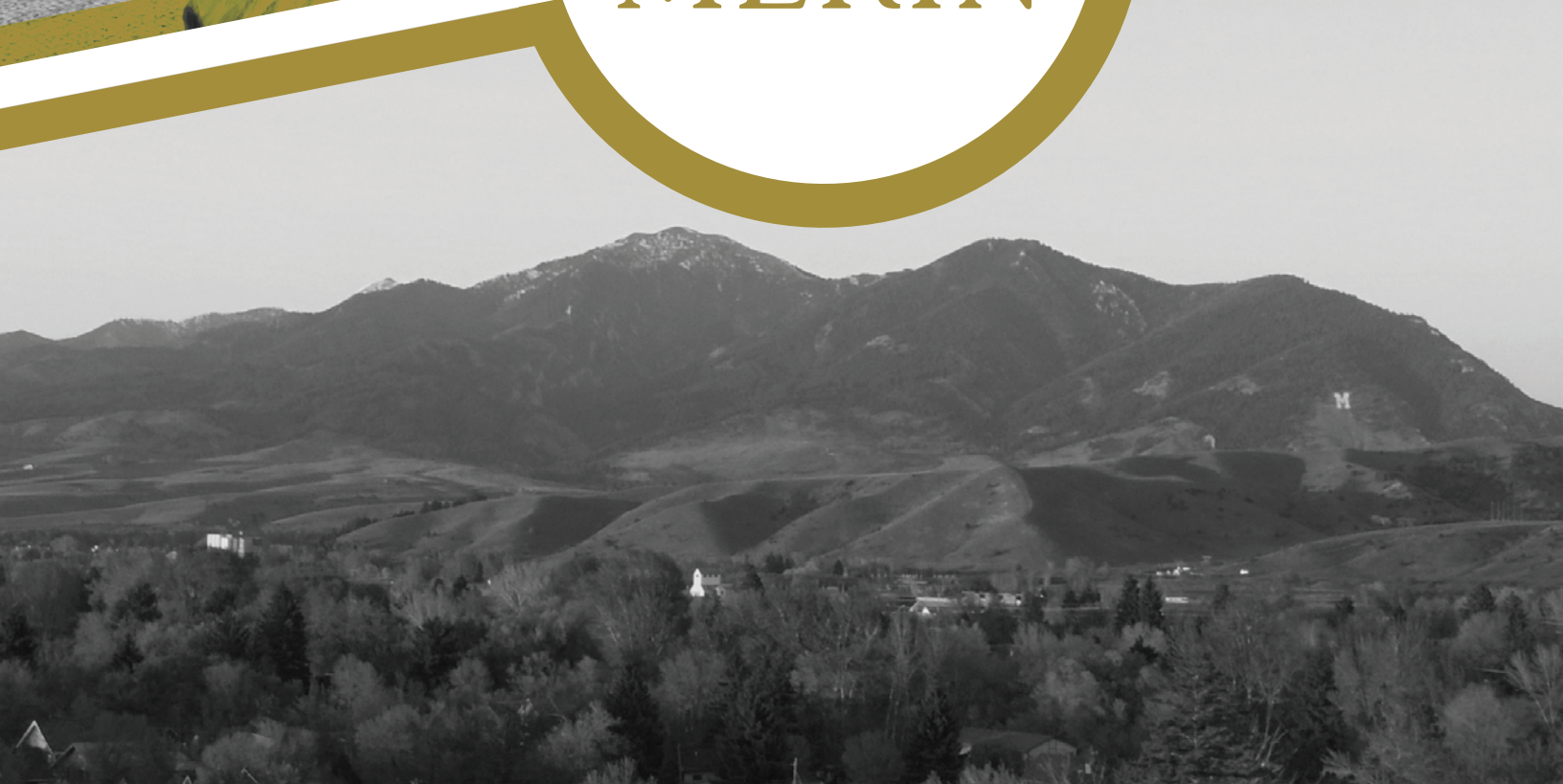




MERIN





MERIN



WELCOME TO THE MERIN

WHERE LIFE CONVERGES IN THE VIBRANT HEART OF DOWNTOWN BOZEMAN

Just a few blocks from Bozeman's historic Main Street, the Merin offers a lifestyle enticing for all. Walking distance to restaurants, retail stores, coffee shops, bars, and other attractions, the Merin is perfectly placed in the heart of Downtown Bozeman.

On its ground level, street-facing commercial store fronts make this space as inviting to a passer-by as they are inspiring to the entrepreneurs who will inhabit them.

The Merin's upper floors are brilliantly designed. With stunning views of the Bozeman landscape and the lively downtown scene, each resident's home will feel uniquely warm with its own character.



MERLIN



■ On-site Amenities Include:



Luxurious Views



Private Balconies



High-End and Customized Finishes



Secure and Climatized Garage



Resident Courtyard



Reserved Parking Space in Garage



Secure Building with Access Controls



9'6" Ceiling Heights on Floors 2 - 4
11' 6" Ceiling Heights on Floor 5

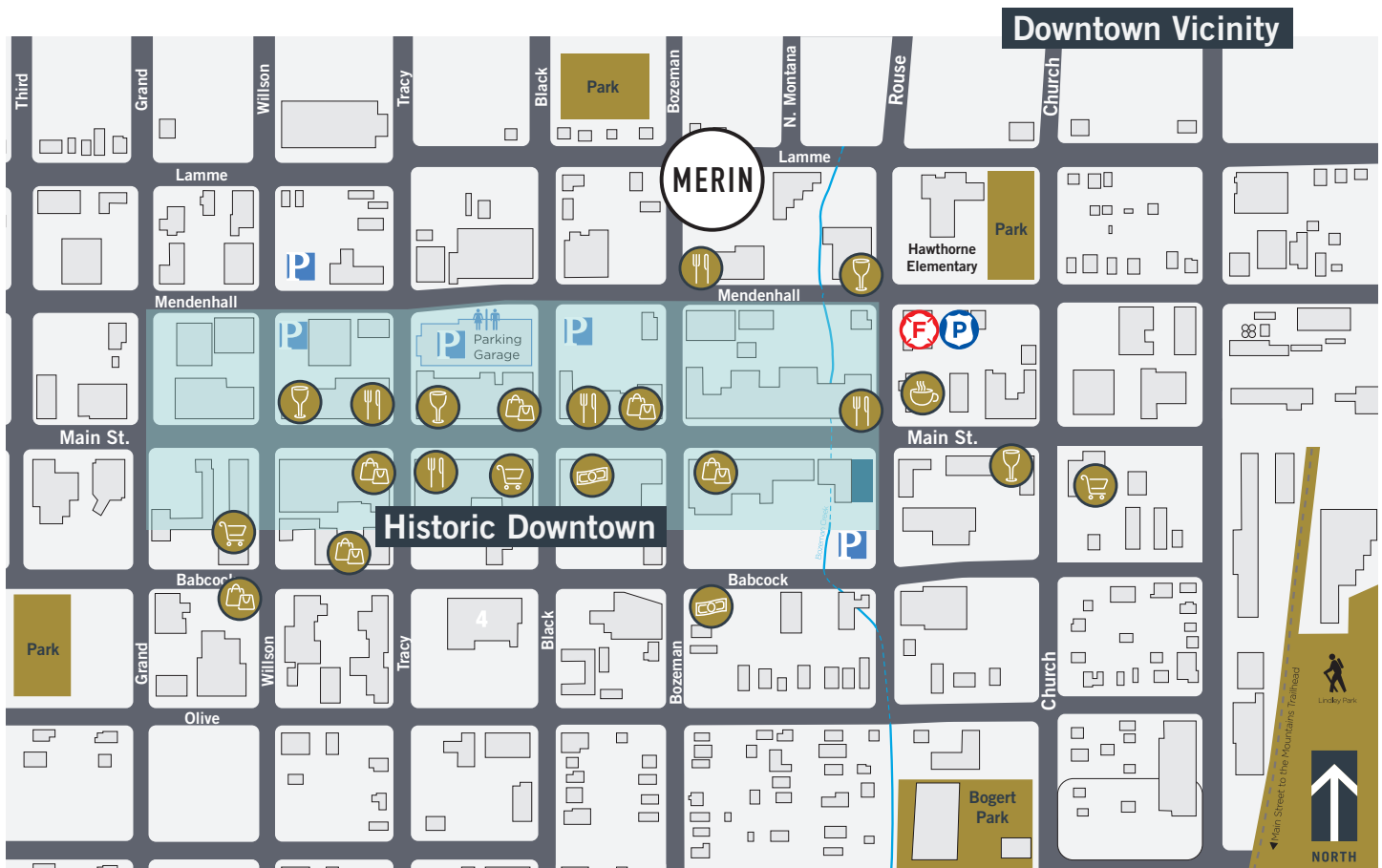
■ In-unit Finishes:

- Bosch Appliance Package
- Contemporary Plumbing Package
- Quartz and Granite Countertops
- Luxury Vinyl Flooring

- Ceramic and Porcelain Tile
- Soft-close, Full Extension Cabinetry
- Pendant and Recessed Lighting
- Wool Carpet



MERIN



 Night Life  Restaurants  Groceries  Banking  Shopping  Coffee

Downtown Vicinity Amenities

83

Restaurants
& Bars

5

Hotels

353

Service
Professionals

185

Retail
Stores

3

Grocery
Stores

70

Miles of
Trail Access

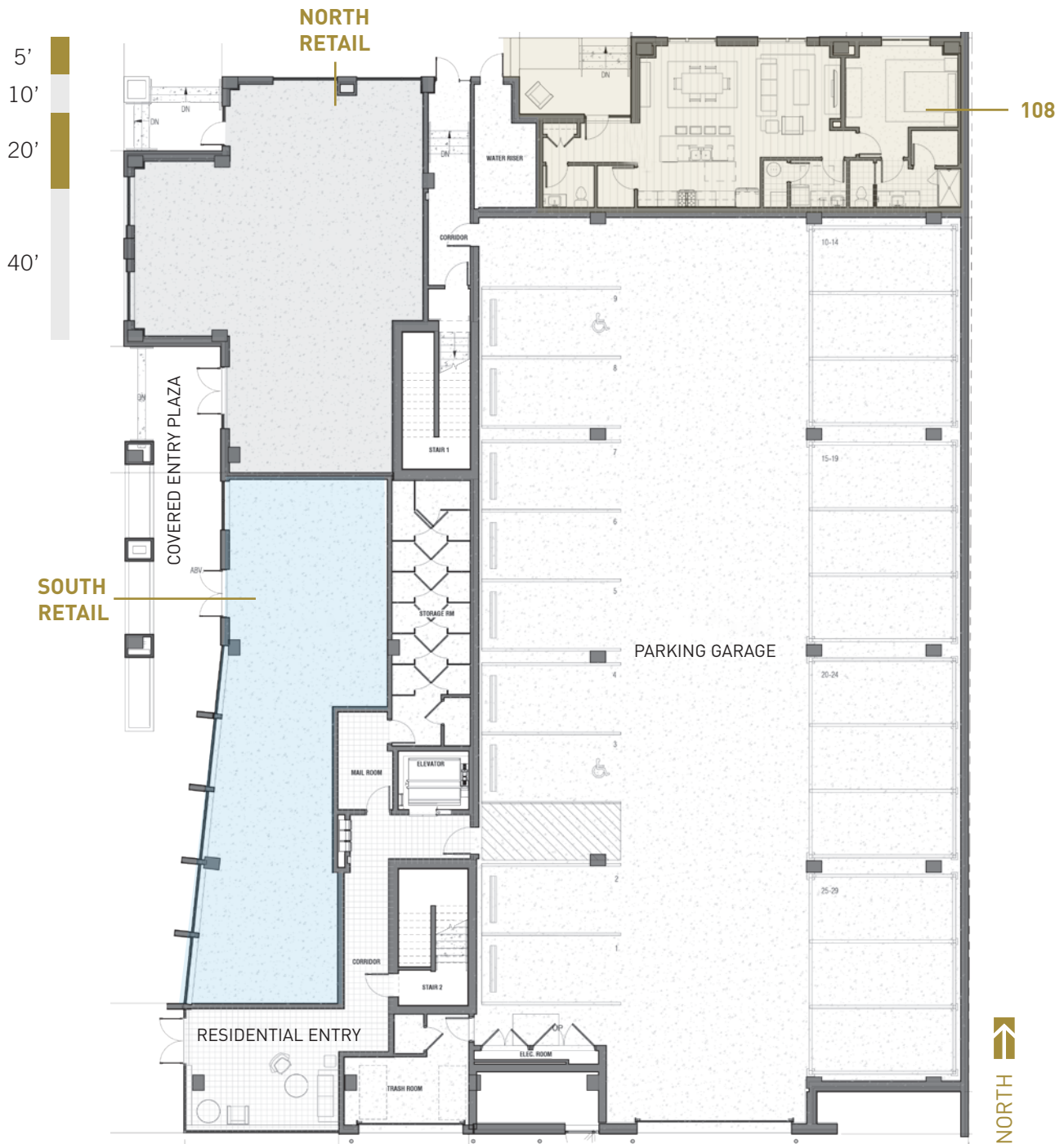
Walk Score

96

The Merin has a Walk Score of 96 out of 100. "This location is a Walker's Paradise so daily errands do not require a car." - Walkscore.com



MERIN



■ Ground Floor

The Merin's ground floor will consist of one condo unit, resident amenities as well as retail or office spaces. For the residence, each unit will have the option to lease a parking space in either a standard space or in the automated parking system. There will also be additional storage available to lease. The Merin will be secured by access control key fobs.



MERIN



■ Residential Floors

Situated on The Merin's central floors are brilliantly designed. With eight units per floor, all residences have their own private balcony providing stunning views of the beautiful and varied Bozeman landscape, Bridger Mountains and a lively downtown area. Customized high-end finishes make each residence feel uniquely warm with its own welcoming character.



MERIN



■ Penthouse Level

Elegantly perched on the top floor of The Merin, the penthouse residences present luxurious living with modern functionality. Reserved to just four homes, the penthouse level offers the comfort of privacy, while providing gracious, elegant living. Meticulously detailed in design and construction, interiors maximize space and natural light that resonant within the dynamic context of Bozeman's downtown neighborhood and beyond.



MERIN



HBP
HOMEBASE PARTNERS

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



MERLIN



■ Unit 108

- 1 Bed, 1.5 Bath
- 1,145 s.f. Interior
- 90 s.f. Patio
- Private Entrance



MERIN



■ Units 201, 301, 401

- 2 Bed, 2.5 Bath
- 1,581 s.f. Interior
- 100 s.f. Balcony
- Southeast Corner Unit
- Downtown Bozeman Views



MERLIN



■ Units 202, 302, 402

- 2 Bed, 2.5 Bath
- 1,371 s.f. Interior
- 76 s.f. Balcony
- South Facing
- Downtown Bozeman Views



MERLIN



■ Units 203, 303, 403

- 2 Bed, 2.5 Bath
- 1,334 s.f. Interior
- 81 s.f. Balcony
- Southwest Corner Unit
- Downtown Bozeman Views



MERIN



■ Units 204, 304, 404

- 2 Bed, 2.5 Bath
- 1,532 s.f. Interior
- 52 s.f. Balcony
- West Facing
- Downtown Bozeman Views



MERLIN



■ Units 205

- 1 Bed, 1 Bath
- 934 s.f. Interior
- 52 s.f. Balcony
- West Facing
- Downtown Bozeman Views



MERIN



■ Units 305, 405

- 1 Bed, 1 Bath
- 934 s.f. Interior
- 52 s.f. Balcony
- West Facing
- Downtown Bozeman Views



MERIN



■ Units 206, 306, 406

- 2 Bed, 2.5 Bath, Den
- 1,868 s.f. Interior
- 114 s.f. Balcony
- Northwest Corner Unit
- Downtown Bozeman Views



MERLIN



■ Units 207, 307, 407

- 1 Bed, 2 Bath, Den
- 1,052 s.f. Interior
- 78 s.f. Balcony



MERIN

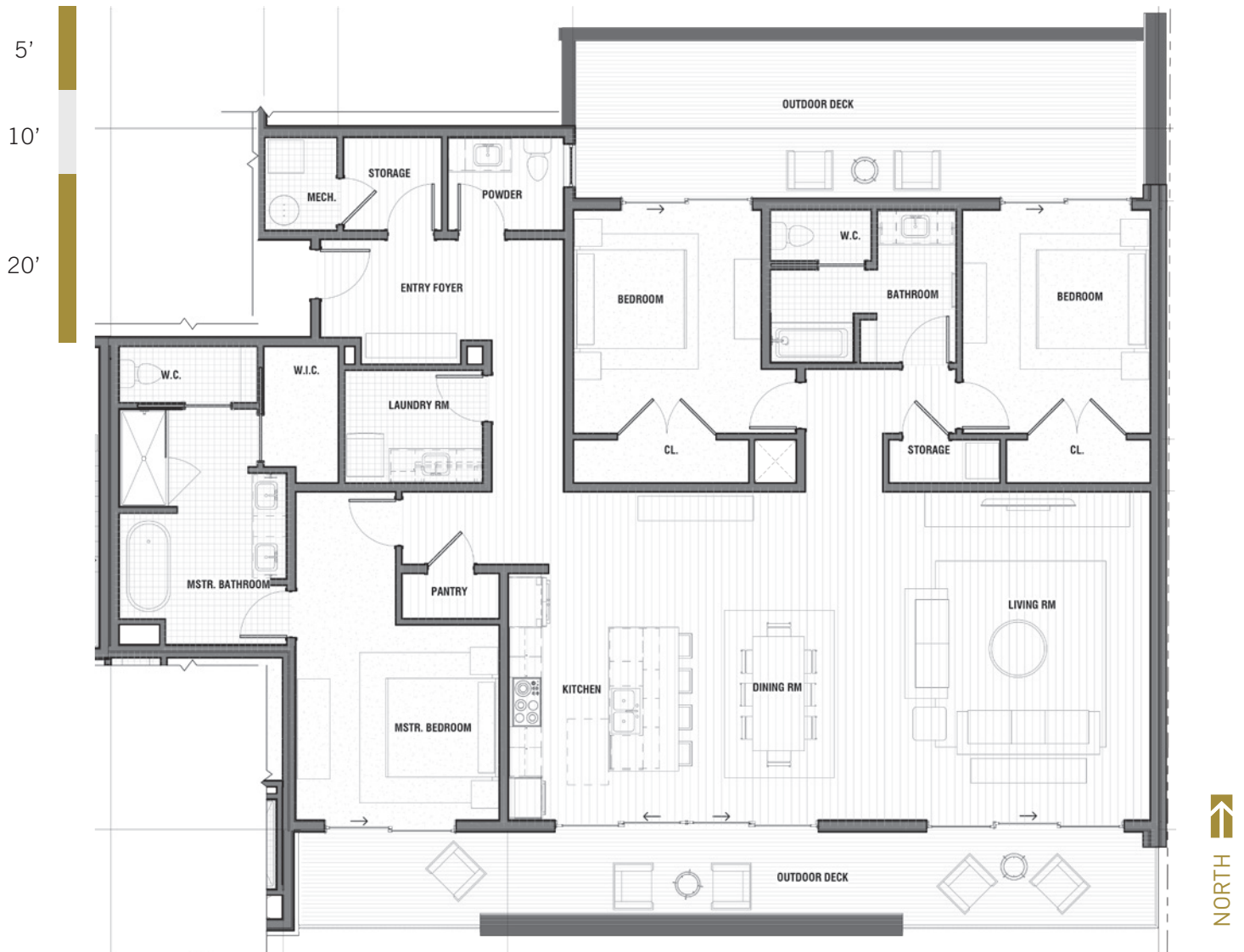


■ Units 208, 308, 408

- 3 Bed, 3 Bath
- 1,828 s.f. Interior
- 133 s.f. Balcony
- Northeast Corner Unit



MERLIN



■ Unit 501

- 3 Bed, 2.5 Bath
- 2,365 s.f. Interior
- 705 s.f. Balcony
- Southeast Corner Unit
- View of Bridger Mountains and Downtown
- 2 Balconies
- Views of Spanish Peaks



MERIN



■ Unit 502

- 2 Bed, 2 Bath, Den
- Views of Downtown
- 2,251 s.f. Interior
- Views of Spanish Peaks
- 494 s.f. Balcony
- Southwest Corner Unit



MERIN

5'
10'
20'



NORTH

Unit 503

- 3 Bed, 2.5 Bath, Den
- 2,416 s.f. Interior
- 919 s.f. Balcony
- Northwest Corner Unit
- View of Bridger Mountains and Downtown
- 2 Balconies



MERIN



■ Unit 504

- 3 Bed, 3.5 Bath, Den
- 2,730 s.f. Interior
- 449 s.f. Balcony
- Northeast Corner Unit
- Views of Bridger Mountains



*if
is truly
keeping
Bozeman
Bozeman*



MERIN

