

# Client Full

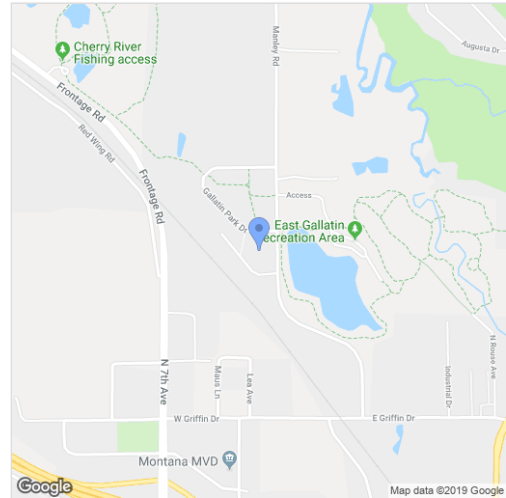
Listing

## CLIENT DETAIL REPORT

MLS#: 328918

304 Gallatin Park Drive Drive

Date Printed: 02/15/2019



### GENERAL INFORMATION

<b>Status:</b>	<b>Active</b>	<b>Lease Type:</b>	NNN	<b>Tot SqFt Cost::</b>	\$1,200.00
<b>Type:</b>	Office	<b>Unit Sq Ft:</b>		<b>Monthly Cost:</b>	\$4,725.00
<b>Asking Lse Amt:</b>	\$4,725.00	<b>Rent/Terms:</b>	\$4,725.00	<b>Lot Size:</b>	
<b>Price/Sq Ft:</b>		<b>NNN/SF Year:</b>	5.48		
<b>Address:</b>	304 Gallatin Park Drive Drive				
<b>City:</b>	Bozeman				
<b>State:</b>	MT	<b>Area:</b>	1NE - Boz N of Main/E of 19th		
<b>Directions:</b>	Griffin To Manley corner of Gallatin Park and Manley Road.				
<b>Legal:</b>					

### PROPERTY DETAILS

<b>Office Sq Ft:</b>	2,100	<b>Zoning:</b>	M1 - Light Manufacturing
<b>Warehouse Sq Ft:</b>		<b>Planning Jurisdiction:</b>	City
<b># Floors:</b>	3	<b>Flood Plain:</b>	No
<b>Elevator:</b>	Yes	<b>Currently Occupied:</b>	No
<b>Parcel Tax ID#:</b>	00RFG44020	<b>3 Phase Elec Svc:</b>	
<b>Possible Uses:</b>	Office – Medical Office, Office – Office Space, Office - Executive Suite		

### FEATURES

<b>Tenants Pay:</b>	Electric, Garbage, Insurance, Lawn Care, Maintenance, Taxes, Water	<b>Ceiling Height:</b>	11-15 Feet
<b>Landlord Pays:</b>		<b>Parking:</b>	Common
<b>Heating:</b>	Central, Electric Forced Air	<b>Utility Services:</b>	Cable, City Sewer, City Water, Natural Gas, Telephone
<b>Cooling:</b>	Central Air		

### PUBLIC INFORMATION

#### Public Remarks

1,200 square feet of 3rd floor Executive Office Space in Bozeman's new salon, spa and wellness focused building. Big views of the Bridger mountain range, in the Gallatin Park Subdivision. (across the street from the East Gallatin Rec Area and around the corner from MAP Brewing Gorgeous and unique space with soaring ceiling and lofty exposed beams overlooks Glen Lake. High end office perfect for tech, design, medic and many other types of office users. Building is elevator serviced. Coffee shop on the ground floor. Ready July, 3-5 year lease, build out optio available.

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Office

304 Gallatin Park Drive Drive

LP: \$4,725

[328918](#) Active

Bozeman, MT 59715



