

1821 South Avenue West Suite 405 \$700/month



Suite #405

Professional office space available in the 1821 building. This centrally located building offers Class A suites, with a beautiful lobby serviced by an elevator, and a large parking lot with ample space for both tenants and customers. Suite 405 offers 300 square feet of space with East facing windows and access to a shared waiting space, kitchen, and conference room. This location is a high-traffic area with high visibility and an easy-to-find address. Space is available May 1, 2022.

- ▶ Approx. 298 Rentable Sq. Ft
- ▶ Shared waiting area, kitchen, conference room
- ▶ High Traffic Area, Centrally Located

406.532.9233

Julie Gardner Realtor®, JD, MPA
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JulieGardnerProperties@gmail.com
www.JulieGardnerProperties.com



MEET OUR TEAM



Julie Gardner is a licensed attorney and REALTOR®. Having practiced real estate law in Missoula for nearly ten years, Julie has extensive experience in the Missoula real estate market. From commercial developments to 1031 exchanges, from conservation properties to families' dream homes, Julie has a breadth of experience unique among real estate professionals.



Western Montana's Leading Commercial Real Estate Department

ERA Lambros Real Estate is home to Montana's leading Commercial Real Estate Department. With more dedicated Commercial Realtors®, ERA Lambros offers the experience and expertise essential to successfully navigate your commercial real estate transactions. The Commercial Realtors® at ERA Lambros represent Sellers, Buyers, Landlords and Tenants, and have specific background and training in the transfer of all types of commercial properties.

Peter Lambros joined the family real estate business over twenty years ago, and has been providing his clients with superior guidance throughout his career. His expertise include property development, real estate portfolio strategic planning, and transaction negotiation.





Property Description

Buyers and/or their Agent are responsible for checking all property data including but not limited to square footage, zoning & anything pertinent to a transaction.

Julie Gardner, JD, MPA
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3011 American Way
Missoula, MT 59808
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(406)532-9233 direct
(406)532-9533 fax



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Information on Facility:

Centrally located office space with ample parking near Southgate Mall.



Additional Information:

Built in 1999
Minutes from Downtown
High Traffic Area

Shared:
Conference Room
Waiting Room
Kitchen

Other Professional Tenants:
Opportunity Bank
Dermatology Clinic





MAPS

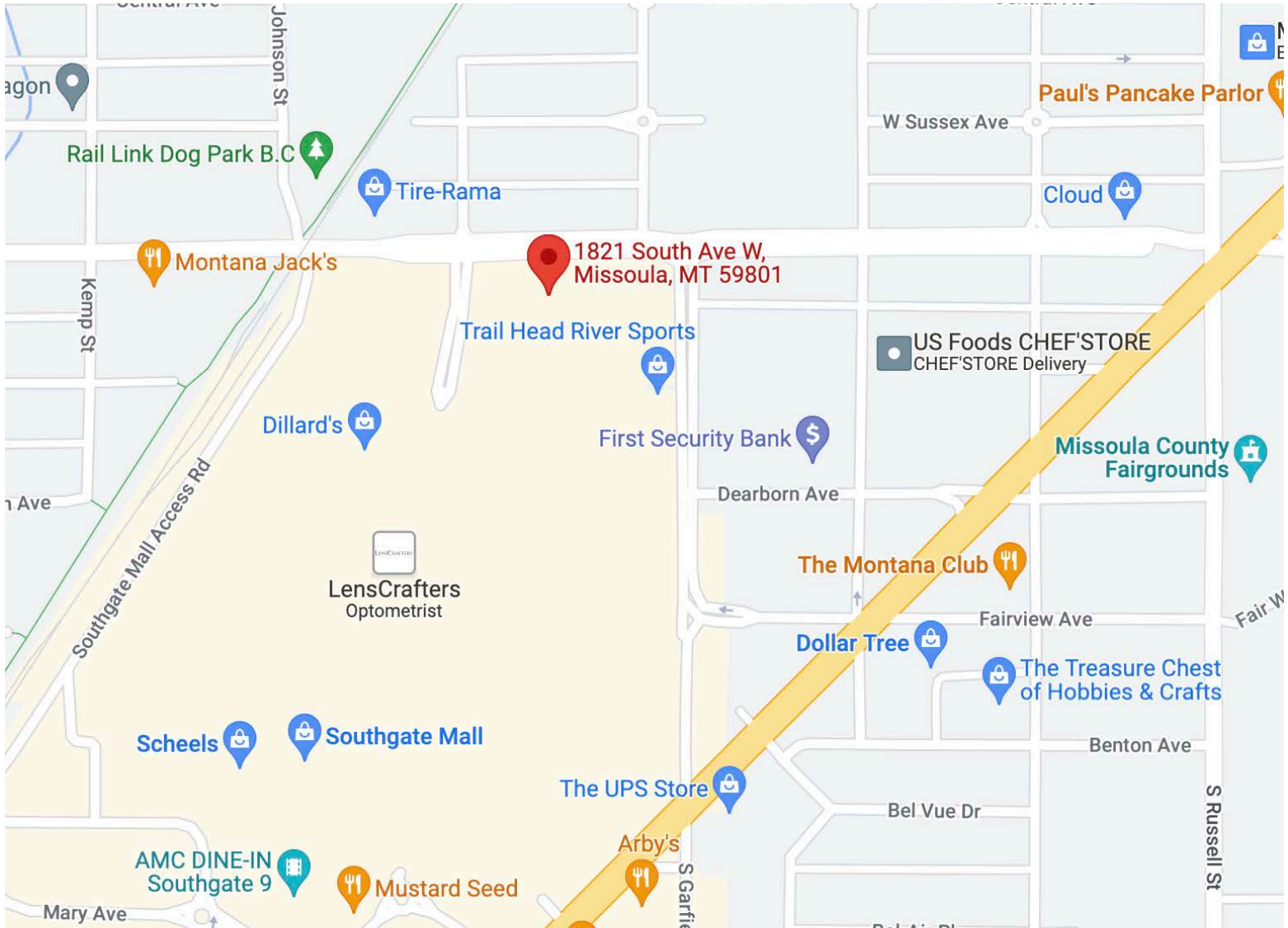
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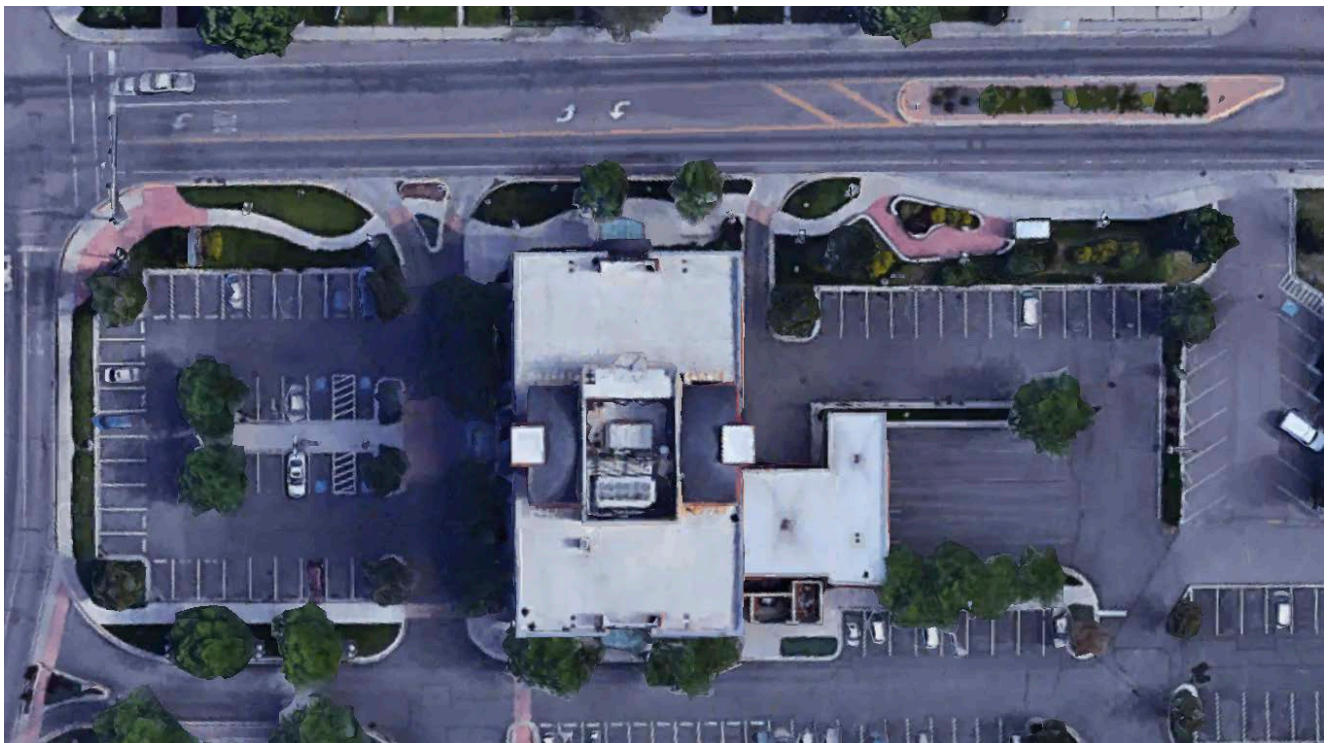


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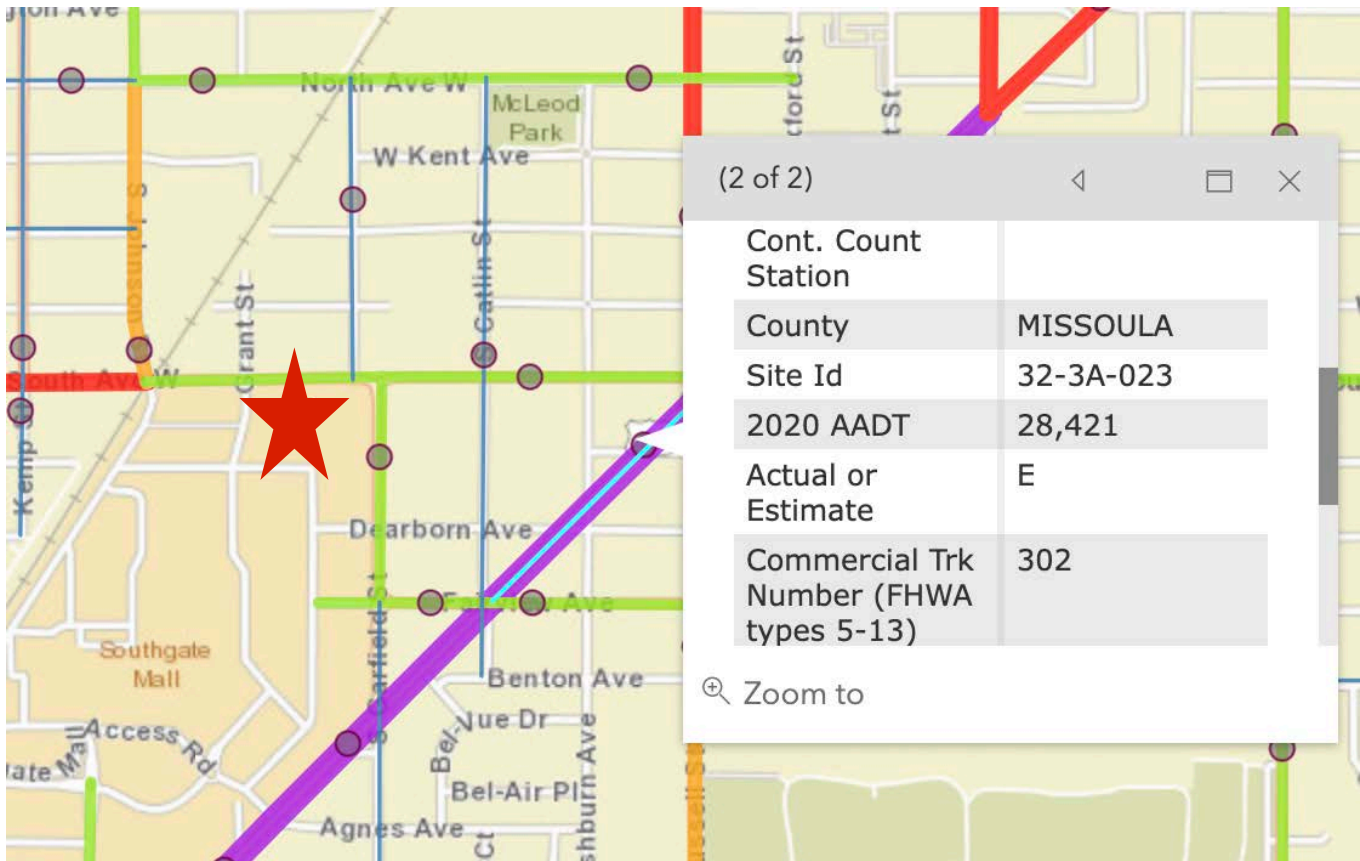
Nearby Businesses



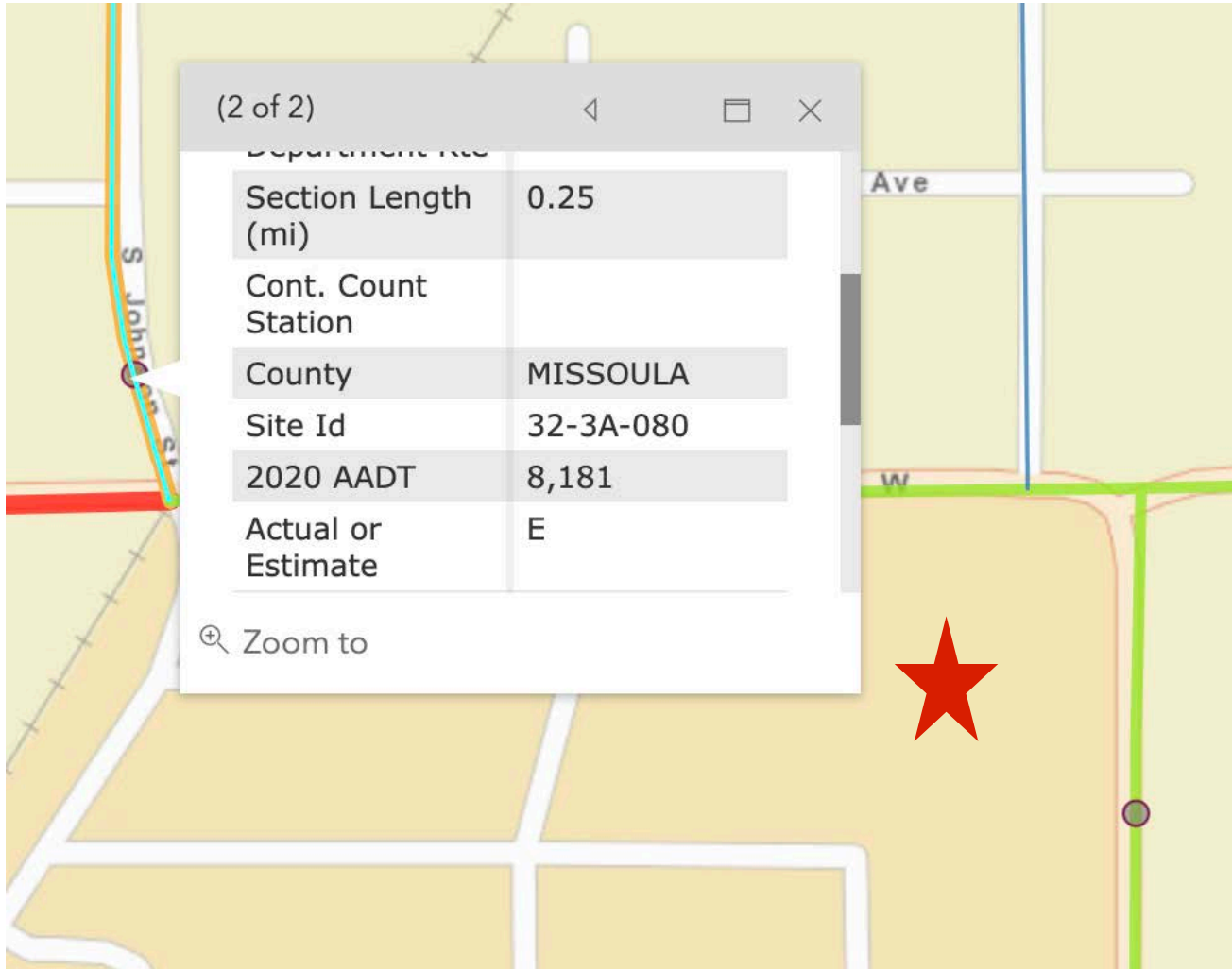
Google Earth View



Traffic Count



Traffic Count





ZONING

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Near Me Search

Search for an address or locate on map

1821 South Ave W, Missoula, MT, 59801 X 🔍 📍

Show results within (Feet)

< City Zoning

City Zoning

Zoning	C1-1
Base	C1-1
Ordinance Number	
Ordinance Date	
Resolution Number	
Resolution Date	

A satellite map of a city street grid. A red pin is located at 1821 South Ave W. A cyan outline highlights a large parcel of land. The map is overlaid with various zoning district labels: RM1-35 (purple), RT2.7 (orange), OP3 (green), C1-4 (yellow), and C1-1 (pink). Street names visible include Margaret St, Grant St, Garfield St, South Ave W, Southgate Mall Access Rd, Dearborn Ave, Fairview Ave, Benton Ave, and Schiller St.