

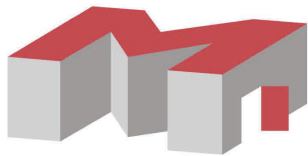
# **Office / Warehouse Flex Space**

## **392 Gallatin Park Drive Unit 102 A&B**

### **Gallatin Park Commercial Subdivision**

### **Bozeman's Near North Side**

**Ground Floor Flex Space and Office 5,855 Square Feet Total 2,255 Square Feet Office & 3,600 Square Feet Warehouse Space North Side Bozeman Business Park. Available together or separate. 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. Warehouse unit contains a shower Five minutes from downtown Bozeman.**

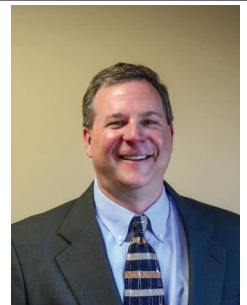


**McCaw & Company**

RESIDENTIAL & COMMERCIAL REAL ESTATE

**Evan McCaw**  
Broker

**406-587-5540**  
**406-581-2213 Cell**





**Spaces Seprated**

Type	Square Footage	Rate	Yearly	Monthly Base	NNN	Total Monthly
Warehouse	3600	\$ 10.50	\$ 37,800.00	\$ 3,150.00	\$ 679.25	<b>3,829.25</b>
Office	2255	\$ 14.00	\$ 31,570.00	\$ 2,630.83	\$ 425.47	<b>3,056.31</b>
	<b>5855</b>					
			<b>\$ 69,370.00</b>	<b>\$ 5,780.83</b>	<b>\$ 1,104.72</b>	
<b>NNN Ending 4-1-18</b>						
NNN						
Insurance	\$ 222.57					
Re/ Taxes	\$ 704.53	\$/ Per Sqft				
House Meter	\$ 16.30	<b>\$2.26</b>				
Water	\$ 48.68					
Snow Plowing	\$ 112.64					
	\$ 1,104.72	\$ 13,256.64				
				<b>Current Total</b>		
				\$6,885.55		<b>\$ 6,885.55</b>