

THE RANGE

222 E MAIN ST | BOZEMAN, MT 59715

BUILD TO SUIT OPPORTUNITY

ANCHORED BY

Tutti Bene

PROPERTY INFORMATION

- BUILD TO SUIT OPPORTUNITY

- Located in the Heart of Downtown Bozeman
- Ample Parking Available
- Elevator Served
- Secure Ingress/Egress
- Pricing: Negotiable| Built to Suit

SPACE DETAILS

- 6,273 sf (2nd Level)
- 6,310 sf (3rd Level)
- 12,583 sf (Total Available)

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	48,355	66,588	75,936
MEDIAN HH INC	\$92,659	\$98,128	\$101,767
AVERAGE HH INC	\$135,795	\$139,569	\$146,503



www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

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The Range:

The Range presents a rare opportunity to lease 6,273–12,583 square feet of premium office space across the second and third floors of one of Main Street's most prominent historic buildings. Originally constructed in 1918 as the Hotel Baltimore, the property is undergoing a comprehensive renovation that pairs its historic Main Street character with modern building systems, high-quality finishes, and a layout customized to the incoming tenant's needs.

Building Highlights:

- Parking for qualified tenants — an increasingly scarce and valuable amenity for downtown office users
- Elevator access and two primary entrances
- Secure 2nd/3rd floor access
- Central atrium with skylight, bringing natural light into the core of both floors

For the right tenant, ownership is prepared to offer a meaningful contribution toward tenant improvements, with the amount and structure shaped by lease terms, tenant creditworthiness, and overall deal economics. This flexibility gives a qualified tenant the ability to design a distinctive, move-in-ready office without carrying the full cost of the buildout.

Anchored by Tutti Bene on the ground floor and surrounded by Downtown Bozeman's leading restaurants, retailers, and professional amenities, The Range offers a combination rarely available on Main Street: substantial GLA across two floors, on-site parking, customizable improvements, and one of downtown's most recognizable addresses.



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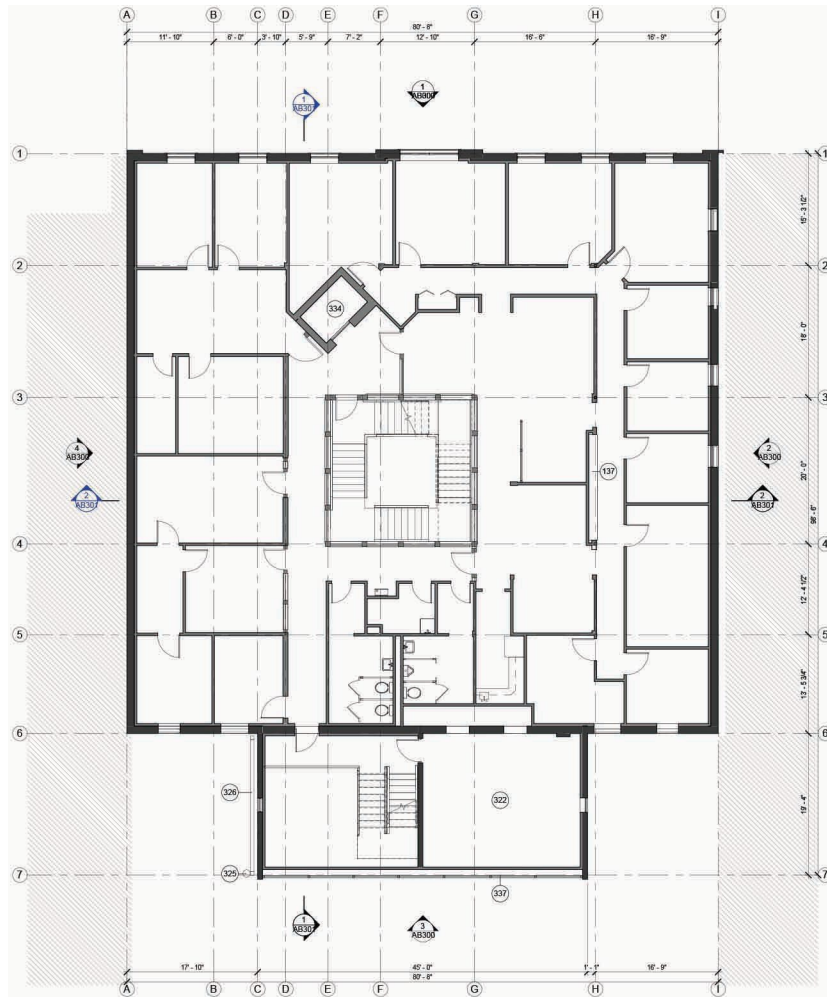
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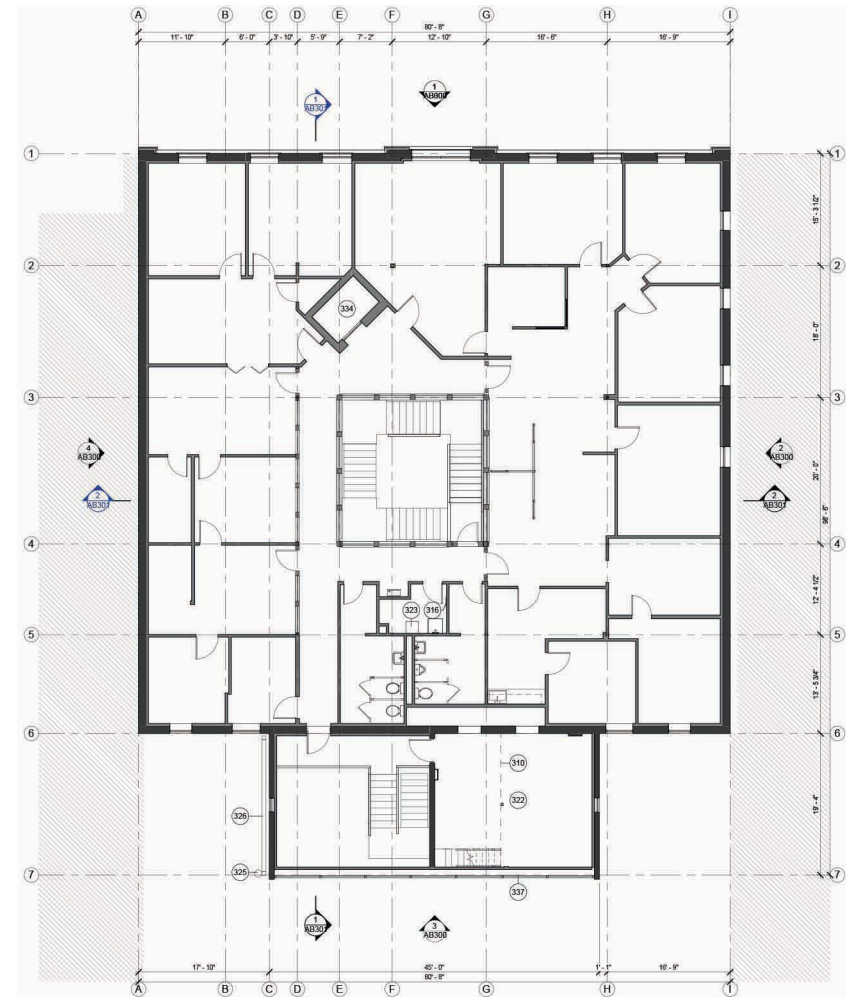
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CURRENT FLOOR PLAN

LEVEL 2



LEVEL 3



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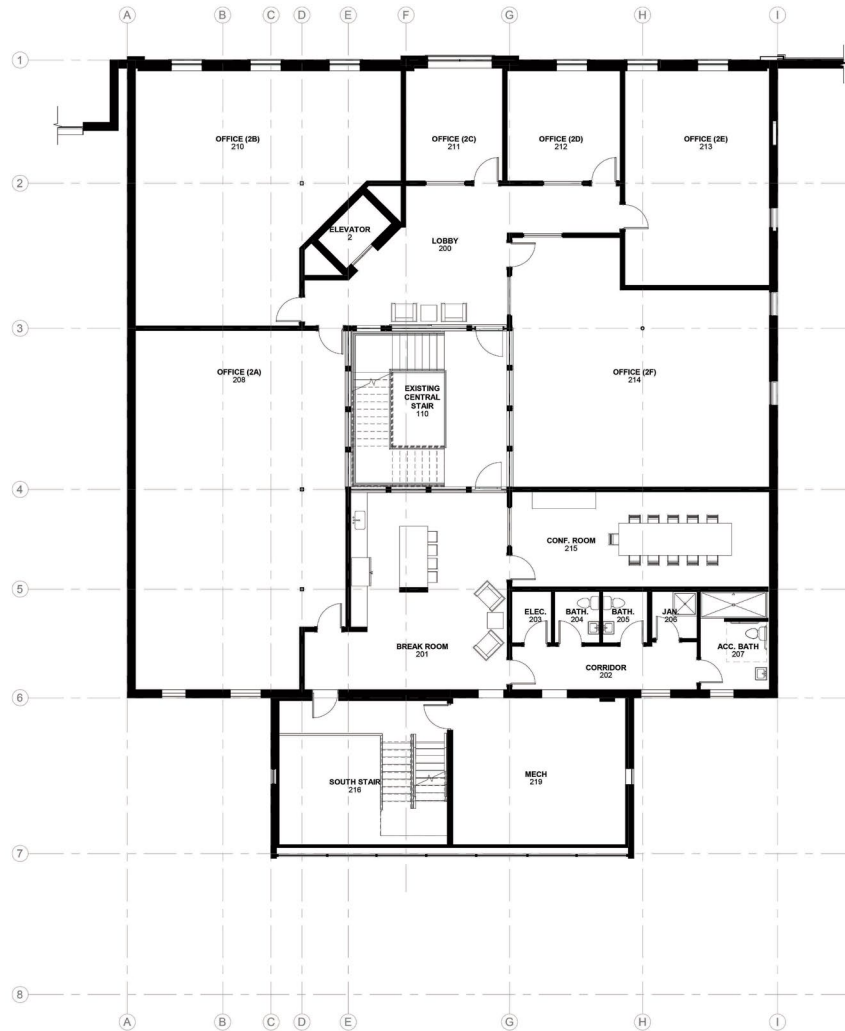
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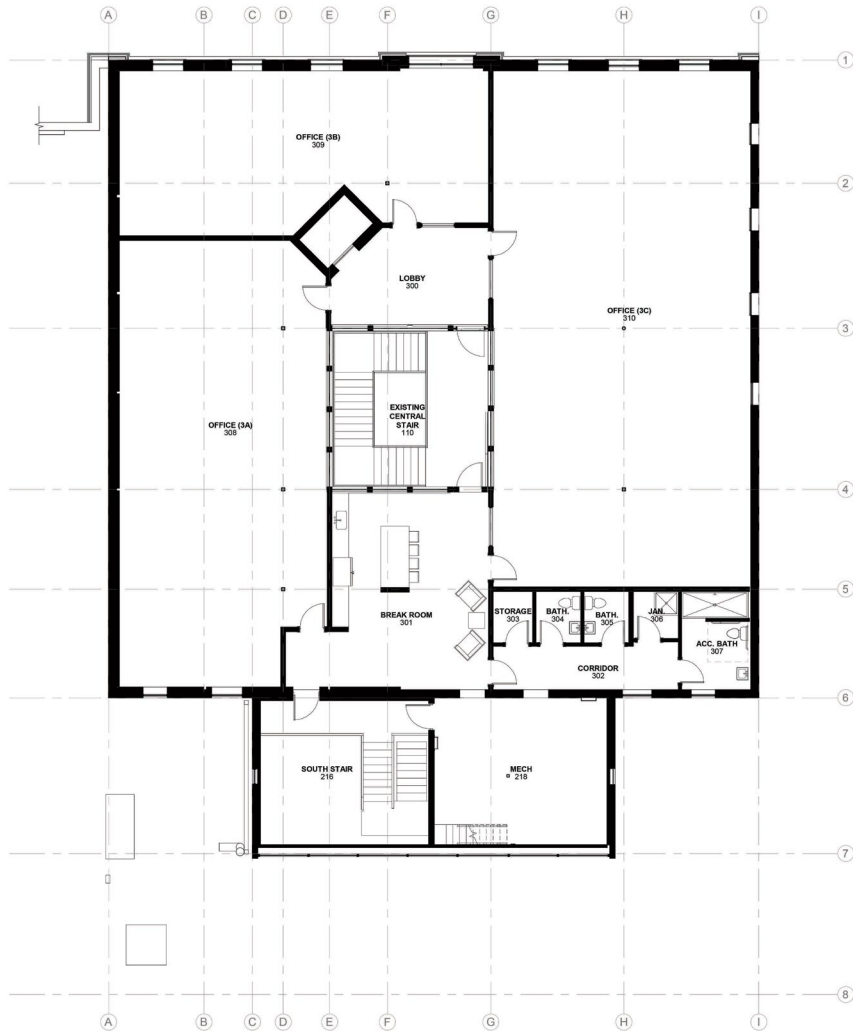
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CONCEPTUAL FLOOR PLAN

LEVEL 2



LEVEL 3



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SURROUNDING DOWNTOWN BOZEMAN



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DOWNTOWN BOZEMAN OVERVIEW

Downtown Bozeman is a dynamic, walkable district at the heart of one of the West's most coveted cities. With hundreds of locally owned shops, award-winning restaurants, historic architecture, and a thriving arts and culture scene, Main Street Bozeman has become the beating heart of Montana's urban mountain lifestyle.

The district draws foot traffic from students, tech workers, outdoor enthusiasts, and affluent tourists. Anchored by institutions like the Ellen Theatre, Museum of the Rockies, and Montana State University just minutes away, Downtown Bozeman offers an unmatched blend of charm, sophistication, and year-round vitality. Major seasonal events, including the Sweet Pea Festival, Christmas Stroll, and Downtown Art Walk, further elevate retail and hospitality demand.

With extremely limited inventory & virtually no available redevelopment sites remaining, Main Street assets like The Range represent the highest tier of location-driven commercial real estate in the state.



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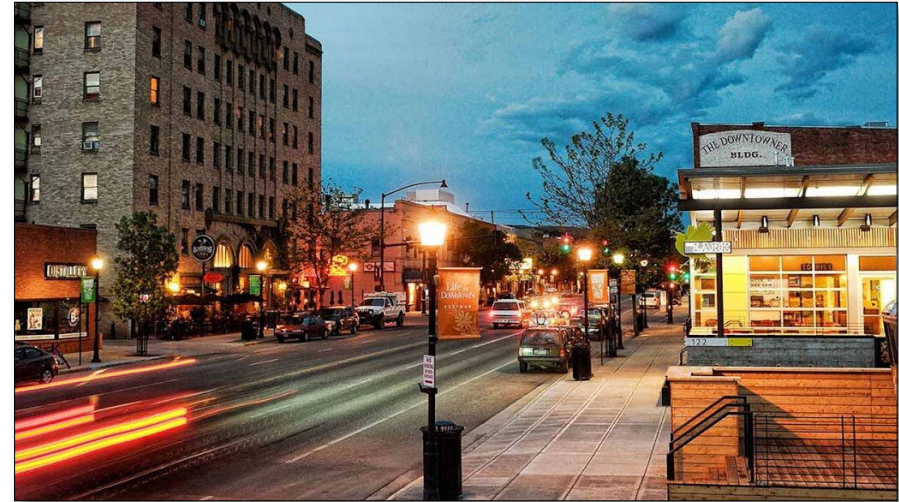
“Bozeman’s Population Growth Surpasses National Average”

Bozeman Real Estate Group (2024)

Bozeman, Montana’s Growth Over the Last Decade: Population, Housing, MSU, and Land Conservation

Bozeman, Montana, has undergone significant growth over the past decade, becoming one of the fastest-growing cities in the United States. From rising population numbers and soaring home prices to Montana State University’s expanding enrollment and increased land conservation efforts, Bozeman’s transformation reflects a dynamic balance between development and preservation. Let’s explore the key factors driving Bozeman’s growth over the last 10 years and what it means for the future of this vibrant mountain town...

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“Montana’s High-Tech Industry Expands Rapidly”

Montana High Tech Business Alliance (2024)

Montana’s Largest Tech Hub

As Montana’s largest tech hub, over one-third of Montana High Tech Business Alliance members reside in the Bozeman area. The city’s Cannery District includes secondary offices for innovative tech companies like onX, which produces powerful mapping software, and Figure, a FinTech company leveraging blockchain.

Many fast-growing Bozeman-based startups have been featured on the Alliance’s annual Companies to Watch lists, including Resilient Computing, a spin-off from MSU that builds ultra-reliable computers that are malware-resistant and can withstand space radiation...

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“Bozeman Airport Sees Record-Breaking Passenger Numbers”

KBZK (January 2025)

Bozeman Yellowstone International Airport saw record-breaking traveler numbers in 2024

BOZEMAN — Bozeman Yellowstone International Airport (BZN) had another record-breaking year as passenger numbers continued to climb. Over 2024, the airport saw a 7.2% increase in passengers—from more than 2.4 million in 2023 to 2.6 million in 2024.

The airport has begun a second expansion that started about a year ago and is expected to support the growing number of passengers. Airport President and CEO Brian Sprenger says that in the next two years, patrons will see three new baggage claim carousels, each one...

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“Montana Sees Record Visitors in 2024...”

MontanaRightNow (January 2025)

MONTANA -The Montana Institute for Tourism and Recreation Research (ITRR) recently released its annual report on estimated tourism spending for 2024.

In 2024, Montana experienced an increase in travelers but a decline in tourist spending compared to 2023. This indicates a shift in traveler behavior, according to the report.

Kara Grau, Assistant Director of Economic Analysis at ITRR, noted a change in travel patterns, saying, “We definitely saw a little bit of a shift in travel patterns this past year in 2024.”...

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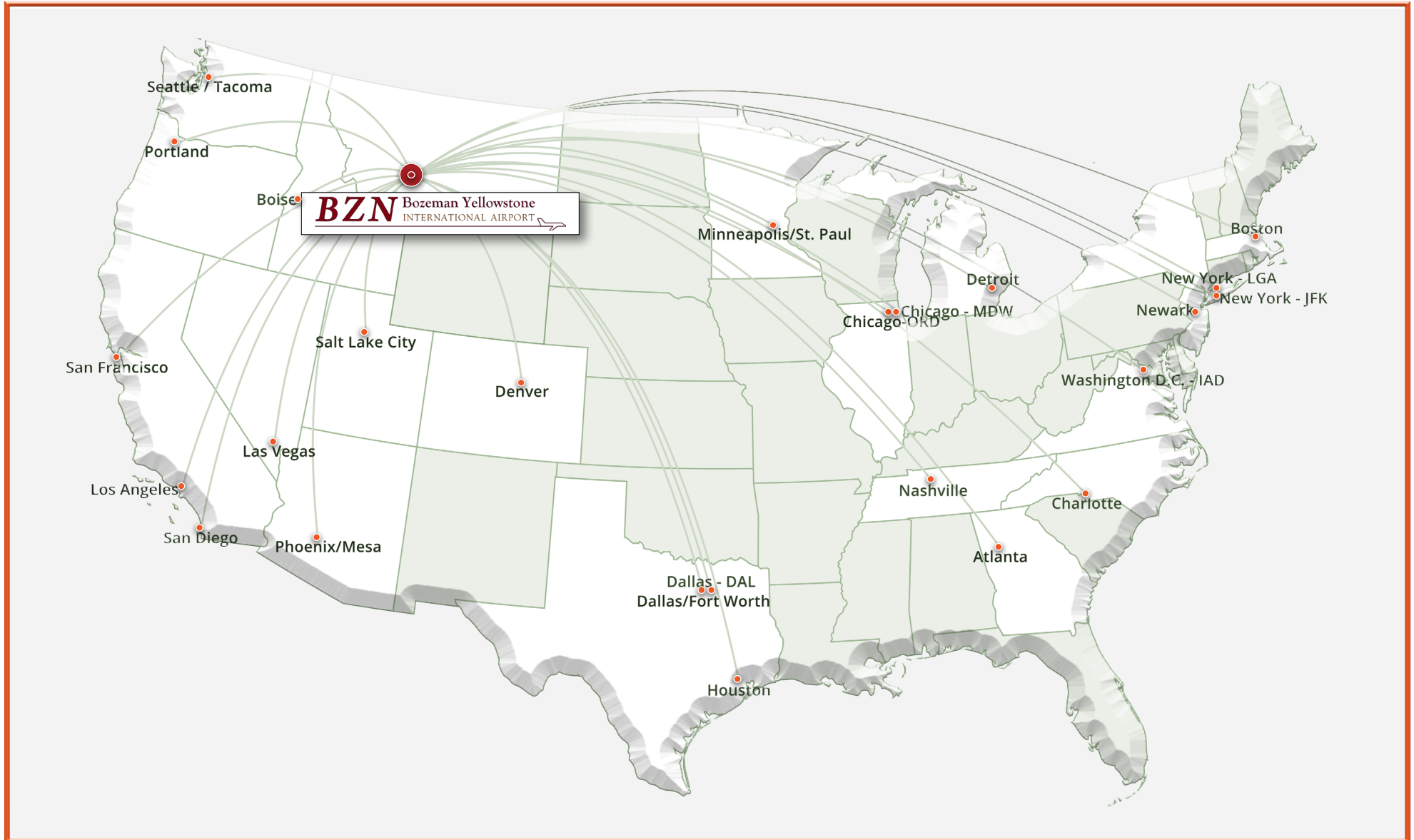
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BOZEMAN DIRECT AIRLINE ROUTES MAP



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BIG SKY, MONTANA

Tucked into the soaring peaks of southwest Montana, Big Sky has evolved into one of North America's most exclusive alpine destinations. With its sweeping vistas, luxury resorts, and unrivaled access to outdoor adventure, Big Sky rivals iconic mountain enclaves like Aspen and Jackson Hole – but with a distinctly untamed Montana spirit.



Key Features

- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight Basin – the first U.S. location for the six-star global resort brand.
- ✓ **High-Profile Demographic** – A magnet for Fortune 500 executives, professional athletes, and discerning global travelers seeking privacy, prestige, and year-round adventure.
- ✓ **Explosive Growth, Limited Supply** – Booming demand for high-end real estate has fueled luxury development while maintaining a deliberate pace to preserve exclusivity.
- ✓ **Year-Round Playground** – World-class skiing, fly fishing, hiking, mountain biking, and golfing across an unspoiled alpine canvas.
- ✓ **Proximity to Yellowstone** – Just 50 miles from the entrance to Yellowstone National Park – with Bozeman Yellowstone International Airport less than 1.5 hours away.
- ✓ **Economic Powerhouse** – An estimated \$2.28 billion economic impact – representing over 4% of Montana's statewide GDP.
- ✓ **Private, Purpose-Built Communities** – Includes Spanish Peaks Mountain Club and the Yellowstone Club – complete with golf courses, ski-in/ski-out estates, and dedicated concierge services.
- ✓ **Discreet Luxury, Wild Surroundings** – Where luxury real estate meets wide-open landscapes – offering the rare blend of privacy, sophistication, and natural grandeur.



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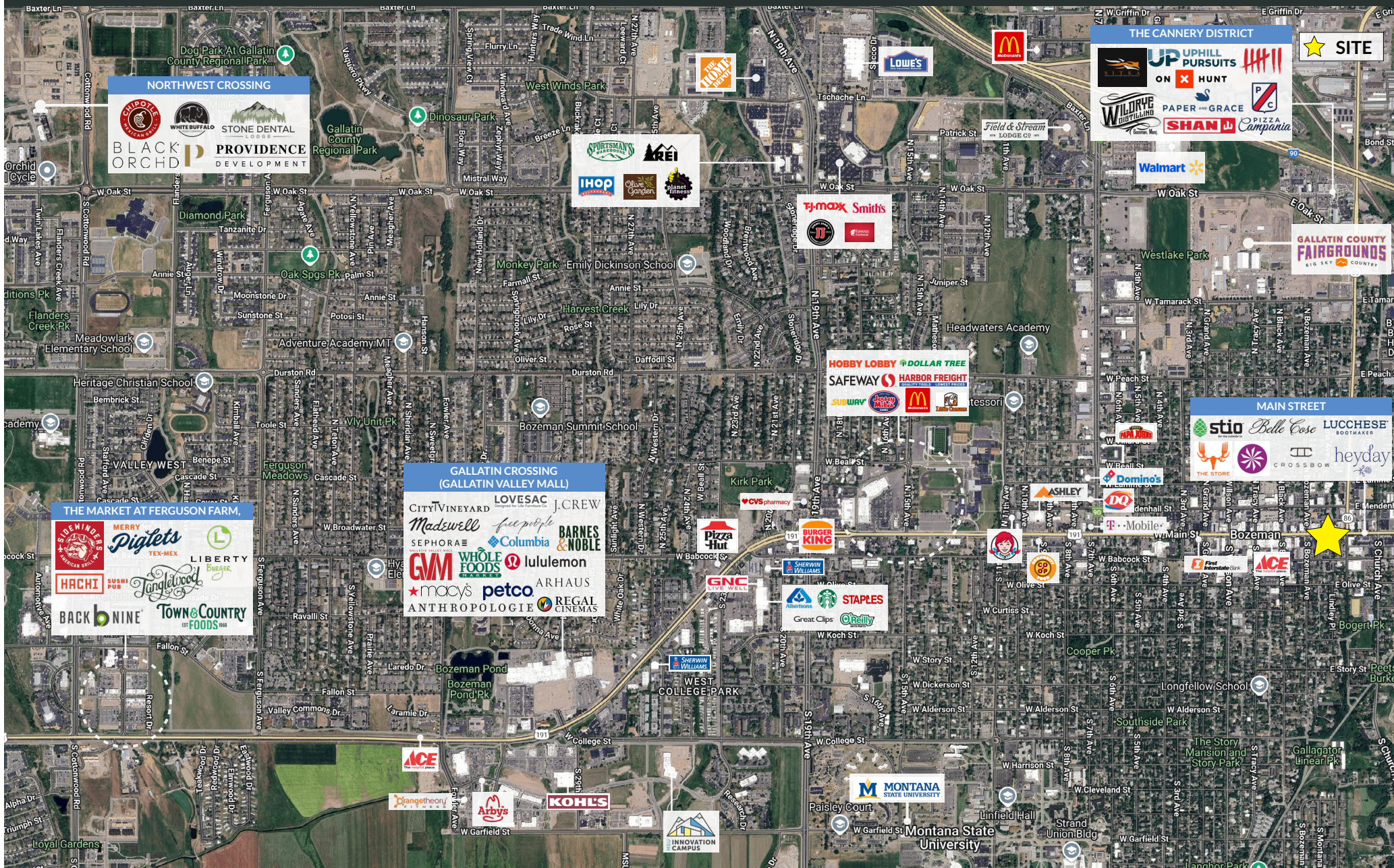


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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: 48,355

Households: 20,795

Daytime Population: 46,133

Median Age: **30.8**



Average Household Income: \$135,795

Median Household Income: \$92,659

5 MILE RADIUS:



Total Population: 66,588

Households: 28,739

Daytime Population: **54,265**

Median Age: **31.4**



Average Household Income: \$139,569

Median Household Income: \$98,128

7 MILE RADIUS:



Total Population: 75,936

Households: 32,456

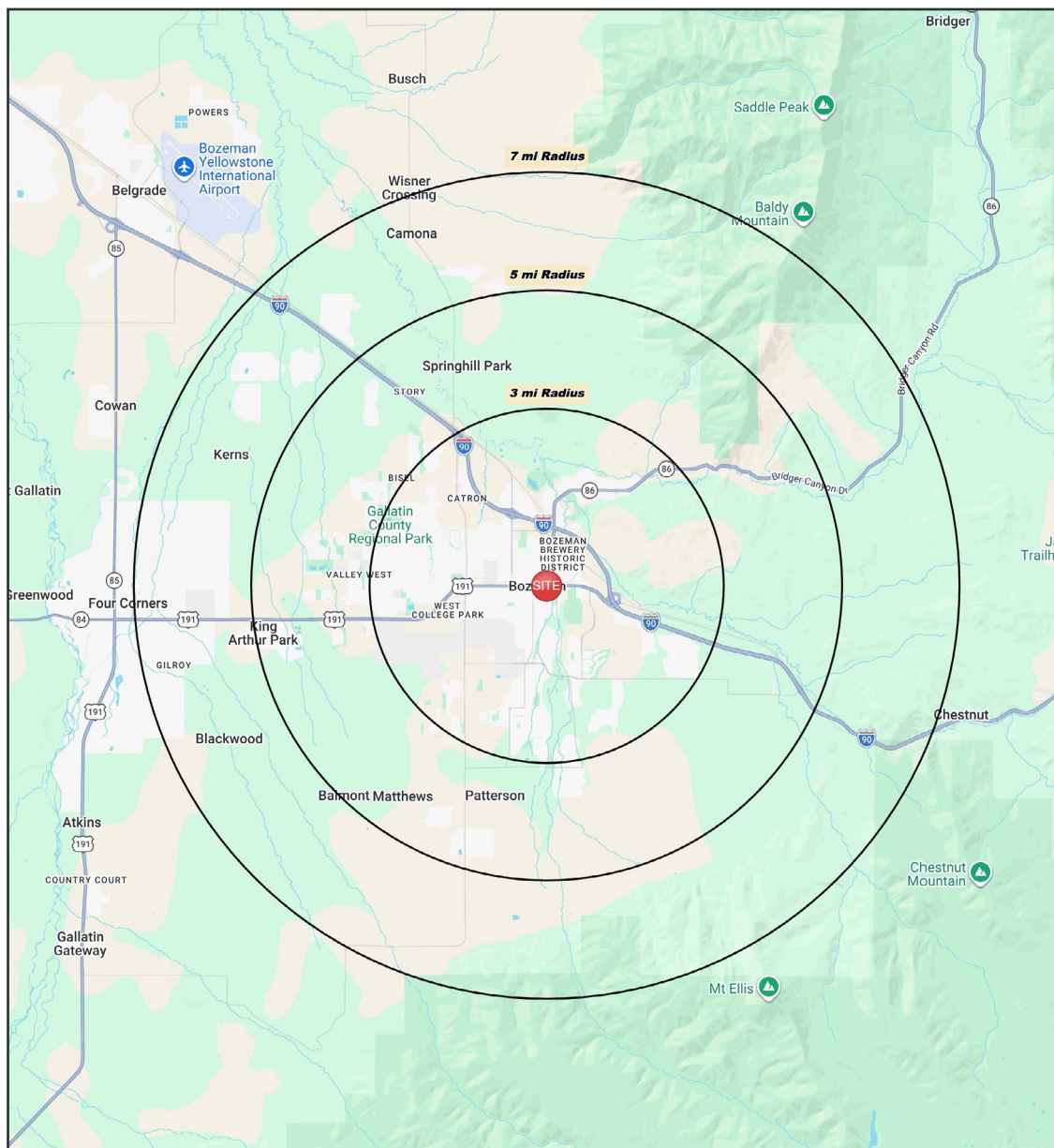
Daytime Population: 59,706

Median Age: 33.0



Average Household Income: \$146,503

Median Household Income: \$101,767



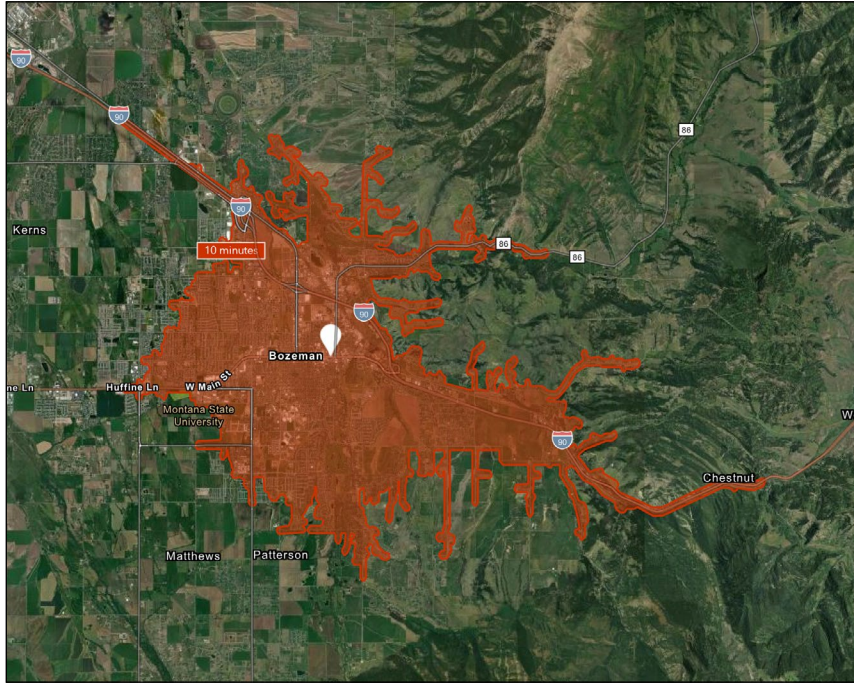
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10 MINUTE DRIVE TIME



KEY FACTS

52,323

Population

\$92,604

Median Household Income

29.6

Median Age

65,589

Daytime Population

TAPESTRY SEGMENTS

College Towns

8,131 households

Socioeconomic Traits

These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.

Household Types

Singles living alone; singles with roommates

Typical Housing

Multi-Units

Emerging Hub

2,864 households

Socioeconomic Traits

These growing urban communities consist mostly of young, single professionals and students. Many work remotely in professional fields, rent apartments, and frequently relocate. Walking or biking is sometimes possible.

Household Types

Singles living alone; married couples with no kids

Typical Housing

Multi-Units

City Greens

2,006 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$655,754,208

EDUCATION

Bachelor's Degree
or Higher



67%

OWNER OCCUPIED HOME VALUE

Average



\$794,505

ANNUAL HOUSEHOLD SPENDING

\$4,546

Eating
Out

\$2,927

Apparel &
Services

\$8,002

Groceries

\$278

Computer &
Hardware

\$8,293

Health
Care



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