

Department of Administration  
 General Services Division  
 September 1, 2016  
 Legislative Report as Required by section 2-17-101, MCA

<b>2016 STATEWIDE OFFICE LEASE MARKET ANALYSIS</b>	
(* * - Market Data Not Available Within Area)	
Market office space gross square foot rate is based on:	
-Queries of commercial realtors, landlords, property managers and other government agencies in area;	
-Average values of properties available or leased at the time of analysis.	
Market gross square foot rate:	
-Does not include remodeling costs, which vary by market, property condition and agency specifications;	
-Does not factor in moving costs, data infrastructure, connectivity, parking and specific requirements;	
-Does not take into account location, property size, building condition and length of lease.	
<b>City</b>	<b>Office Market Rate - Per Gross Square Foot Per Year</b>
1 Anaconda	\$10.01
2 Baker	\$6.20
3 Billings	\$21.17
4 Boulder	\$8.28
5 Bozeman	\$26.00
6 Broadus	\$14.85
7 Browning	**
8 Butte	\$16.85
9 Chester	**
10 Chinook	**
11 Choteau	\$13.50
12 Circle	\$7.08
13 Columbus	\$12.70
14 Conrad	\$13.25
15 Cut Bank	\$13.00
16 Deer Lodge	\$15.00
17 Dillon	\$13.50
18 Eureka	**
19 Forsyth	\$9.70
20 Fort Benton	\$16.17
21 Glasgow	\$18.00
22 Glendive	\$12.39
23 Great Falls	\$16.00
24 Hamilton	\$16.36
25 Hardin	\$13.06
26 Harlowton	\$12.54
27 Havre	\$15.00
28 Helena	\$19.85
29 Hysham	**
30 Kalispell	\$21.00
31 Lame Deer	**
32 Lewistown	\$15.36
33 Libby	\$18.40
34 Livingston	\$14.54
35 Malta	\$14.15
36 Miles City	\$15.00
37 Missoula	\$26.71
38 Philipsburg	**
39 Plentywood	**
40 Polson	\$17.18

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	<b>City</b>	<b>Office Market Rate - Per Gross Square Foot Per Year</b>
41	Red Lodge	\$18.71
42	Roundup	**
43	Ryegate	**
44	Shelby	\$10.67
45	Sidney	\$17.00
46	St. Regis	\$25.00
47	Stanford	**
48	Stevensville	\$14.14
49	Superior	\$25.00
50	Terry	**
51	Thompson Falls	\$14.36
52	Townsend	\$10.30
53	Virginia City	\$10.01
54	White Sulphur Springs	**
55	Wibaux	\$4.96
56	Winnett	**
57	Wolf Point	\$15.58