



MONTANA DEPARTMENT OF ADMINISTRATION

"the backbone of state government"

Director's Office

Steve Bullock, Governor • John Lewis, Director

August 29, 2018

Dan Villa, Budget Director
Office of Budget and Program Planning
Office of the Governor
P.O. Box 200801
Helena, MT 59620-0801

Honorable Rep. Nancy Balance, Chair
Legislative Finance Committee
c/o Amy Carlson, Legislative Fiscal Analyst
P.O. Box 201711
Helena, MT 59620-1711

Dear Director Villa and the Honorable Rep. Nancy Balance:

In accordance with 2-17-101, MCA, we respectfully submit the enclosed Biennial Lease Report comprised of the 2018 Statewide Office Lease Market Analysis; the Lease Summary for All Cities; and a report of state-owned real property (compiled by the Risk Management and Tort Defense Division). This report is available on the General Services Division's website at: <http://gsd.mt.gov/Integrated-Services/GSD-Leasing-Operations>.

Sincerely,

John Lewis
Director

Steve Baiamonte, Administrator
General Services Division

Enclosures

Department of Administration
 General Services Division
 September 1, 2018
 Legislative Report as Required by section 2-17-101, MCA

2018 STATEWIDE OFFICE LEASE MARKET ANALYSIS	
(** - 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 specificatio	
-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.	
City	Office Market Rate - Per Gross Square Foot Per Year
1 Anaconda	\$12.25
2 Baker	**
3 Billings	\$21.17
4 Bozeman	\$28.00
5 Broadus	\$14.83
6 Browning	**
7 Butte	\$14.50
8 Choteau	**
9 Circle	\$7.08
10 Columbus	\$15.00
11 Conrad	\$8.29
12 Cut Bank	\$14.30
13 Deer Lodge	\$10.67
14 Dillon	\$17.00
15 Eureka	**
16 Forsyth	**
17 Fort Benton	\$16.17
18 Glasgow	\$18.00
19 Glendive	**
20 Great Falls	\$13.50
21 Hamilton	\$18.50
22 Hardin	\$13.06
23 Harlowton	\$12.54
24 Havre	\$16.50
25 Helena	\$21.00
26 Hysham	**
27 Kalispell	\$21.00
28 Lame Deer	**
29 Lewistown	\$19.50
30 Libby	\$15.48
31 Livingston	\$11.37
32 Malta	\$14.15
33 Miles City	\$14.90
34 Missoula	\$28.00
35 Plentywood	**
36 Polson	\$18.38
37 Red Lodge	\$19.40
38 Roundup	**
39 Ryegate	**
40 Shelby	**

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	City	Office Market Rate - Per Gross Square Foot Per Year
41	Sidney	\$15.00
42	St. Regis	\$25.00
43	Stevensville	\$14.14
44	Superior	\$25.00
45	Terry	**
46	Thompson Falls	\$14.36
47	Virginia City	\$10.01
48	White Sulphur Springs	**
49	Whitefish	\$26.40
50	Wibaux	**
51	Wolf Point	\$16.10