



FOR LEASE
Downtown Restaurant or Retail Building
222 West Main Street
Missoula, Montana



SterlingCRE
ADVISORS

Be a part of downtown Missoula's vibrant retail scene at 222 West Main Street.

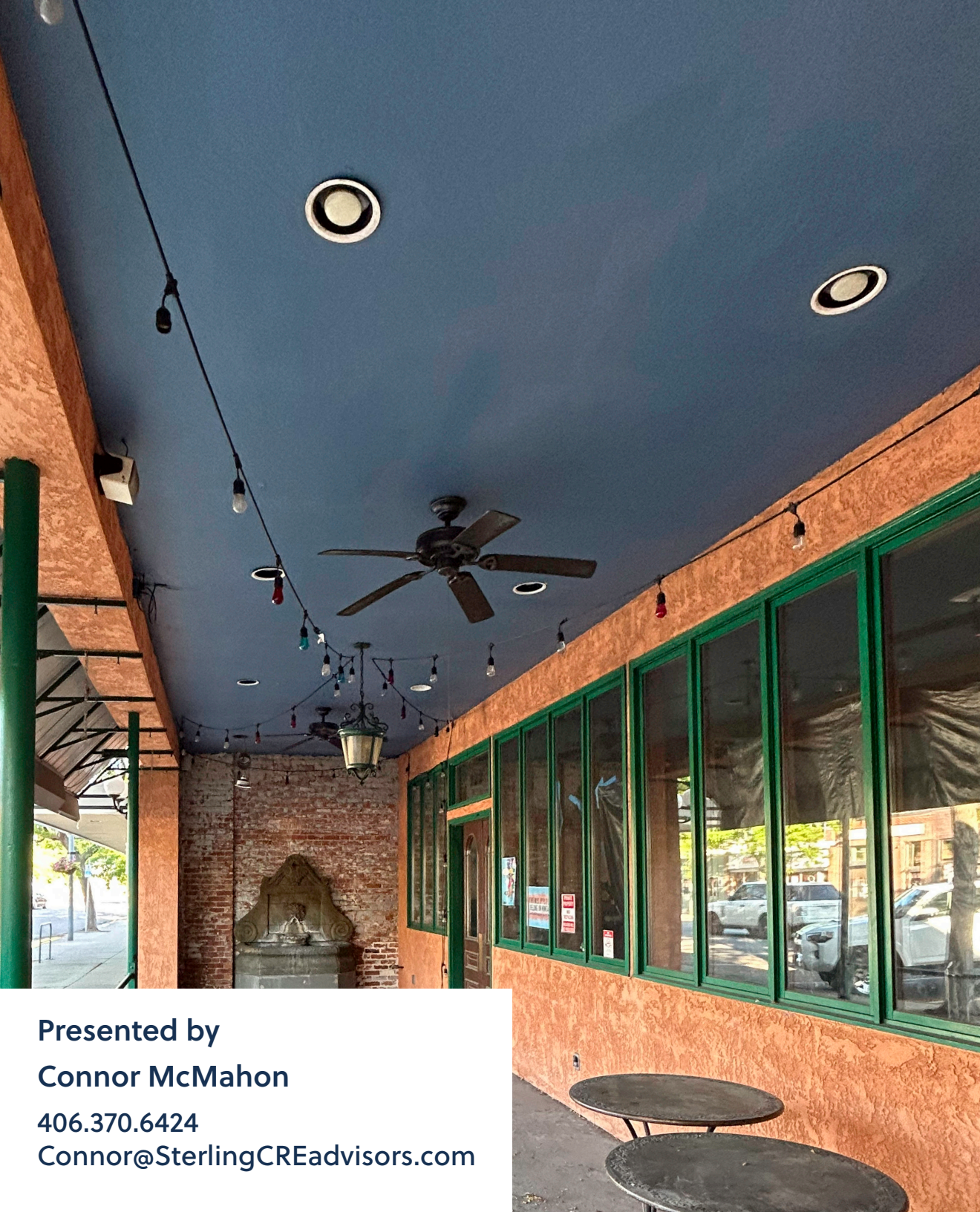
With a setting among a mix of office buildings, the Zootown Community Arts Center and steps from Cara's Park and Providence St. Patrick's Hospital, 222 West Main is central to a broad customer base. Many of Missoula's most popular retailers and restaurants thrive in the area.

The space has a coveted covered patio fronting West Main, ideal for outdoor seating. A main entrance on West Main Street opens into a large, open dining area. Support areas include two commercial kitchens, cold storage, office, and restrooms.

Ample on-street parking serves the area. It is also within an easy walk to the City of Missoula's parking deck on the next block of West Main Street.

Currently, the space has a functional kitchen and storage areas, allowing the tenant to focus on bringing their creativity and fresh ideas to the dining space and patio. Building signage is available.

- Located in Downtown Missoula
- Walkable to retail, attractions, shops and hotels
- Central location captures a broad customer base including office and hospital workers, tourists and residents
- Easy walk to multiple public parking facilities
- Under 15 minute drive to Missoula International Airport



Presented by

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Rate:

\$14-28 SF + NNN

depending on tenant credit and landlord contribution

Address: 222 West Main Street

Property Type: Retail/Restaurant

Space Sizes: +/-5,400 SF

Access: West Main Street

Zoning: CBD-4



Located in Downtown Missoula



Walkable to attractions, employment centers, shops and hotels



Easy walk to multiple public parking facilities



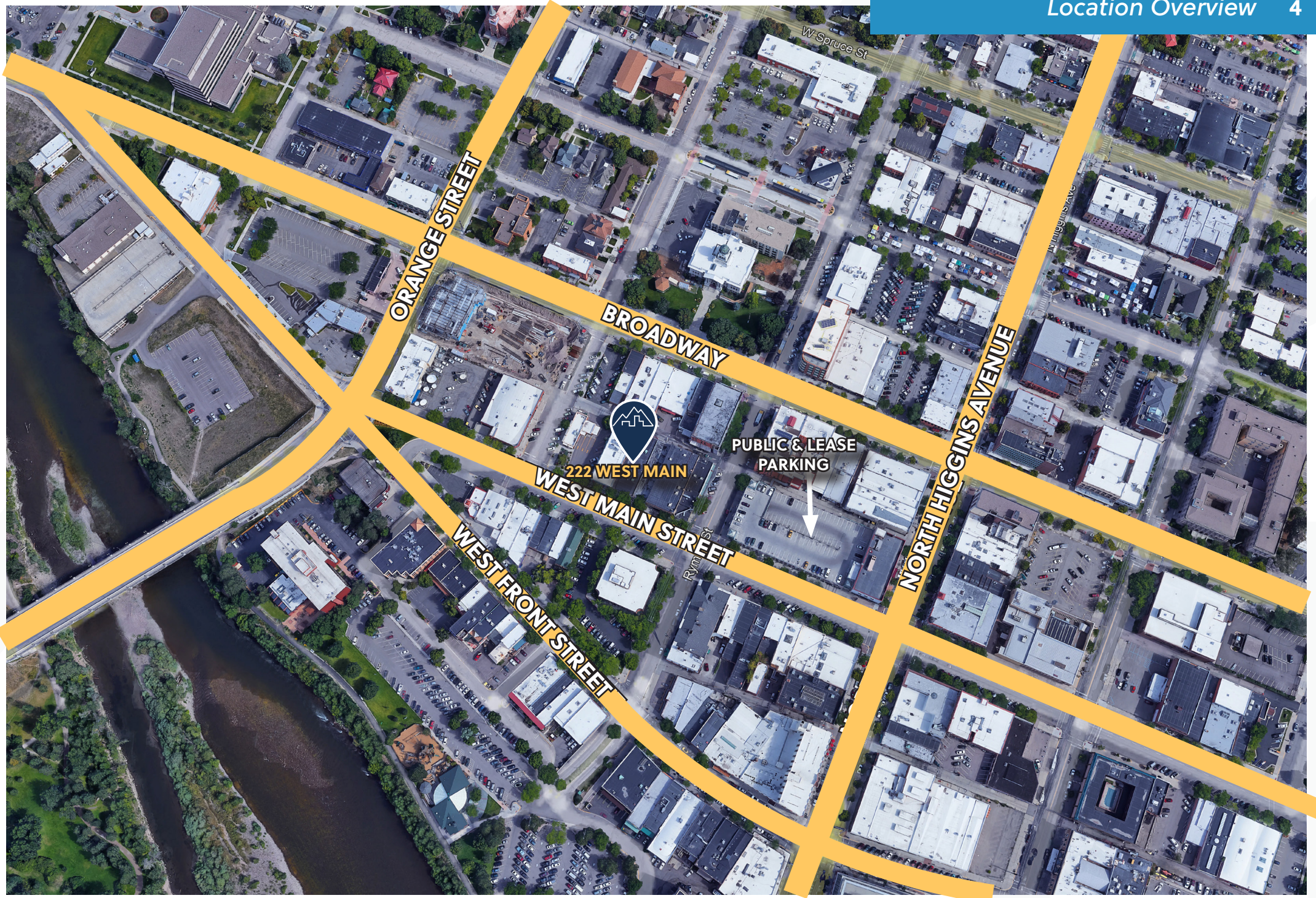
Building signage is available

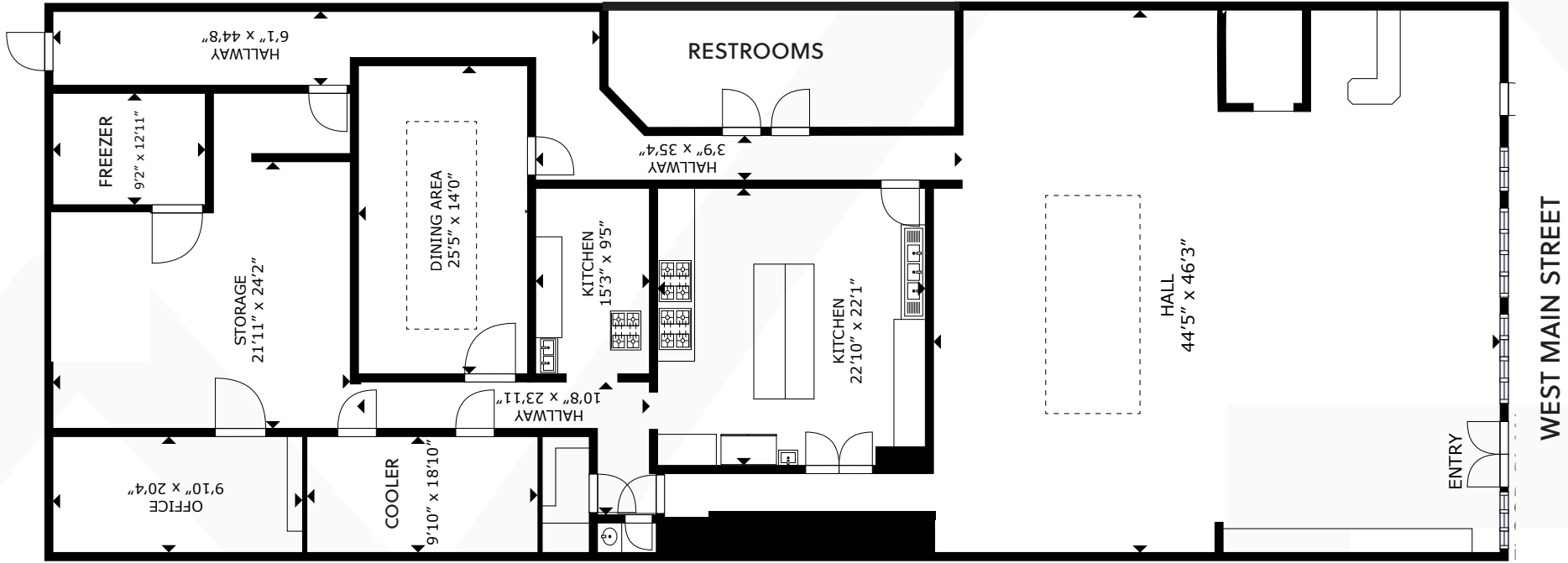


Spacious patio is available for outdoor dining



Floorplan layout is functional and has an existing commercial kitchen







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A D V I S O R S



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