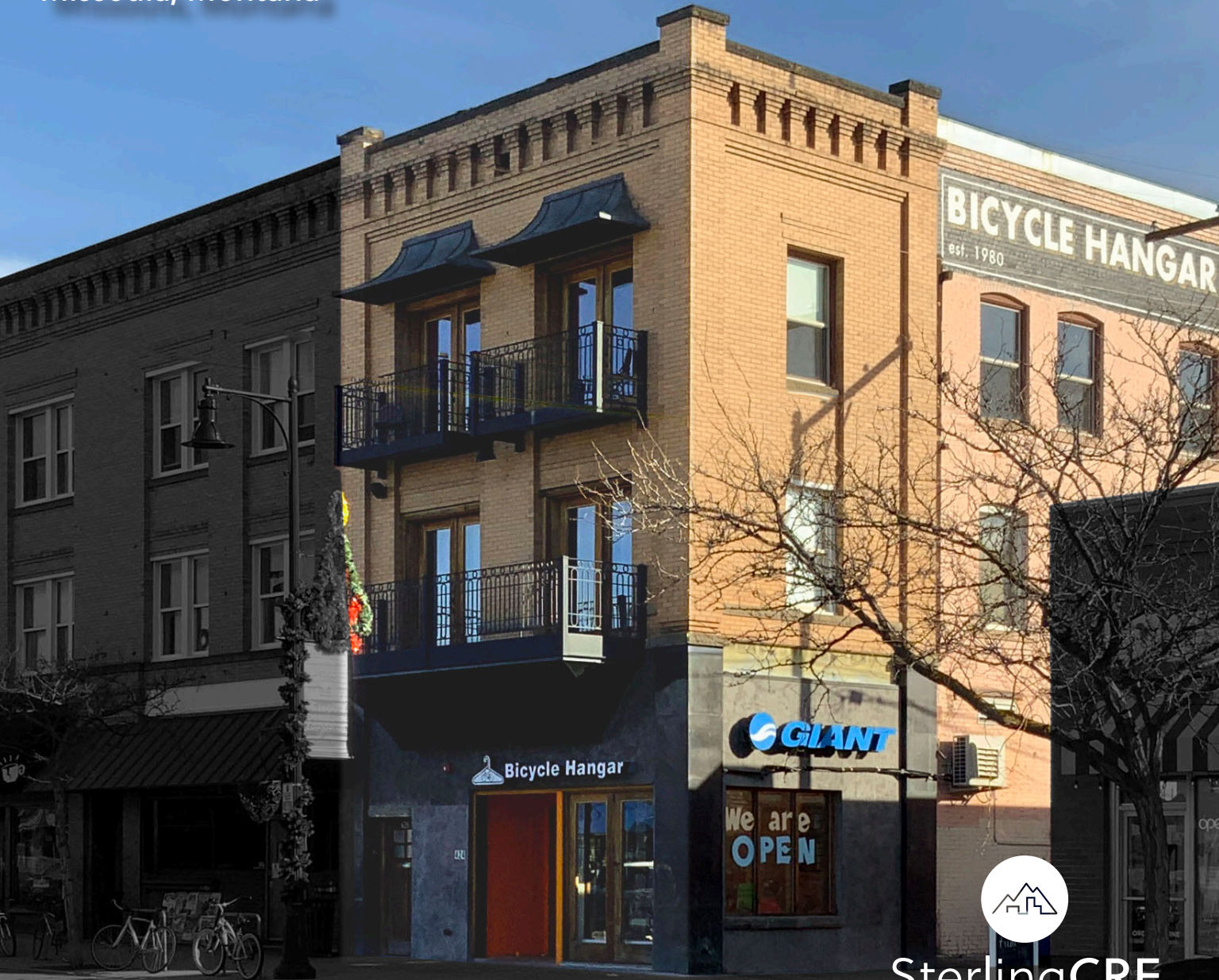


Downtown Office for Lease

424 North Higgins
Missoula, Montana



SterlingCRE
ADVISORS



SterlingCRE
A D V I S O R S

424 North Higgins Missoula, Montana

Retail & Office Space for Lease

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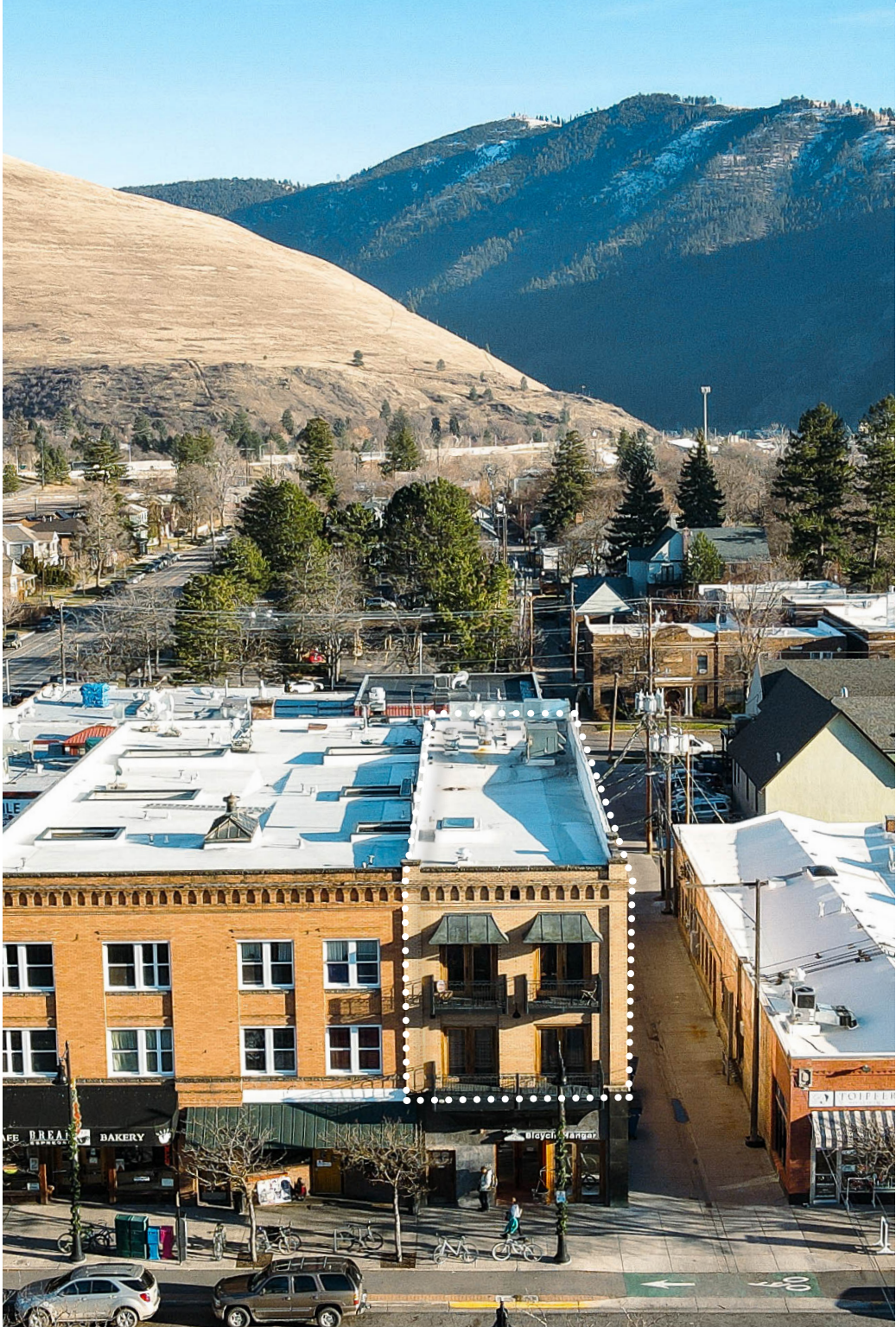


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A historic gem brimming with contemporary opportunity, 424 North Higgins is part of Missoula's rich downtown landscape.

Located in a busy shopping district, the ground floor is retail space is available for lease. Floors two and three are currently available for lease to an office user.

Named one of the nation's most liveable cities by Outside Magazine and the American Planning Association, Missoula saw extraordinary growth over the past decade.

The downtown area welcomes thousands of visitors to

nationally-recognized events like the Missoula Marathon, River City Roots Festival, and dozens of concerts. Downtown is also home to several eateries featured on Food Network and in Food & Wine Magazine.

Positioned among some of Montana's fastest-growing businesses, 424 North Higgins holds limitless potential: your business will have the space to flourish.

A secure basement could be leased for additional storage. Capture the opportunity to secure a location in a landmark in the historic downtown corridor.

Photo: Archives & Special Collections, Mansfield Library, University of Montana



Introduction



Price: **\$24/SF NNN**



Great location in vibrant downtown Missoula



Historically significant building



Flexible - retail space, open work space and private offices available



Second and third floor recently renovated



Easy walk to multiple parking lots and garages



Original finishes throughout



Property Details

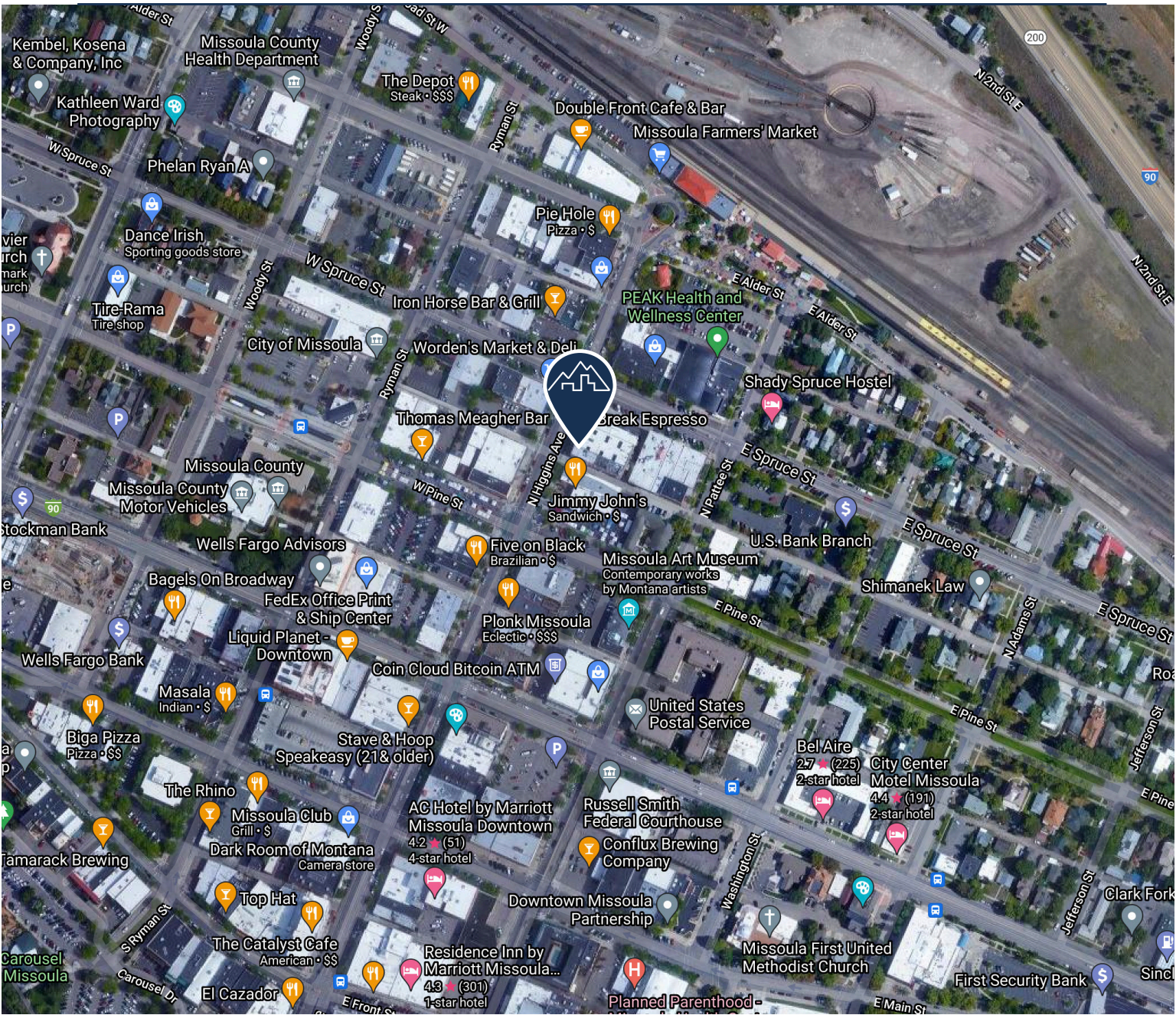
ADDRESS:	424 North Higgins Missoula, MT 59802
PROPERTY TYPE:	Mixed-use building
YEAR BUILT:	1900
AVAILABLE SPACE:	±2,067 SF (Basement) ±1,813 SF (1st Floor) ±3,250 SF (2nd Floor) ±2,050 SF (3rd Floor)
CONSTRUCTION:	Woodframe & brick
ACCESS:	North Higgins
SERVICES:	City water & sewer

FEATURES:

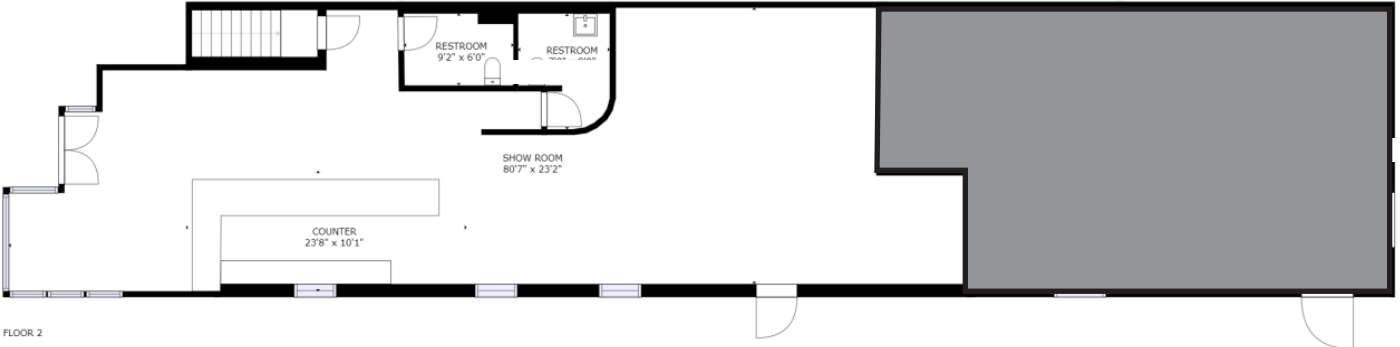
- Alley access
- Two stairwells
- Usable basement available for lease
- Easy walk to parking facilities
- Restrooms on each floor
- Kitchen/break area



Locator Map



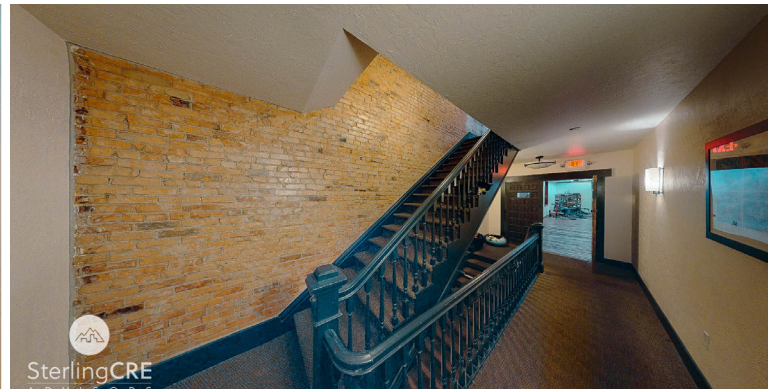
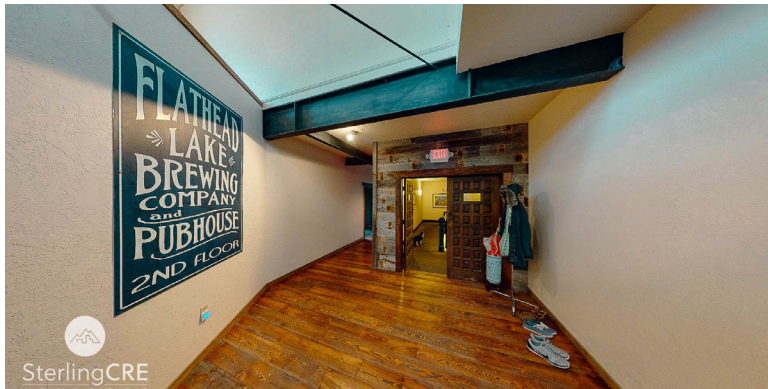
First Floor Plans | ±1,813 SF



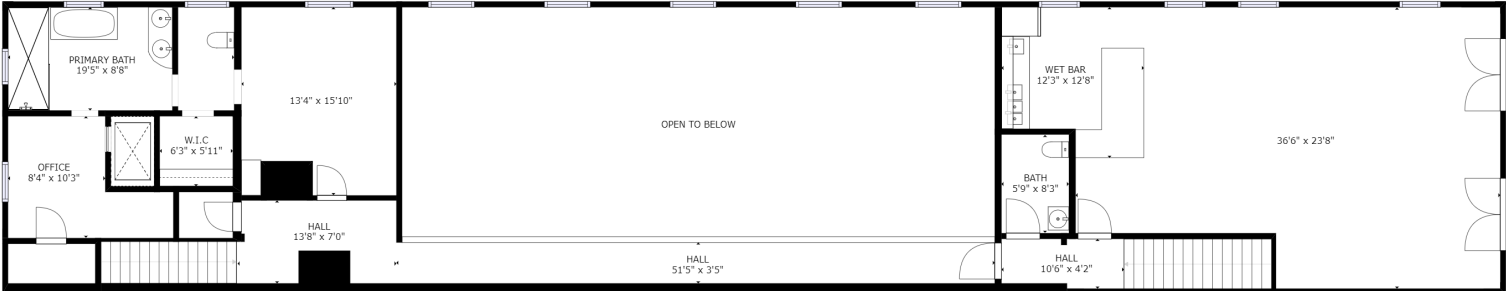
Second Floor Plans | ±3,250 SF



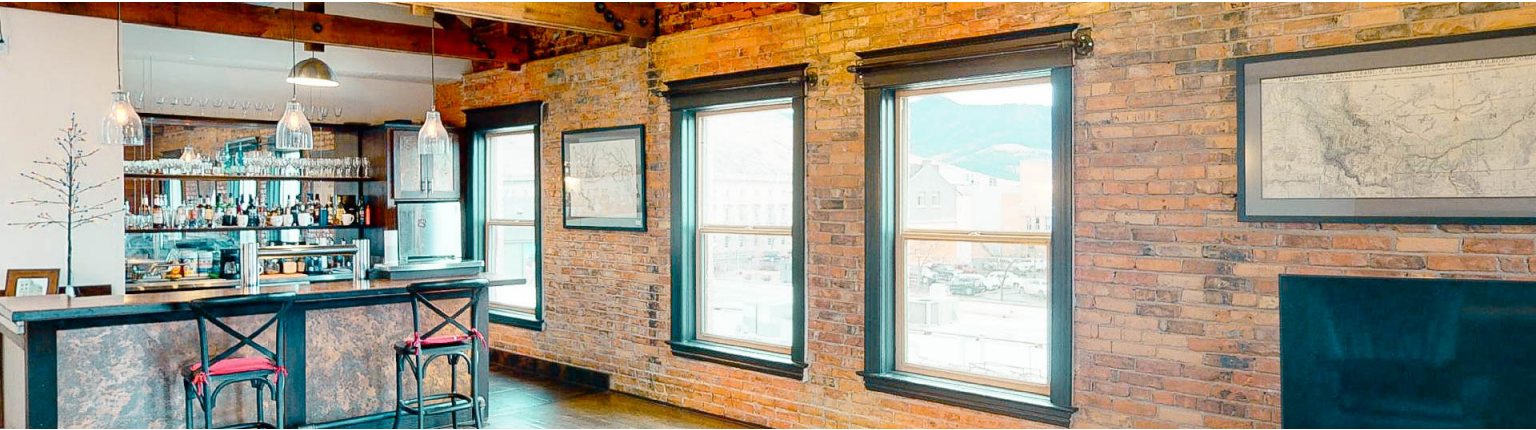
FLOOR 1



Third Floor Plans ±2,050 SF



FLOOR 2



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