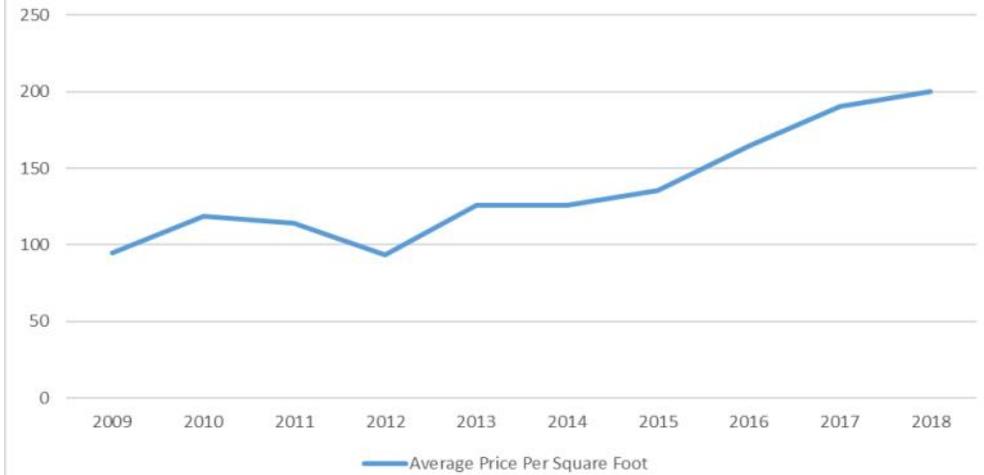


## CITY OF BOZEMAN COMMERCIAL PRICE TRENDS

Average Lease Per Square Foot

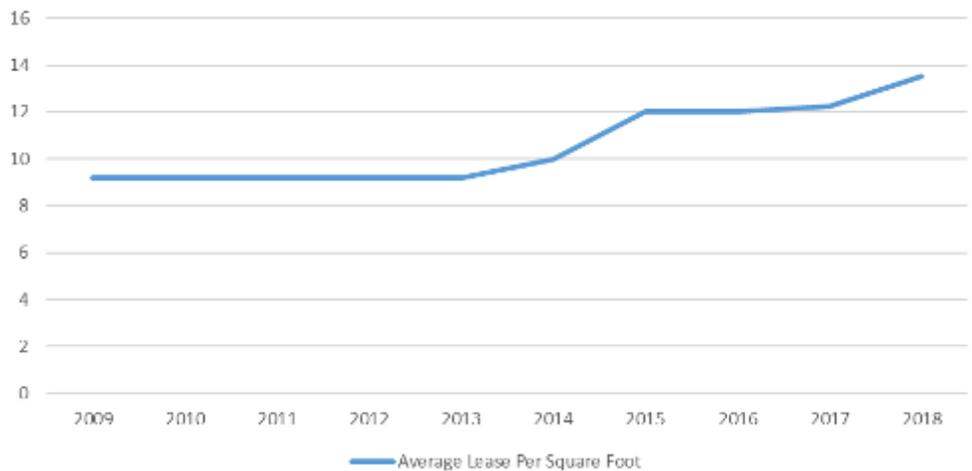


Average Price Per Square Foot

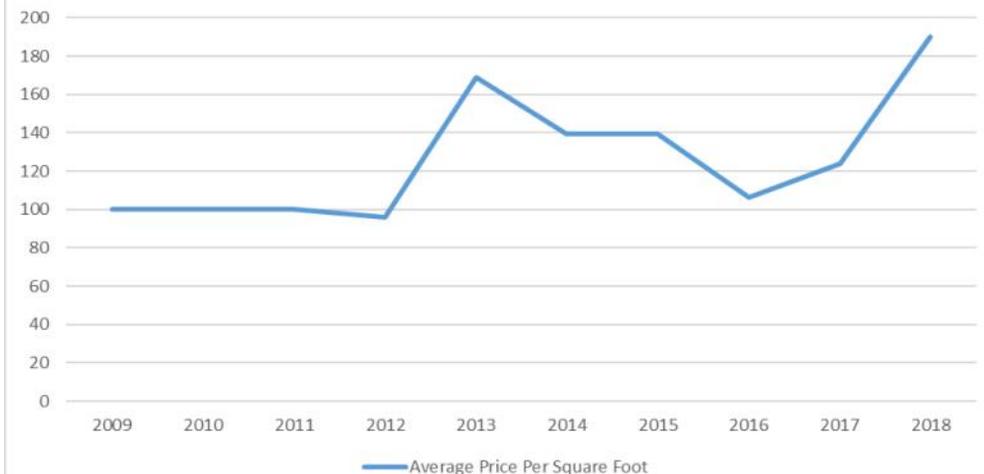


## GALLATIN COUNTY COMMERCIAL PRICE TRENDS

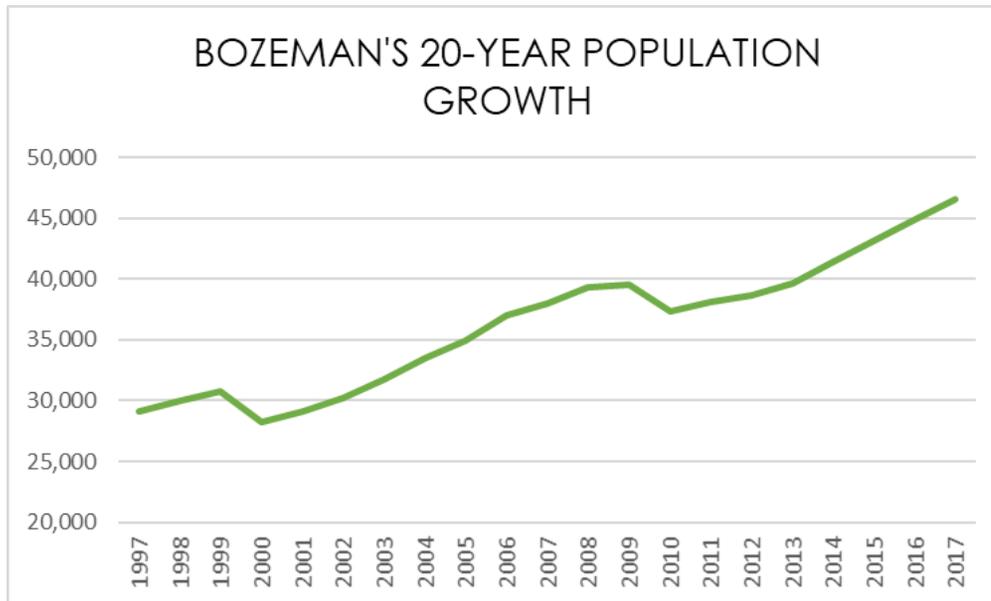
Average Lease Per Square Foot



Average Price Per Square Foot



Bozeman is the fastest growing city of its size in the U.S. While many think its mainly people moving here from out of state, 81% are actually people relocating to the Gallatin Valley from other Montana counties. California, Washington, Arizona and Utah are the leading states with people making their new home in Bozeman. A report found that Gallatin County could see 55,000 new residents by 2045.\*



## MEDIAN AGE



### BOZEMAN DEMOGRAPHICS AT A GLANCE\*

**47.04% FEMALE | 52.96% MALE**

White - **38,686**

Asian - **1,032**

2+Races - **918**

American Indian & Alaska Native - **639**

Black or African American - **270**

Other - **203**

Native Hawaiian & Pacific Islander - **13**

## HOUSEHOLD TYPES

Married Homeowner **70.5%** | Married Renter **29.5%**

Female Homeowner **31.4%** | Female Renter **38.6%**

Male Homeowner **30.7%** | Male Renter **69.3%**

## EDUCATION ATTAINED

Graduate Degree **31.04%** | Bachelors Degree **34.52%**

Associates Degree **6.11%** | Some College **23.73%**

High School Grad **13.29%**

## ABOUT BOZEMAN, MONTANA

Bozeman is a special place, and not just because of all the national recognition it receives. With soaring mountains as the back-drop and a town that puts a tremendous value on the idea of community. Instead of city skylines you'll find ridgelines. Instead of long lines, you'll find free time. Bozeman is a place of opportunity where business meetings are held out of drift boats as often as in board rooms. Where people come for the lifestyle because the people in Bozeman have the work-life balance thing figured out. Work hard, play hard is a way of life here and it's not uncommon to leave your desk Friday afternoon only to find yourself camping or on the river a few hours later.

It can be difficult to explain exactly what makes the Bozeman community special, it's a culmination of the little things. The friendly nod of a stranger as you pass by, the sun setting on the Bridger mountains, conversations on a chairlift and seeing familiar faces at events in town. Bozeman is a place where non-profits, local businesses and neighborhoods thrive because we support one another. ***All the things that make Bozeman special are rooted in the mountains, the community and its people.***

## MAJOR EMPLOYERS

**BOZEMAN HEALTH** is Bozeman's largest employer. With over 1,800 people and growing, it is also currently the largest private employer. Last spring Bozeman Health announced plans to build a patient care tower with a new intensive care unit and prior to that they announced plans to build a neighborhood outpatient care center on five acres on the corner of Huffine and Cottonwood. Further evidence of the growth of this Bozeman employer is the opening of a 51,625 sq.ft. hospital in Big Sky.

**MONTANA STATE UNIVERSITY** is Bozeman's second largest employer. For the past ten years Montana State has been breaking enrollment records making it the fastest growing university in Montana. Montana State employs more than 3,000 faculty as well as 682 graduate teaching and research assistants. This growth is expected to continue as enrollment increases each year.

Bozeman is home to one of the largest tech firms in the world, ORACLE which provides high-paying jobs to residents as it continues to expand its operations.

**ZOOT ENTERPRISES** is a leader in the financial technology industry and is based in Bozeman as one of our bigger employers. **SIMMS FISHING**, the only U.S. based manufacturer of fishing waders is also in Bozeman and recently expanded with a brand-new facility in the Four Corners area.

Bozeman is different than many of its metropolitan counterparts. People in Bozeman have entrepreneurial mindsets. With growing tourism, community support and many resources available, Bozeman is a wonderful place for a start-up business. **According to Business Insider, Montana has the highest rate of new entrepreneurs, second best startup activity score and the third best business survival score.**



## AIRPORT INFORMATION

The **BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT** has become one of the fastest growing airports in the country with more than 1.2 million passengers passing through the gates each year. There are now 16 direct flights to and from Bozeman from places like New York, Chicago, and Atlanta. This ease of travel has put Bozeman on the map as a destination for people living in many of the major cities in the U.S. While Bozeman has always been considered a nice place to live, in the past its distance from major metropolitan areas and lack of flight options kept a certain number of people from moving. Now, with direct flights available, many people are able to balance their city-based jobs with Bozeman living. JetBlue is the newest airline to add flights to the Bozeman Yellowstone International Airport.

Construction has begun on the **YELLOWSTONE AIRPORT PLAZA**, a 50-acre development with plans for restaurants, hotels and shops. There are other talks of development in the surrounding areas of the airport, as Bozeman's anticipated growth continues in the area and the airport steadily expands.

## BOZEMAN HEALTH

**BOZEMAN HEALTH**, the largest healthcare provider in the area, offers two hospitals, specialty treatment centers, outpatient treatment facilities and retirement and assisted living facilities.

**BOZEMAN HEALTH DEACONESS HOSPITAL** is an 86-bed facility with 200 physicians and health professionals with more than 35 specialties. In addition to the Bozeman Health Network, there are two Urgent Care locations along with many private practices and specialty doctors throughout the valley. As Bozeman continues to grow, Bozeman Health continues to expand to meet the needs of the community and surrounding areas.

**BILLINGS CLINIC** just announced it will be opening a new 97,000 sq.ft. clinic in Bozeman, west of town near Costco. It will include an urgent care and outpatient surgery center.

## EDUCATION

**MONTANA STATE UNIVERSITY** is the largest university in Montana, and has been reaching record enrolment numbers for more than 10 years. Enrollment for 2017 was 16,703 and in 2018 it surpassed that record by around 1.5%. They offer approximately 60 areas of study for undergraduates, and more than 40 master's programs including engineering, education and nursing. Montana State is among the top 3% of colleges and universities for research expenditures and is classified by the Carnegie Foundation as an institution with a high undergraduate profile. MSU is home to the Bobcats. In the past ten years, the football program has grown over the years, along with the stadium renovations and with that has come tremendous community team spirit for the Cats!

**GALLATIN COLLEGE** is MSU's two-year college program. Gallatin college offers associate degrees and professional certificates in a number of programs including aviation, network technology, welding technology, culinary arts and many more.

**BOZEMAN SCHOOL DISTRICT** is a top-notch public school system. There are 8 elementary schools, 2 middle schools (with the third one currently in talks), 1 high school and construction has begun on the second one opening Fall 2020.



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