

# **For Lease 676 Ferguson Ave #7 Office Space Across From The Ridge Athletic Club**

**1285 Square Feet in a newer energy efficient building**



## **For Lease Office Space**

**Clean Energy Efficient Office space on the second floor in Pinewood Business Center Across from The Ridge Athletic Club 3 Large Offices reception area 1285 Sqft Lots of file storage. Large server room, ready May 1 2019**

**\$1606.00 Month Base NNN \$398.00 \$2005.00 Monthly 3-5 Year lease available.**



**McCaw, DeVries,  
Steinhauer & Company**

RESIDENTIAL & COMMERCIAL REAL ESTATE

**Evan McCaw  
Broker  
406-581-2213 Cell  
406-587-5540**

**676 Ferguson Ave Ste 4  
Bozeman, MT 59715**

3/21/2019

676 Ferguson Ave Bozeman, MT 59718

676 Ferguson Ave STE 7 Bozeman, MT 59718

Office SF  
1285

Annual SF Rate  
\$15.00

Monthly Rent  
\$1,606.25

Monthly Total Including NNN  
\$2,005.16

\*Numbers above are based on NNN lease.

Expenses		Yearly	Monthly	
Taxes		\$2,787.60	\$232.30	
Insurance	Owners Dues Monthly	\$320.00	\$26.67	
Maintenance / Snow	\$ 139.94	\$1,679.28	\$139.94	\$/Sqft
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		\$4,786.88	\$398.91	\$3.73

Evan McCaw Broker



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Steinhauer & Company  
RESIDENTIAL & COMMERCIAL REAL ESTATE

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