

# WORK

## AT 5 WEST



WEST

CORPORATE



LIVE | WORK | PLAY

WEST



## Living and Working In Downtown Bozeman

**Introducing 5 West** - where life, work, and play converge in the vibrant heart of Downtown Bozeman.

Just one block from Bozeman's historic Main Street, 5 West's high-visibility makes it the ideal location for restaurants and retail stores to thrive. On its ground level, street-facing storefronts make for spaces that are as inviting to passers-by as they are inspiring to the entrepreneurs who will inhabit them.

5 West's second and third floors are perfect for small-to-mid-size corporations desiring headquarters in the heart of downtown Bozeman. Proximity to Yellowstone International Airport, the downtown hub of professional and governmental activity and walking distance to over ninety

restaurants, boutiques, bars and coffee shops make these high-tech, convenient office spaces an asset to any enterprise.

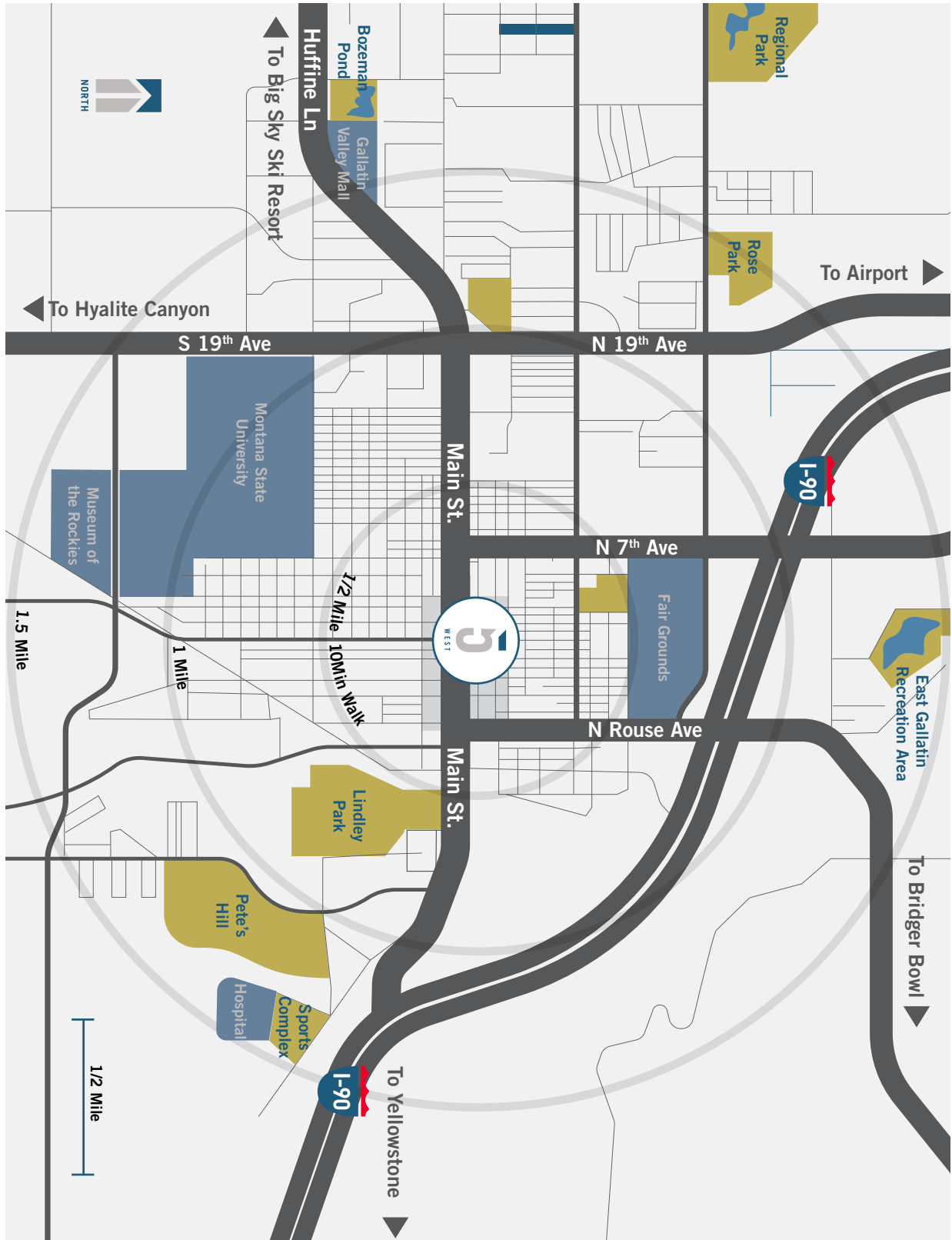
Perched on 5 West's fourth and fifth floors are brilliantly-designed homes for individuals, couples, and small families. Studios are ideal for the single professional, while one- and two-bedroom floorplans meet the need for more spacious living. Stunning views of the Bozeman landscape and lively downtown scene make each residence a uniquely warm home with its own character.

**Celebrate a mixture of living, working, and playing in the heart of downtown. Welcome to 5 West.**



20 North Tracy Avenue Bozeman, Montana 59715  
HomeBaseMontana.com  
406.404.1788

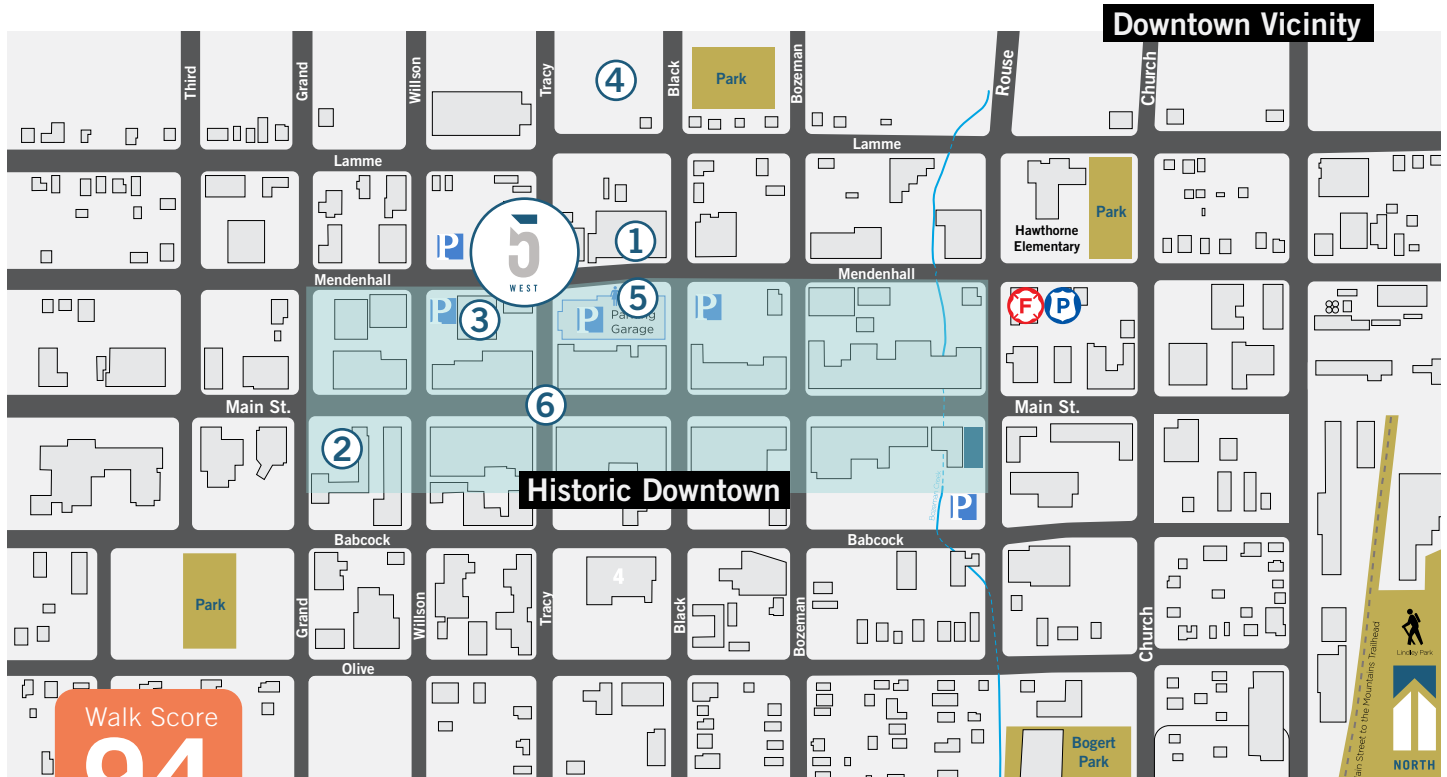






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"5 W Mendenhall St has a Walk Score of 94 out of 100. This location is a Walker's Paradise so daily errands do not require a car." - Walkscore.com

**Downtown Vicinity Amenities**

83

Restaurants & Bars

5

Hotels

353

Service Professionals

185

Retail Stores

3

Grocery Stores

70

Miles of Trail Access

**1 Element by Westin Hotel**

A LEED certified hotel, The Element Hotel by Westin is slated for completion in June of 2015. The hotel will have 104 rooms, bikes-to-borrow program, fitness center, indoor pool, and a 900-square-foot meeting space that opens into a courtyard.

**2 The Lark**

Slated for completion in April of 2015, the Lark Motel will have 34 rooms, a parking plaza with Airstream trailer food cart for guests and the public.

**5 Parking Garage / Public Transportation Hub**

Centrally located in the heart of Downtown Bozeman, the free two hour parking provides ample customer parking. It is also the location of the public transportation hub for the Streamline Bus service.

**3 Etha Hotel**

Slated for 2016 completion the Etha in an eight story, 102 room, four-star hotel. The boutique hotel will feature a 10,000-square-foot ballroom for hosting events.

**4 Block M**

Block M celebrates the convenience and excitement of urban living. An 18 townhome project ranging from \$700,000 - \$1million all sold out in under a year.

**6 The Heart Of Bozeman**

Bozeman's historic declination of North, South, East, and West: the buzz of commerce and livelihood converge at this unique location just one block from 5 West.



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## Building Wide Amenities

- ▶ 1 Block off Historic Downtown Bozeman's Main Street
- ▶ Adjacent to Bozeman's Parking Garage & StreamLine Public Bus Transit
- ▶ Secure Elevators
- ▶ Thoughtful Design Blending Tradition and Innovation
- ▶ Flexible Floor Plans
- ▶ Outdoor Courtyard with Organic Garden
- ▶ Close Proximity to Parks and Recreation
- ▶ Easy Access to 70+ Miles of Walking Trails
- ▶ State-of-the-art Internet Technology Package
- ▶ 94/100 Walking Score as Rated by [www.walkscore.com](http://www.walkscore.com)
- ▶ Walking Distance to:
  - 83 Restaurants & Bars
  - 85 Retail Stores
  - 353 Service Professionals
  - 5 Hotels
  - 3 Grocery Stores
  - Public Library, MSU, and Bozeman Deaconess Hospital
  - Numerous fitness centers and spas



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## Corporate Floor Amenities



On-site and Adjacent Off-site Structured Parking



Floorplans Maximized for Flexibility



Comprehensive Signage Plan



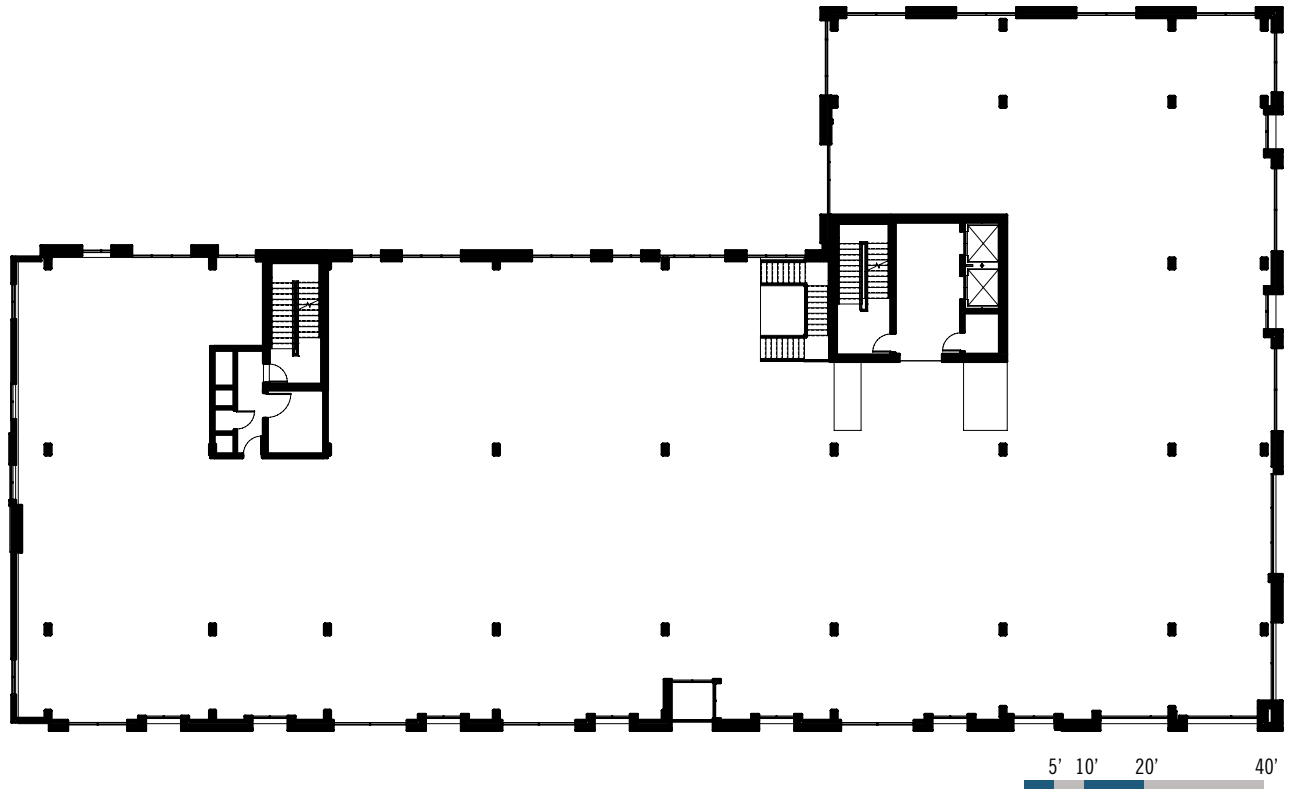
Walking Distance to over 353 Business Services, 83 Restaurants & Bars



12' Ceiling Height



Formal Lobby Entrance



## Corporate Details

### Details

- ▶ Floors 2 and 3
- ▶ 19,800 gross square feet per floor
- ▶ High Visibility Location





## Underground Parking Layout

- Residential Parking
- Community Space
- Commercial Parking
- Storage Areas