



Midtown Office for Lease

1055 West Sussex Suite 105

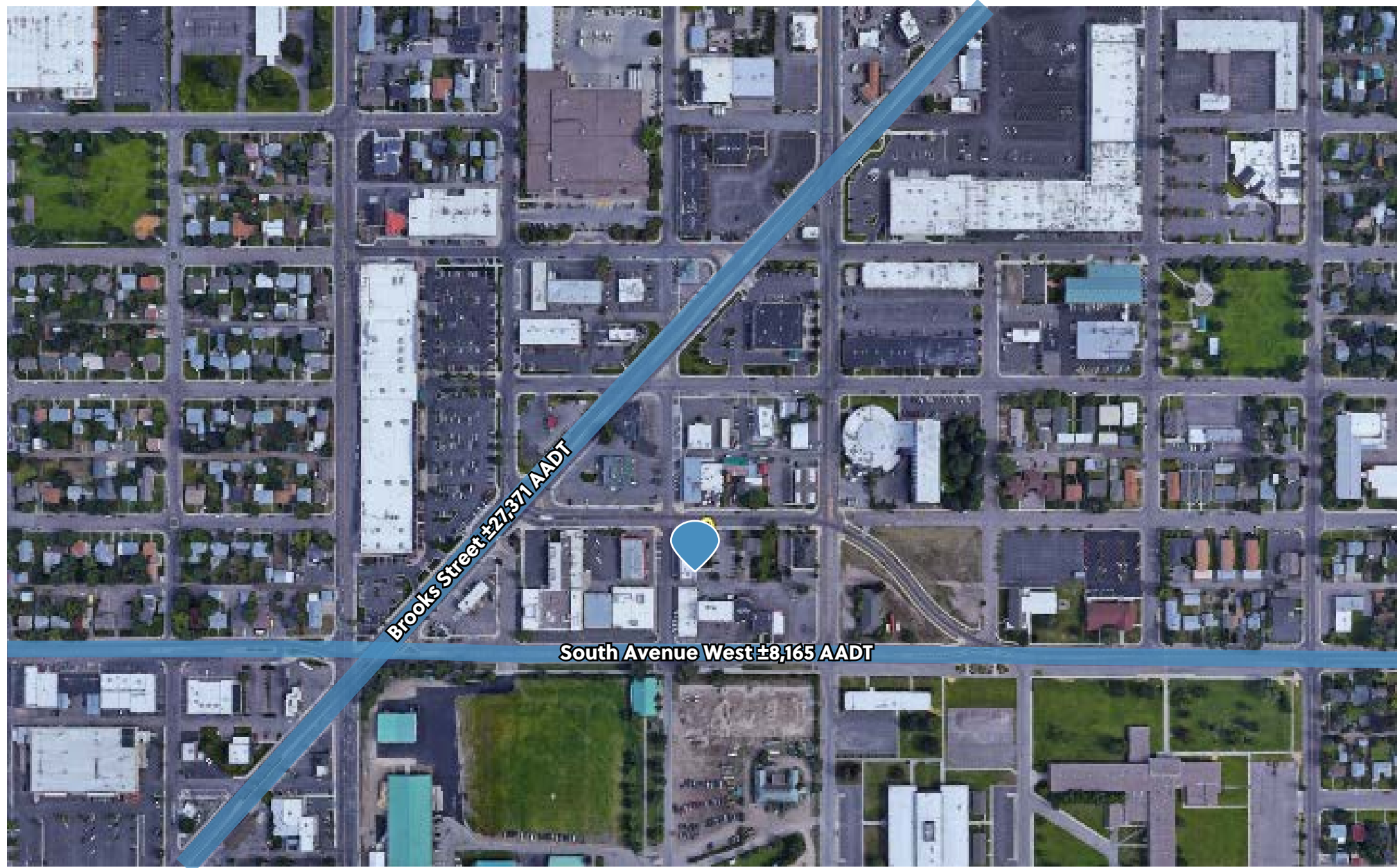
Missoula, Montana

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SterlingCRE
ADVISORS

Location Overview



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Property Overview

StelingCRE Advisors is pleased to present up to ±1,135 square foot office building located in the heart of Midtown Missoula at 1055 W Sussex. Adjacent to Tremper's Retail Center and the Fairgrounds, this suite features ample parking, mature landscaping, and an up-to-date exterior. This suite offers a great location with easy access to schools, shopping centers, and residential neighborhoods. Enjoy the convenience of walking to nearby Walgreens, Starbucks, and Jiffy Lube. The single-tenanted building has dual entrances, the main entrance opens into a reception area separated from the main office space.

Inside the suite, you'll find two rooms with lots of flexibility and potential for different layouts. The space includes a bathroom, kitchenette, and one private office or conference room. With lots of natural light, this suite is perfect for any business looking for a great location and a comfortable workspace.

The location is highly visible with over 26,000 vehicles passing through the Brooks and Russell Street intersection daily. Enjoy nearby green spaces and all the benefits of being in the heart of Midtown.

- **Lease rate: \$18.00/sf + NNN**
- **Estimate NNN: \$7.03/sf**



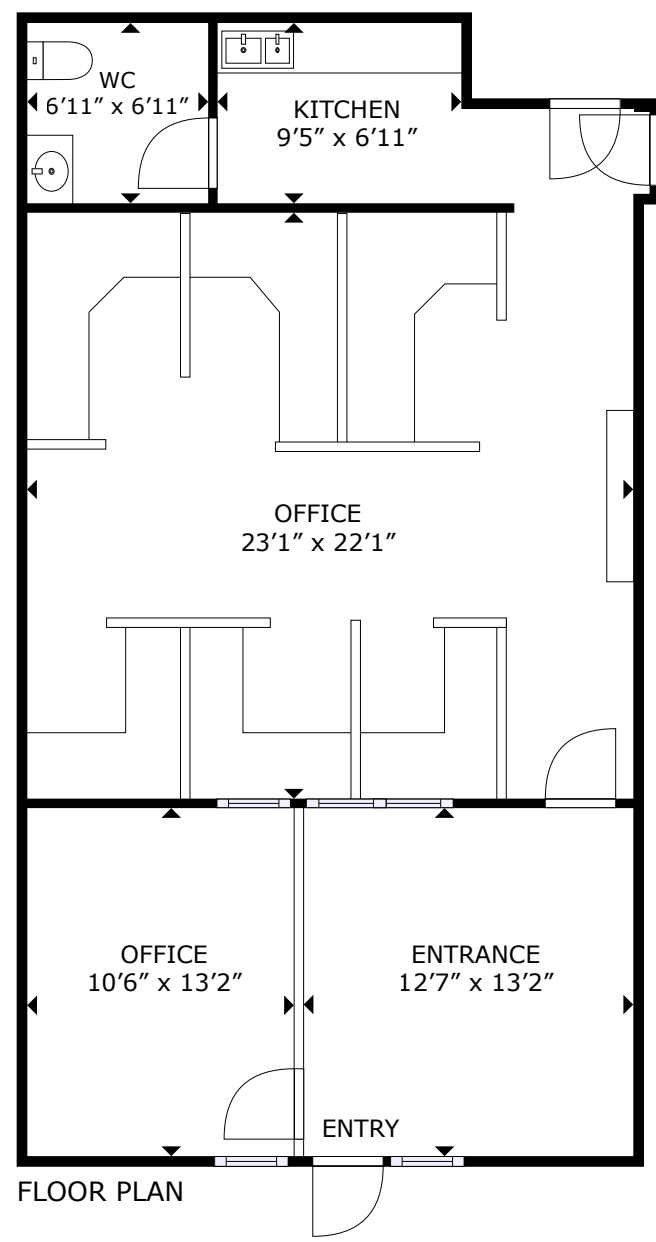
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Floor Plans



Additional Photos



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