



**FOR LEASE**  
**Turnkey Office Space**  
**111 North Higgins Avenue | 2nd Floor**  
**Missoula, Montana**



**SterlingCRE**  
ADVISORS



## Bright, light-filled office space is now available in the iconic Florence Building in downtown Missoula, Montana.

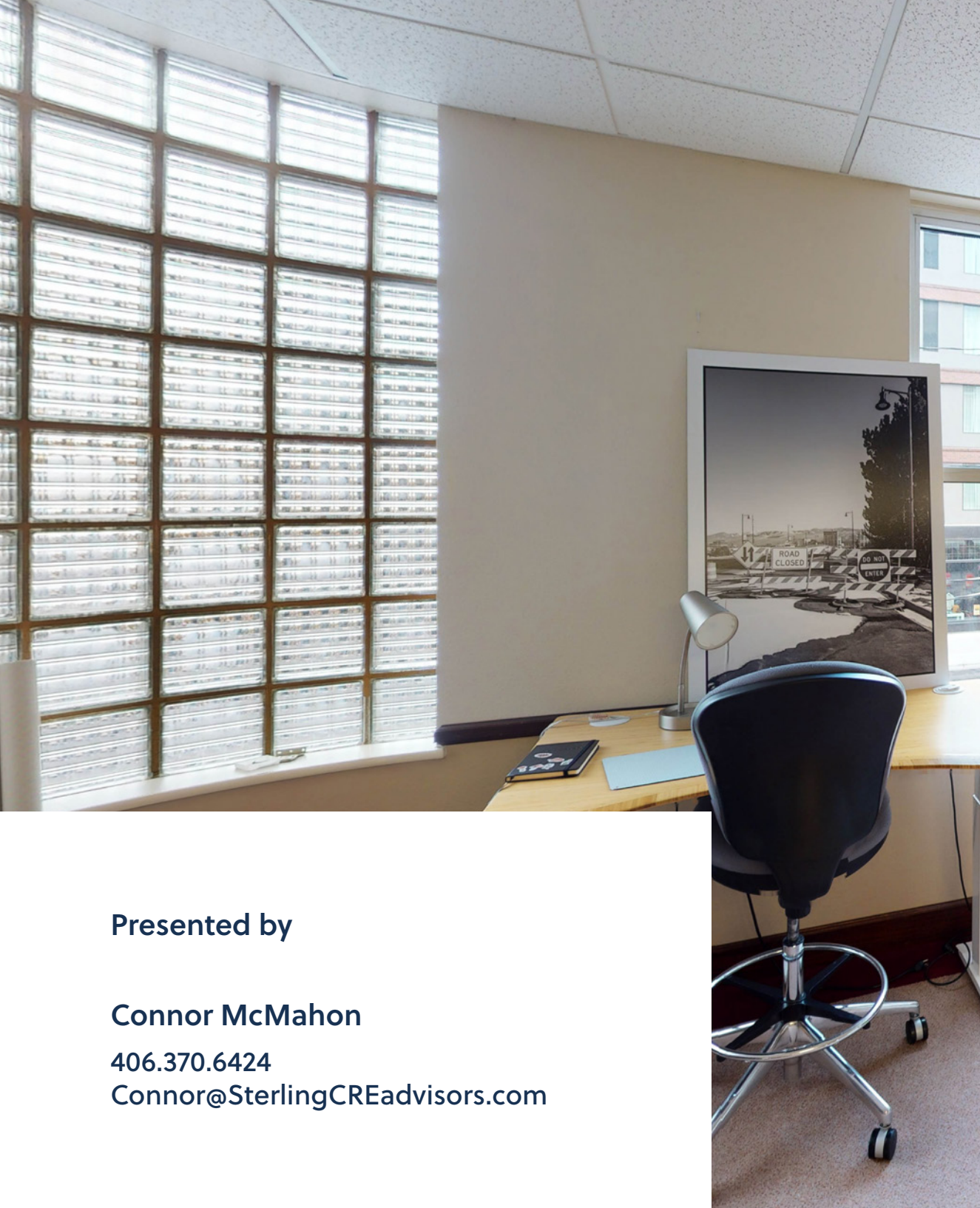
Just steps from a bevy of restaurants, government and professional services, and on the main retail corridor for the downtown area, the Florence Building offers a truly exceptional location.

Building tenants enjoy elevator service, well-preserved art deco architecture, and access to a historical lobby. Current building occupants include growing tech firms, retail shops, and professional offices.

A Tenant Improvement allowance is available for qualified tenants, with a flexible floor plan to suit business needs. The area is highly walkable and bikeable, with infrastructure improvements to neighboring pedestrian access and roadways ongoing.

The available space may be demised for more than one tenant. Limited small offices are available in the building; please inquire with the listing agent for more information on demising or office options.

- Located in Downtown Missoula
- Walkable to restaurants, bars, breweries, shops and hotels
- Easy walk to multiple public parking facilities
- Under 15 minute drive to Missoula International Airport



Presented by

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**Rate:**

**\$22 SF NNN**

*NNN estimate is \$9.73 SF. Includes all utilities except internet*

**Address:** 111 North Higgins Avenue

**Property Type:** Office

**Space Sizes:** Options to Demise to:  
2,707 Square Feet  
3,027 Square Feet  
3,125, Square Feet  
5,744 Square Feet  
6,162 Square Feet  
8,869 Square Feet

**Access:** North Higgins & West Front

**Zoning:** CBD-4



Located in Downtown Missoula



Walkable to restaurants, bars, breweries, shops and hotels



Easy walk to multiple public parking facilities



Tenant Improvement allowance is available for qualified tenants



Tenants have access to the building's beautiful historic art deco building



Elevator access

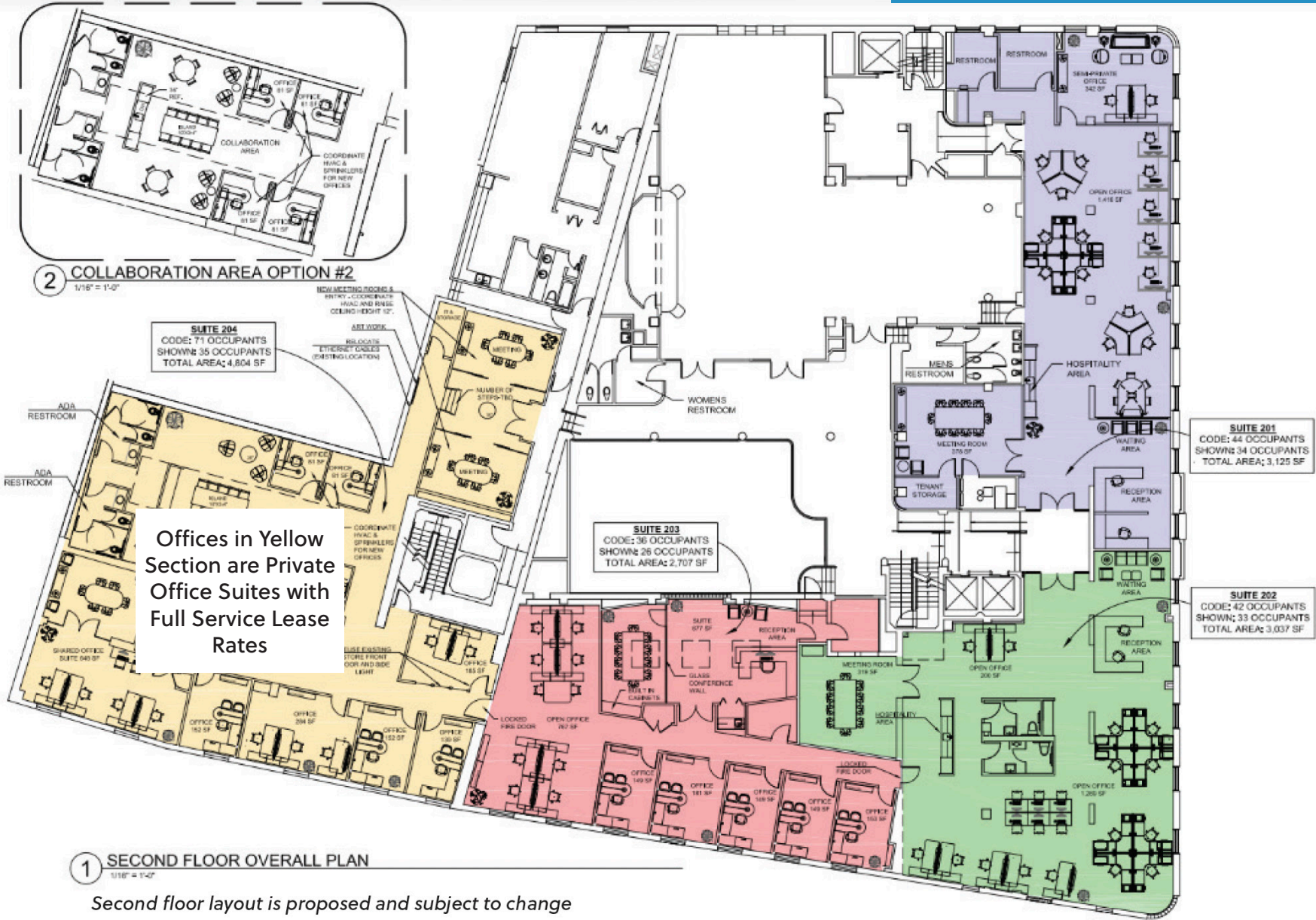














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A D V I S O R S



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