

# For sublease

## 161 Enterprise Blvd Bozeman, MT 59718

JLL is pleased to present a 2nd generation Class A sublease opportunity in Bozeman, MT just south of Montana State University. This office space is located in the Genesis Business Park at the southern edge of Bozeman with fantastic mountain views. The space was previously leased by a tech company and includes many high end finishes and all office FF&E to remain in the space. The property is well landscaped and is neighbored by many other professional and tech services.

### Property highlights:

- Class A 2nd Generation Office
- 21,207 SF ( Floor 1, 10,785 SF, Floor 2, 10,422 SF)
- Built in 2017
- 1.63 Acres
- 88 Parking Spaces



### Kevin Cremer

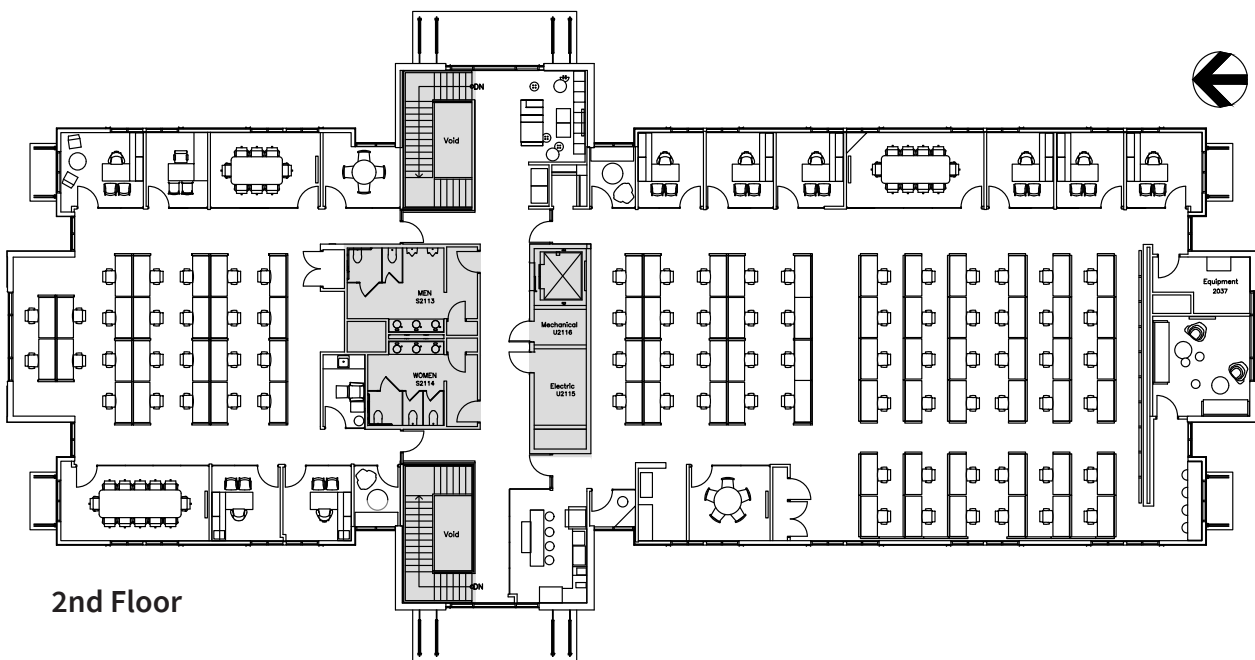
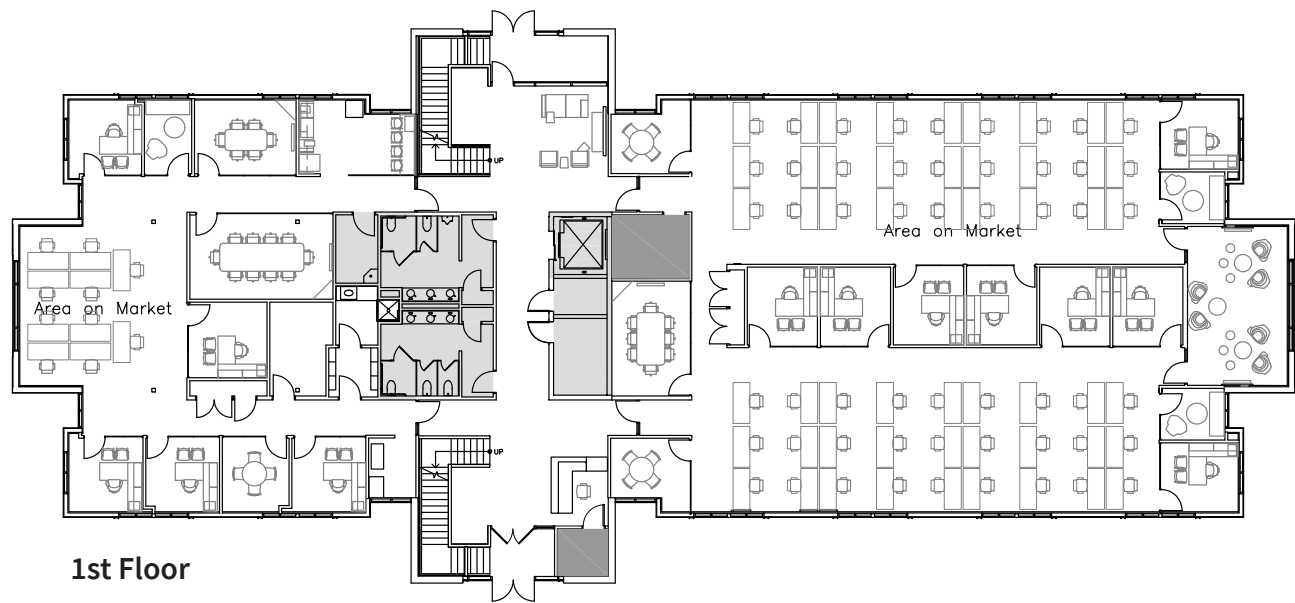
VP, Leasing

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# Floor Plans



## Demographics

Area Profile	3-mile radius	5-mile radius	10-mile radius
Est. Population	56,667	70,076	96,865
Est. Households	23,341	28,763	39,143
Avg. Household Income	\$116,045	\$124,002	\$128,754
Median Age	31.5	32.3	34.1

Source: Esri, 2024