

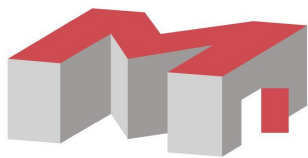
Office / Warehouse Flex Space

392 Gallatin Park Drive

Gallatin Park Commercial Subdivision

Bozeman's Near North Side

**Ground Floor Flex Space and Office 5,855 Square Feet Total - 1,800 Office Square Feet & 4,055 Square Feet Flex Space North Side Bozeman Business Park. Across from The East Gallatin Recreation Area. Grade A office and warehousing with parking and direct access to trails and recreation areas, Bridger views with light manufacturing zoning and ample tech amenities. Five minutes from downtown Bozeman
2.5 Year lease sub lease landlord will consider new lease with new terms.**

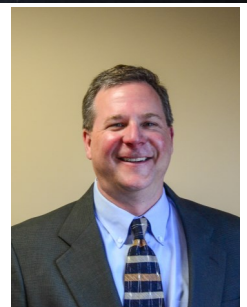


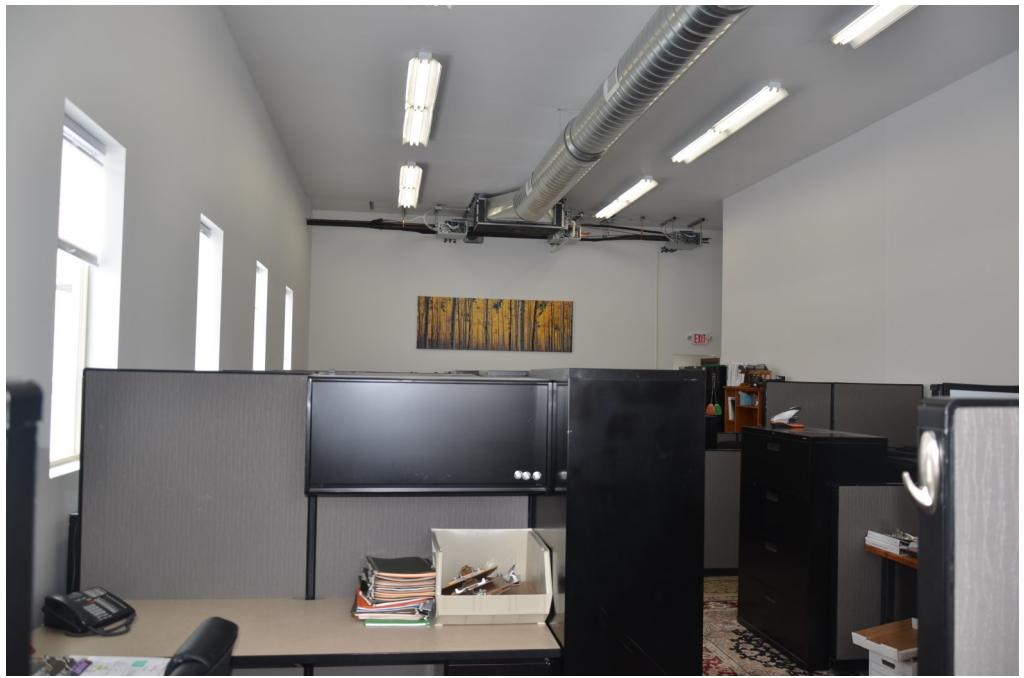
McCaw & Company

RESIDENTIAL & COMMERCIAL REAL ESTATE

Evan McCaw
Broker

406-587-5540
406-581-2213 Cell





Sub Tenant Numbers 392 Gallatin Park Unit 102

Type	Square Footage	Rate	Yearly	Monthly
Warehouse offices	4800	\$ 13.00	\$ 62,400.00	\$ 5,200.00
Customer Service area	1055	\$ 15.00	\$ 15,825.00	\$ 1,318.75
	5855		\$ 78,225.00	\$ 6,518.75

NNN Ending 4-1-18

NNN			
Insurance	\$ 222.57		
Re/ Taxes	\$ 704.53	\$/ Per Sqft	
House Meter	\$ 16.30	\$2.26	
Water	\$ 48.68		
Snow Plowing	\$ 112.64		
	\$ 1,104.72	\$ 13,256.64	

Current Total
\$7,623.47