



CATRON CROSSING

MEDICAL CENTER

**Opportunity for Tenant
Investment in the ASC
and Development**

**Prime Leasing
Opportunity**

2525 Honor Lane
Bozeman, MT 59718

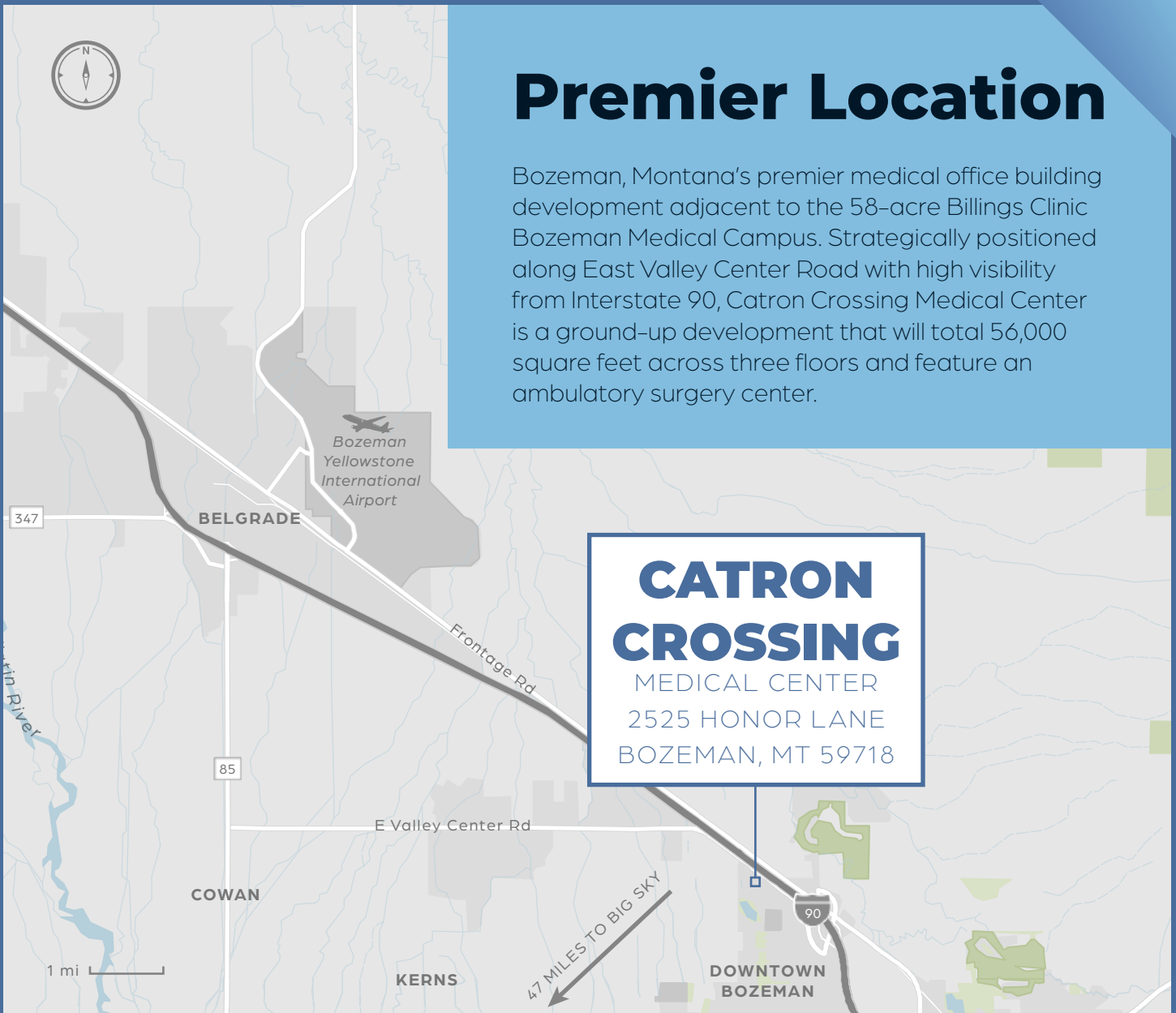




Premier Location

Bozeman, Montana's premier medical office building development adjacent to the 58-acre Billings Clinic Bozeman Medical Campus. Strategically positioned along East Valley Center Road with high visibility from Interstate 90, Catron Crossing Medical Center is a ground-up development that will total 56,000 square feet across three floors and feature an ambulatory surgery center.

**CATRON
CROSSING**
MEDICAL CENTER
2525 HONOR LANE
BOZEMAN, MT 59718

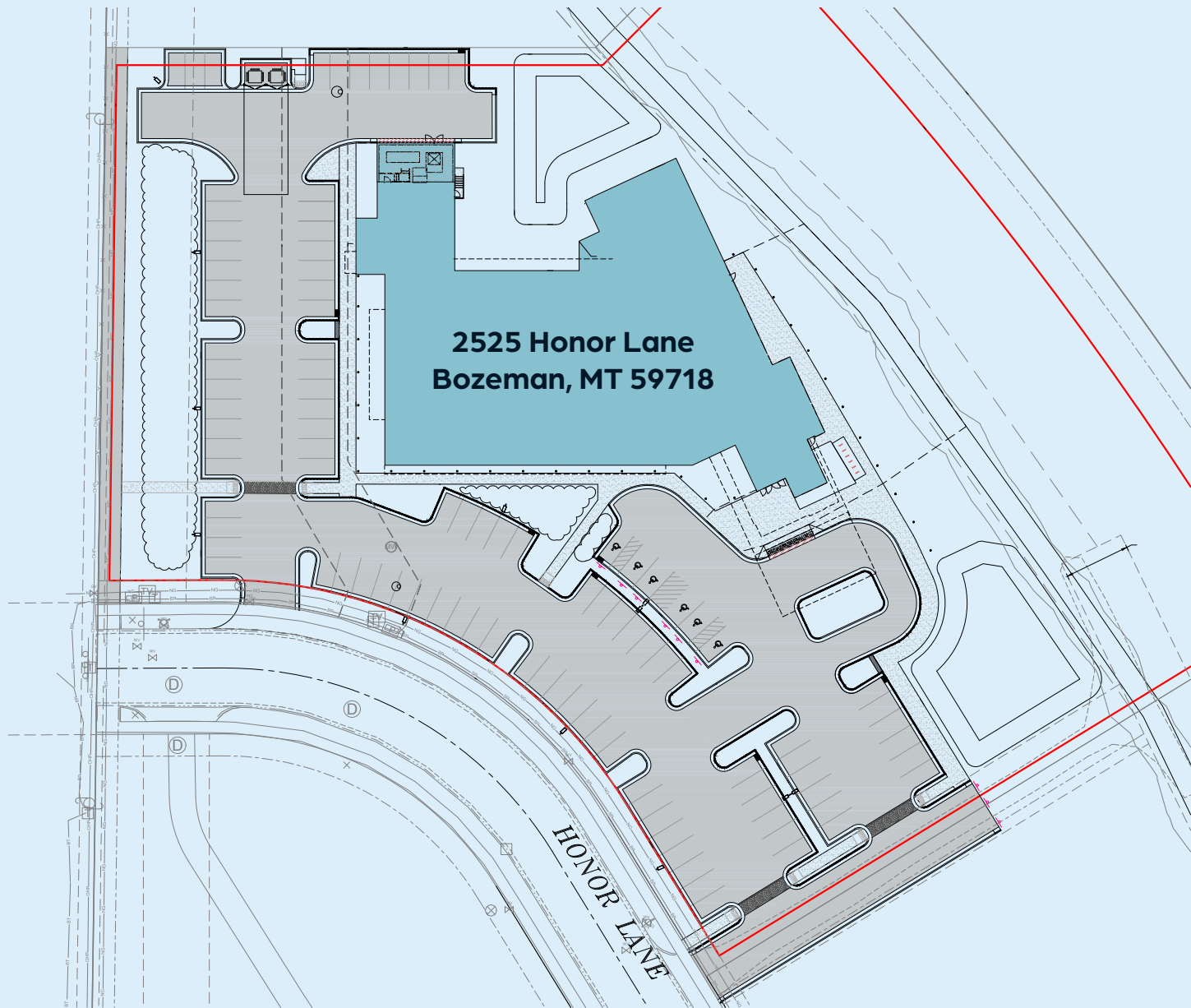


Development Highlights

- ✦ Catron Crossing Medical Center is a ground-up medical office building development in Bozeman, Montana
- ✦ Premier location adjacent to the 58-acre Billings Clinic Bozeman Medical Campus, Bozeman's newest healthcare corridor
- ✦ Three-story, 56,000-square-foot, Class A medical office building with strong leasing momentum
- ✦ Nestled on a 3.67-acre site with ample parking for medical office use, the development has a projected completion date of August 2025
- ✦ Developed through a joint venture between JWT Capital, LLC and Montecito Medical Real Estate; Tenant investment opportunity available
- ✦ Great visibility to/from I-90, a major commercial thoroughfare in Bozeman



Site Plan



Catron Crossing



3

Floors



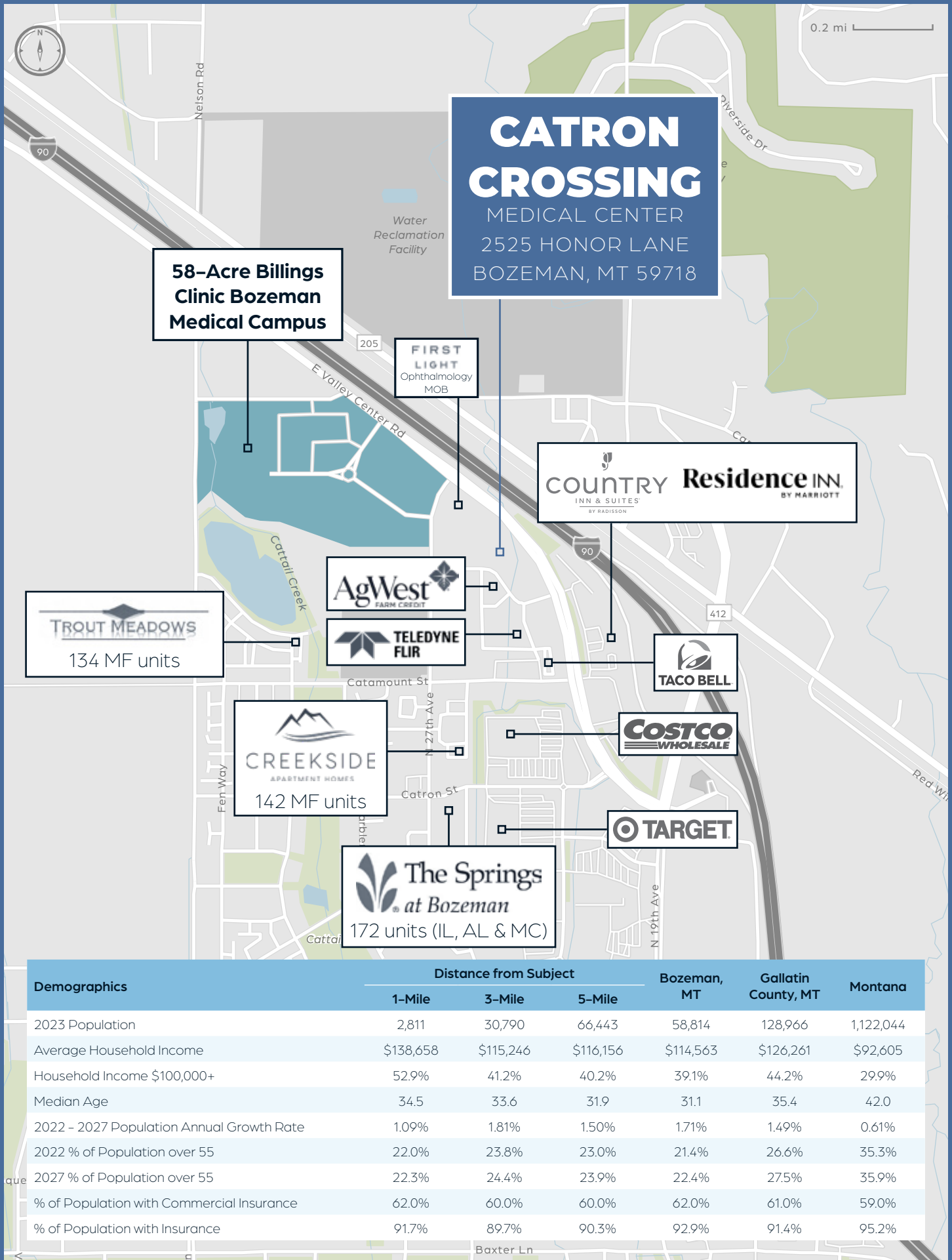
56,000

RSF (under construction)



3.67

Acre site



Demographics	Distance from Subject			Bozeman, MT	Gallatin County, MT	Montana
	1-Mile	3-Mile	5-Mile			
2023 Population	2,811	30,790	66,443	58,814	128,966	1,122,044
Average Household Income	\$138,658	\$115,246	\$116,156	\$114,563	\$126,261	\$92,605
Household Income \$100,000+	52.9%	41.2%	40.2%	39.1%	44.2%	29.9%
Median Age	34.5	33.6	31.9	31.1	35.4	42.0
2022 - 2027 Population Annual Growth Rate	1.09%	1.81%	1.50%	1.71%	1.49%	0.61%
2022 % of Population over 55	22.0%	23.8%	23.0%	21.4%	26.6%	35.3%
2027 % of Population over 55	22.3%	24.4%	23.9%	22.4%	27.5%	35.9%
% of Population with Commercial Insurance	62.0%	60.0%	60.0%	62.0%	61.0%	59.0%
% of Population with Insurance	91.7%	89.7%	90.3%	92.9%	91.4%	95.2%

Montana & Bozeman Overview



Montana

1.1 M

Population

12.5 M

Annual Visitors

\$3.2B

Healthcare Expenditures

42 Yrs

Average Age

\$5B

of Spending

95%

Insured Population

15

Ski Resorts

Gallatin County

128 K

Population

\$126,000

Average Household Income



\$445M

Healthcare Expenditures

1.5%

5-Year Annual Population Growth

Healthcare Overview

Montana



5 M

SF MOB*

136

MOBs

36,888

Average SF

13

Hospitals

2,273

Licensed Beds

9

Health Systems

Gallatin County

630 K

SF MOB*

12

MOBs

52,548

Average SF

* > 10,000 SF

CATRON CROSSING

MEDICAL CENTER

Leasing Opportunity

Kevin C. Cremer

Vice President, Leasing
+1 406 281 4925
kevin.cremer@jll.com

CJ Kodani

Director, Capital Markets
+1 310 270 8180
cj.kodani@jll.com



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for lease. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024. Jones Lang LaSalle IP, Inc. All rights reserved.

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 110,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).