



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	51,328 SF
Available SF:	8,860 SF
Lot Size:	2.19 Acres
Year Built:	2000
Zoning:	C1-1
Market:	Missoula
Submarket:	Franklin to the Fort

PROPERTY OVERVIEW

Executive office suite available on the third floor of the prestigious 1821 South Avenue West Building. The third floor suite includes 8,860± square feet of cohesive Class A office space which is divisible into smaller suites.

Current buildout includes a variety of private office spaces with large windows offering views and ample natural light. Suite also includes multiple cubicles with windows, a work room and a lobby/reception area with two reception desks. The suite is served by two elevators and includes private bathrooms, work room, conference room and a breakroom/kitchen area.

The building is well designed with large windows, quality finishes, ample parking and elevator access. Common areas include an elegant entry lobby. Convenient location near the Southgate Mall, close to a variety of shops and restaurants.

\$19 psf, NNN. NNN is estimated at \$9.19 SF and includes most utilities.

PROPERTY HIGHLIGHTS

- Executive office space with high quality finishes, large windows with views
- Multiple office plans & cubicle spaces
- Kitchen, bathrooms, work room
- Ample parking
- Great location close to shopping & restaurants



ADDITIONAL PHOTOS

1821 South Avenue West | 1821 South Avenue West Missoula, MT 59801



Building



Suite Lobby Space



Suite Lobby Space



Office



ADDITIONAL PHOTOS

1821 South Avenue West | 1821 South Avenue West Missoula, MT 59801



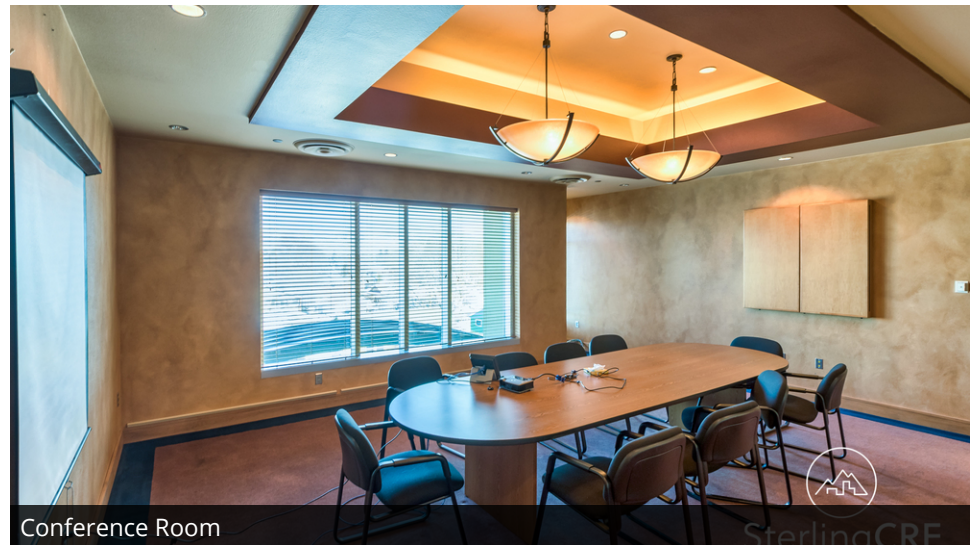
Office



Cubicles

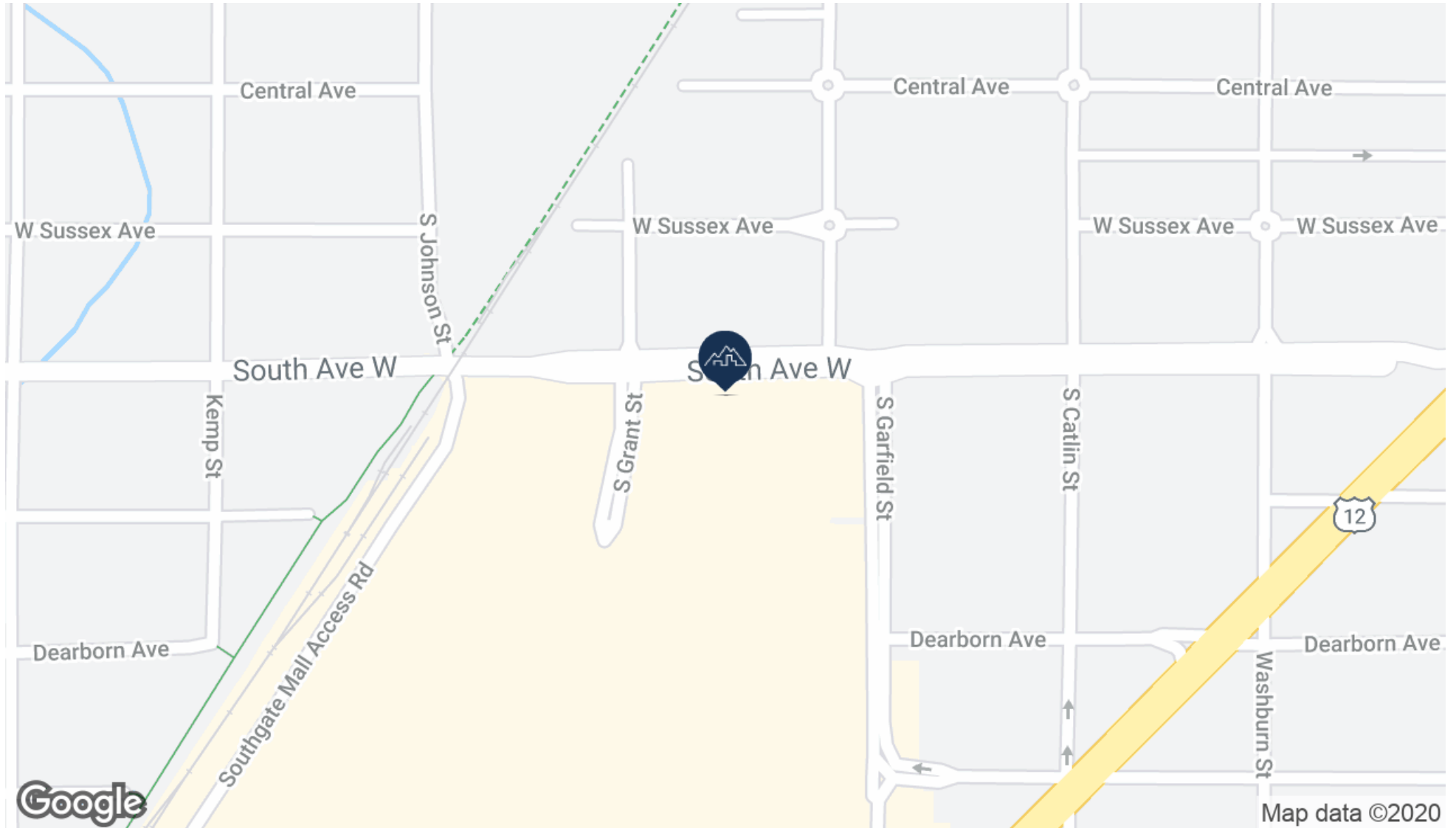


Work Room



Conference Room







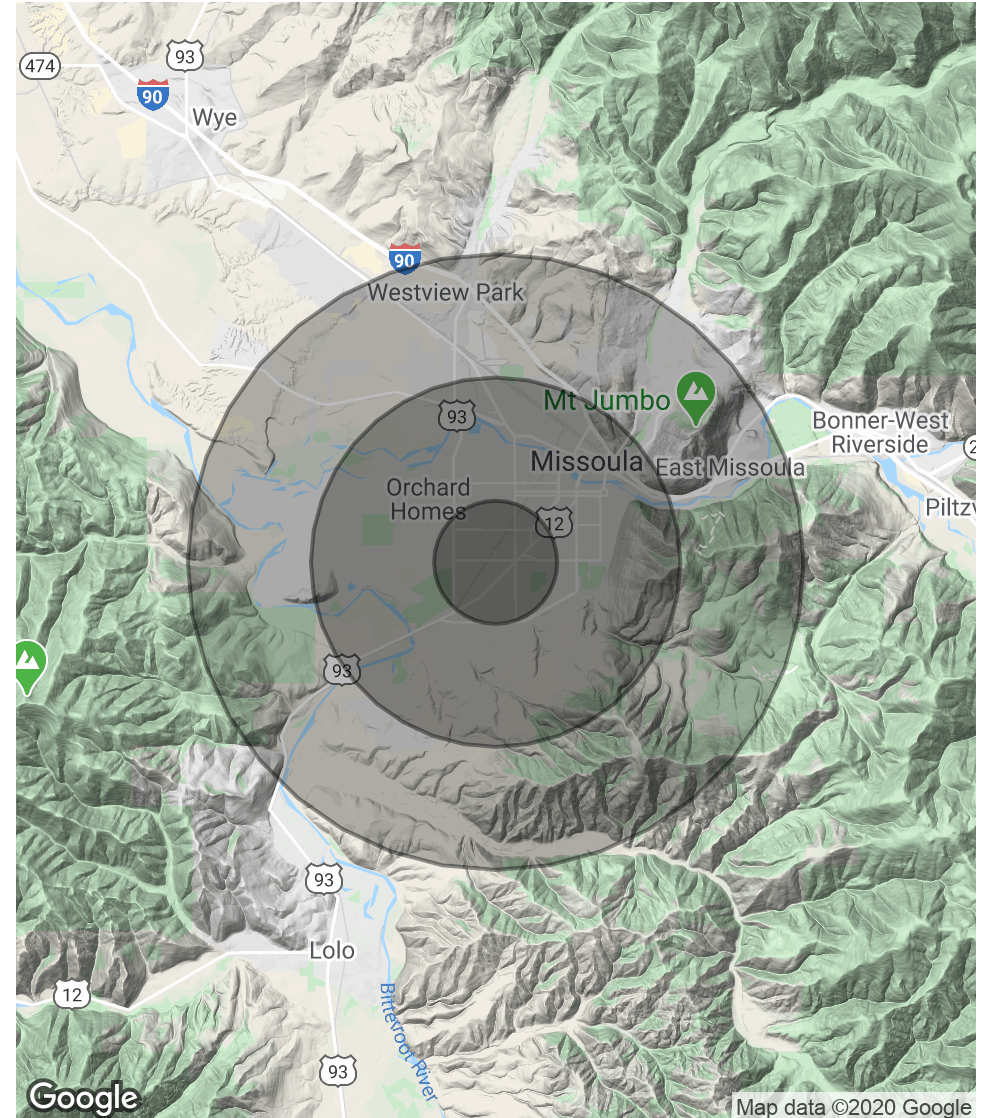
DEMOGRAPHICS MAP & REPORT

1821 South Avenue West | 1821 South Avenue West Missoula, MT 59801

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,443	63,943	93,261
Median age	32.6	30.2	31.6
Median age (Male)	29.7	29.0	30.2
Median age (Female)	37.1	32.3	34.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,485	27,884	39,635
# of persons per HH	2.3	2.3	2.4
Average HH income	\$44,405	\$45,226	\$50,465
Average house value	\$210,543	\$263,945	\$279,734

* Demographic data derived from 2010 US Census





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

