



**SterlingCRE**  
ADVISORS

## Historic Downtown Space for Lease

111 North Higgins Avenue  
Missoula, Montana  
Office Spaces & Ballroom for Lease

Exclusively listed by:  
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# Opportunity Overview

Bright, light-filled office space is now available in the iconic Florence Building, located in the heart of downtown Missoula, Montana. Positioned just steps from restaurants, retail shops, government offices, and professional services, this landmark property offers a truly exceptional downtown location.

Leasable options include private offices, open workspaces, dedicated meeting rooms, and even large-format suites suitable for a variety of business needs. Some offices are generously sized and can accommodate shared workspaces or team environments.

Tenants enjoy convenient elevator access, well-maintained Art Deco architecture, and use of a striking historic lobby. The Florence Building is home to a dynamic mix of tenants, including tech companies, boutique retailers, and professional firms.

A Tenant Improvement (TI) allowance is available for qualified tenants. Floor plans are flexible and can be tailored to fit individual business operations. The surrounding area is highly walkable and bike-friendly, with continuous infrastructure improvements enhancing accessibility.

## Suite availability:

- Multiple configurations available for businesses of various sizes
- Demising options possible to accommodate multiple tenants
- Limited small office spaces available—[please inquire for current availability](#)



<b>Address</b>	111 North Higgins Avenue Missoula, Montana
<b>Property Type</b>	Office
<b>Lease Rate</b>	Varies

# Interactive Links

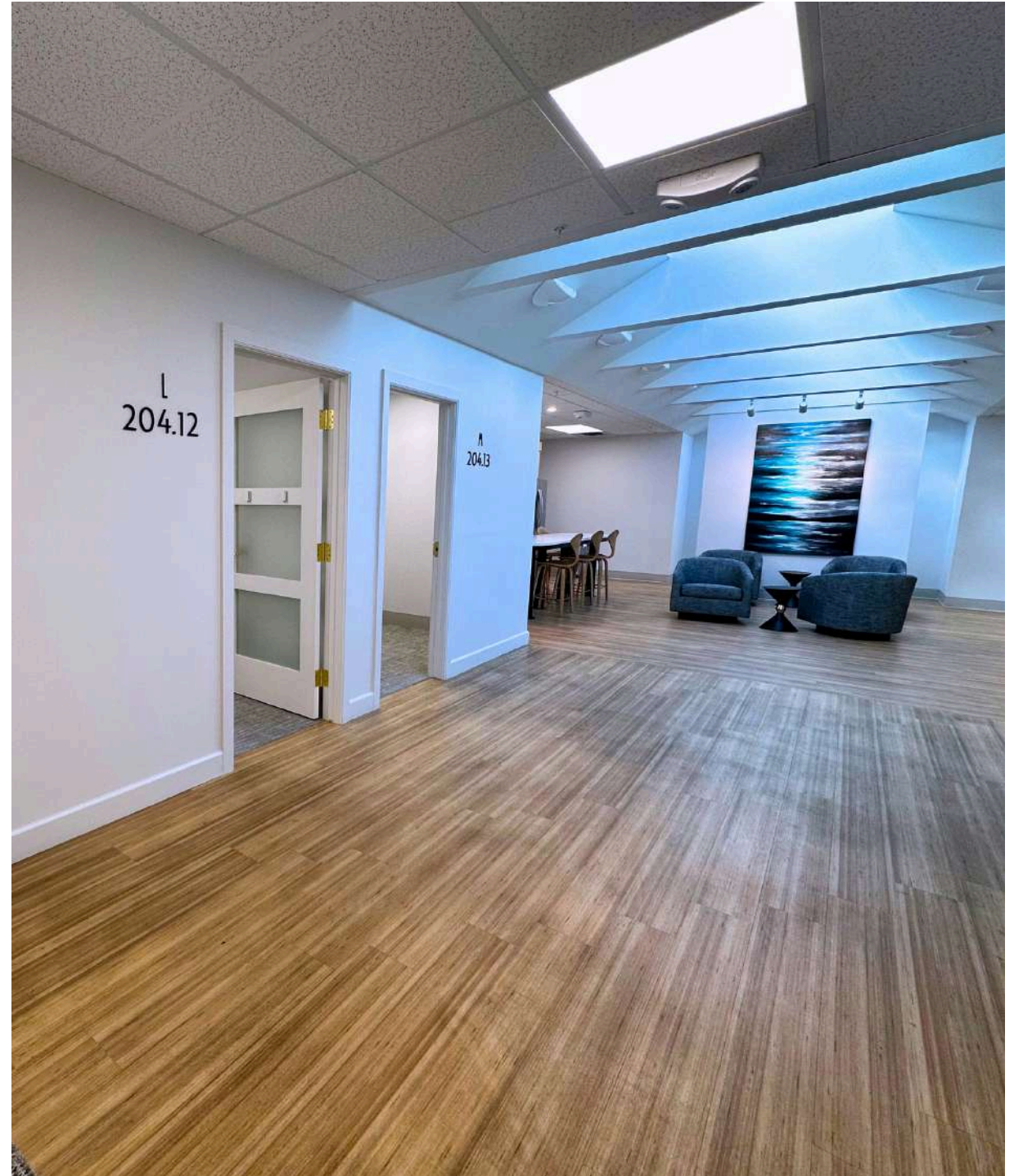


[Link to Listing](#)



[Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



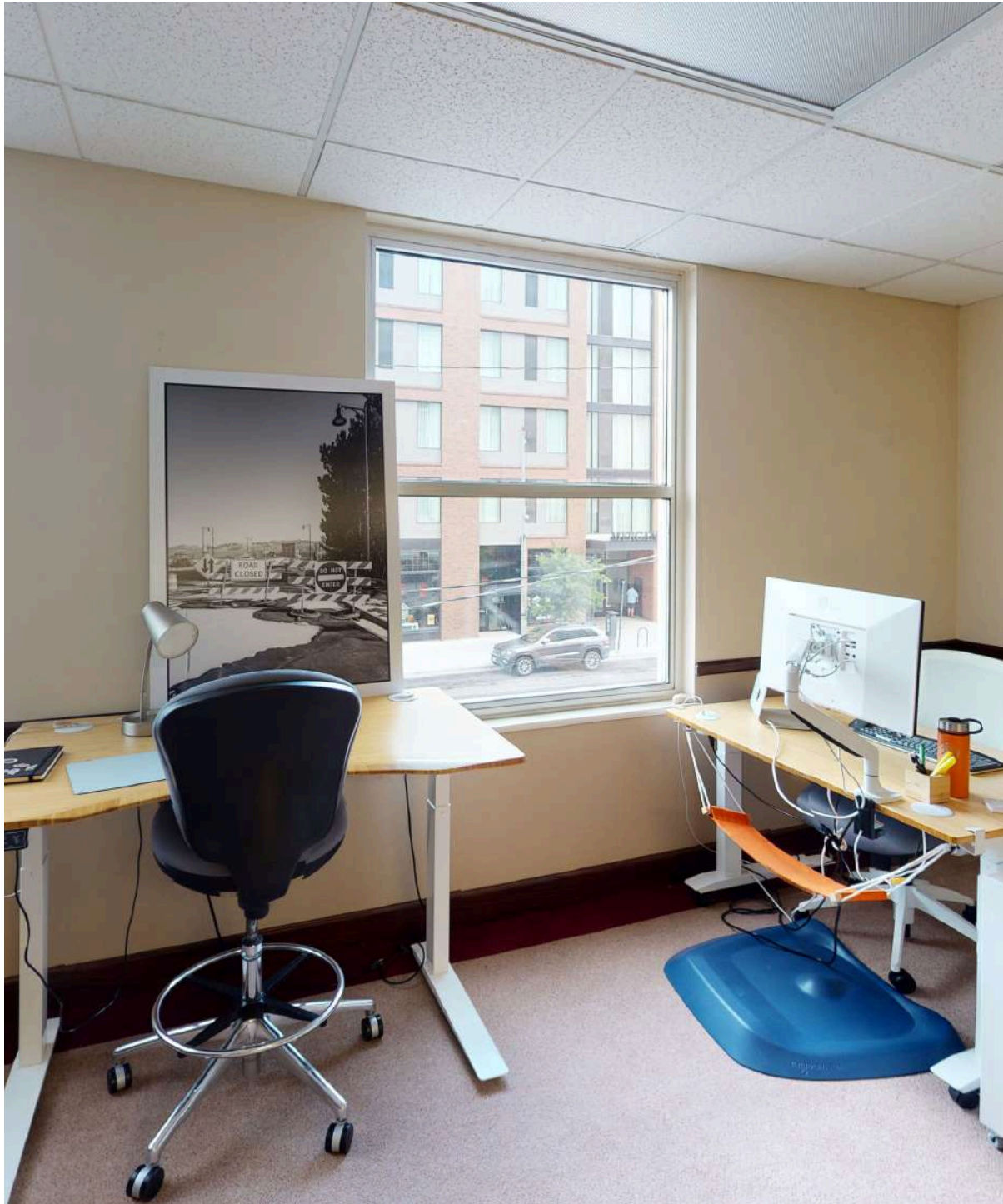
# Property Details

<b>Address</b>	111 North Higgins Avenue Missoula, Montana
<b>Property Type</b>	Office
<b>Services</b>	City Water & Sewer
<b>Access</b>	Entrance on North Higgins Avenue
<b>Zoning</b>	CBD-4
<b>Parking</b>	Nearby surface lots & parking decks
<b>Accessibility</b>	Elevator



# Available Spaces

<b>Boardroom w/ Private Kitchenette (2<sup>nd</sup> Floor)</b>	±1,073 SF; \$2,500/Month (Gross)
<b>Small Boardroom (2<sup>nd</sup> Floor)</b>	±308 SF; \$850/Month (Gross)
<b>Interior Office (2<sup>nd</sup> Floor)</b>	±89 SF; \$475/Month (Gross)
<b>Bitterroot Ballroom (Below Grade)</b>	±3,000-6,000 SF



**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 lobby**



**Elevator access**

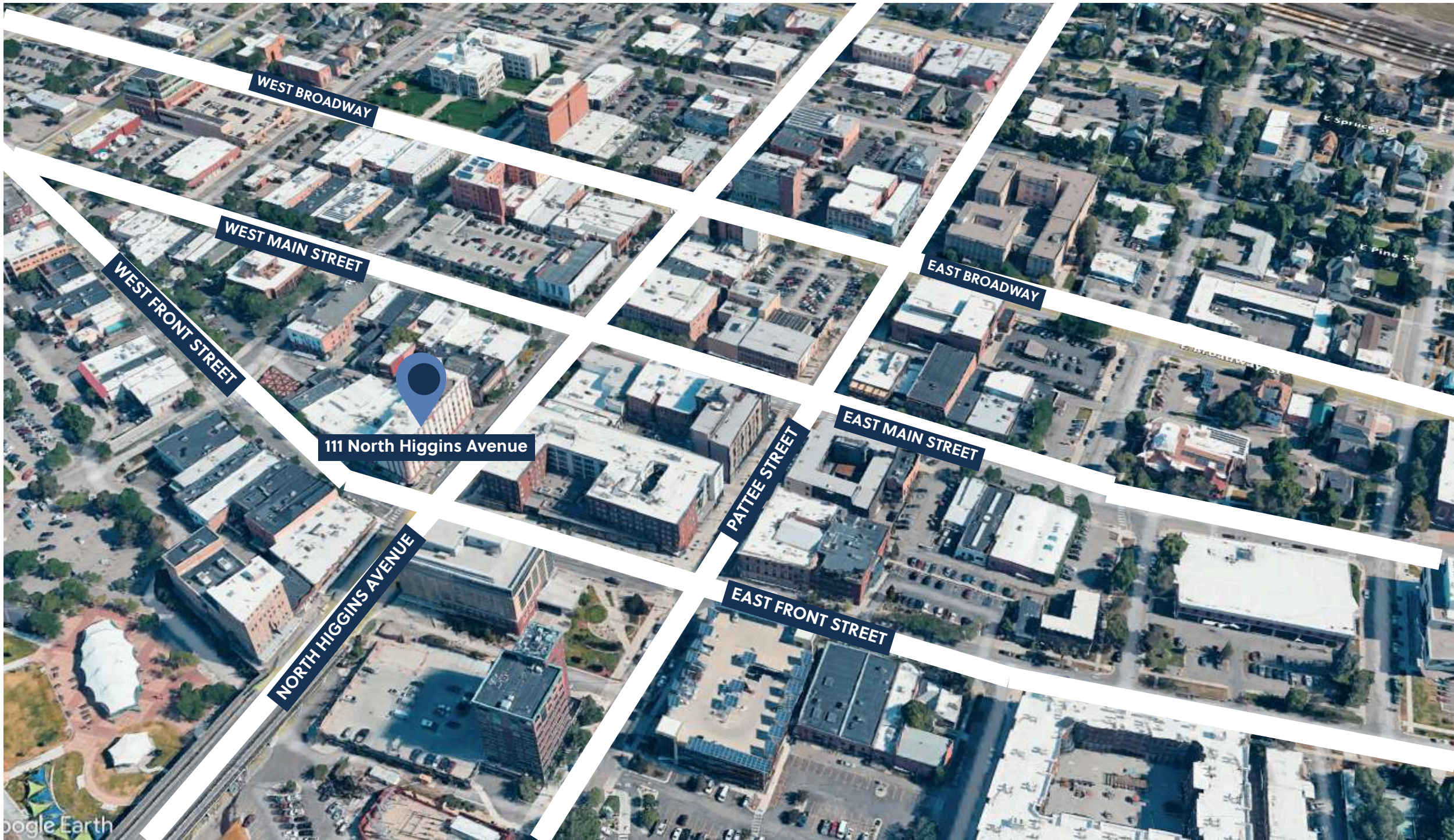




Office Space



Ballroom/Basement



111 North Higgins Avenue



100 Block West Front Retail







100 Block West Main Retail





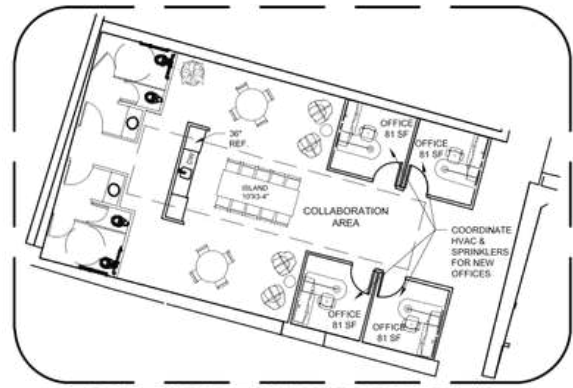
100 Block North Higgins Retail



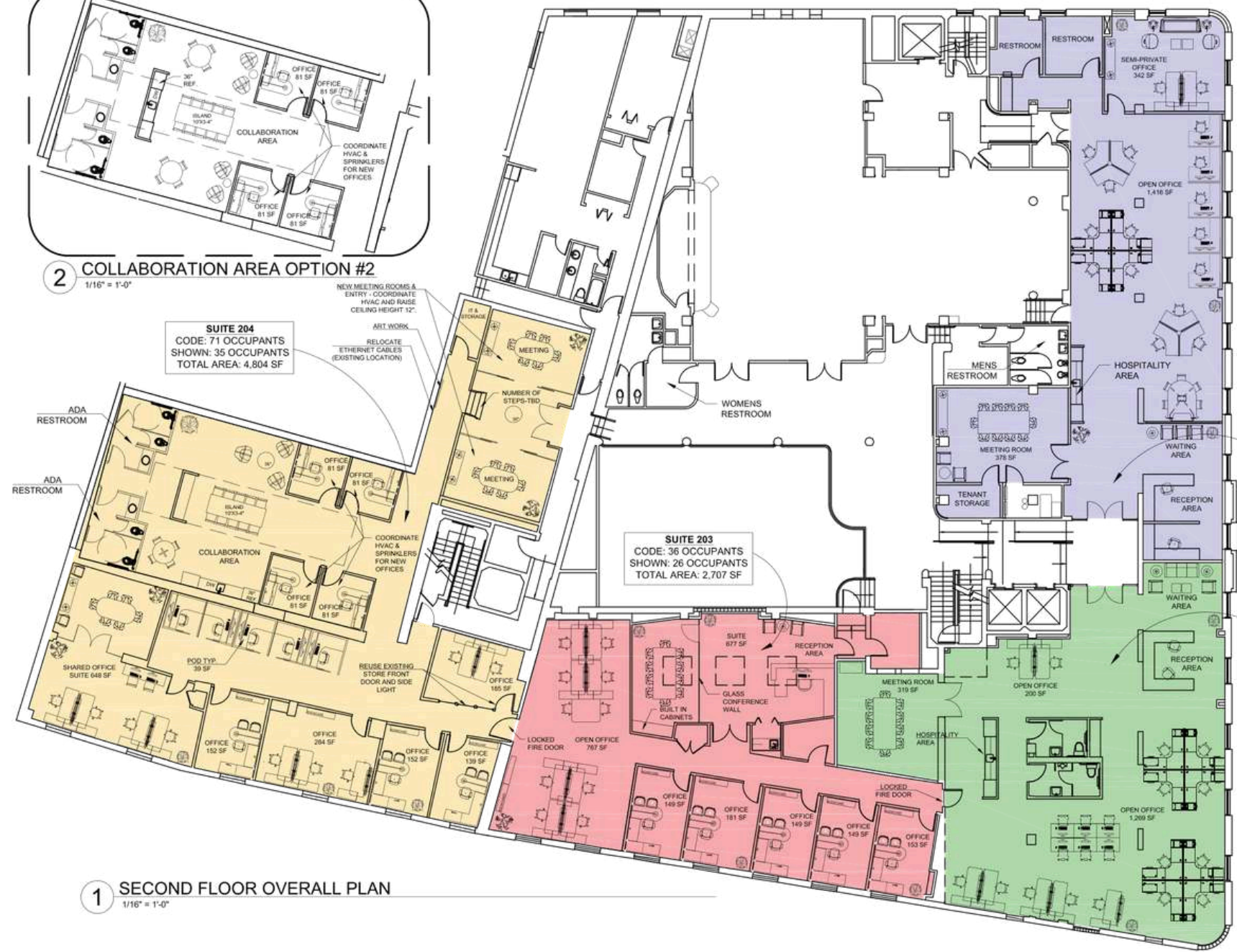

  

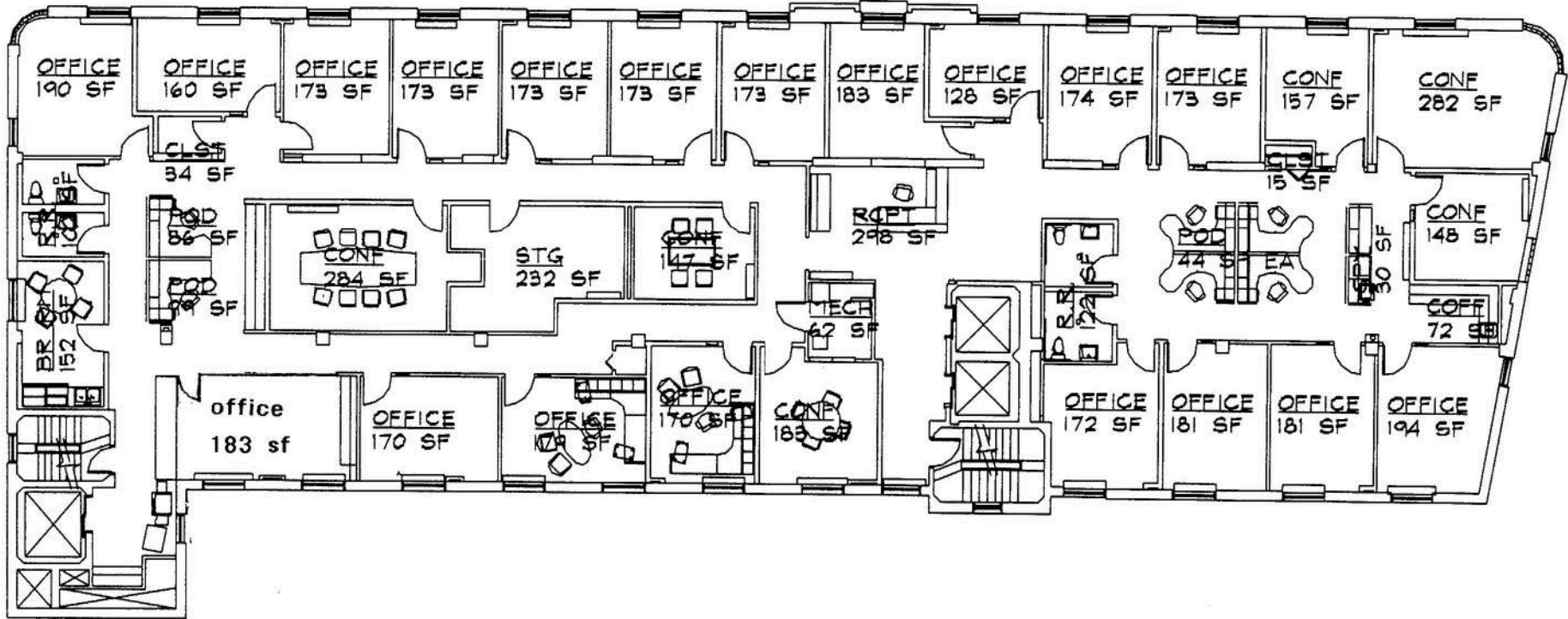


**2 COLLABORATION AREA OPTION #2**  
1/16" = 1'-0"



**1 SECOND FLOOR OVERALL PLAN**  
1/16" = 1'-0"



# Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

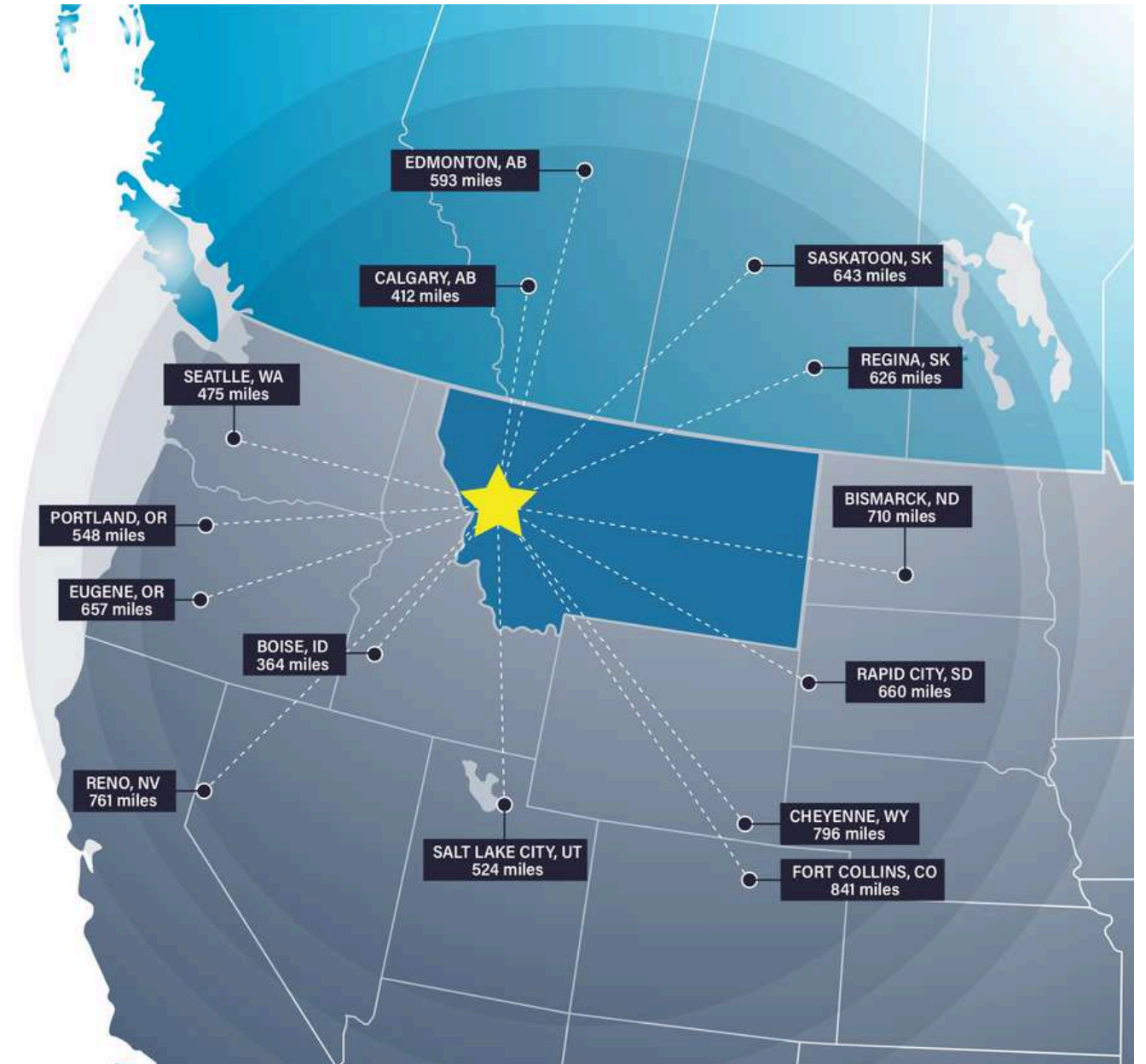


# Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



# Top Employers

## University of Montana

3,000+ employees

## Missoula County Public Schools

3,000+ employees

## St. Patrick Hospital

1000+ employees

## Montana Rail Link

1,000+r employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



# ACCOLADES

## #1 Most Fun City for Young People

Smart Assets

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## #4 Best Small Cities in America to Start a Business

Verizon Wireless

## #10 Best Small Metros to Launch a Business

CNN Money

## #6 Best Cities for Fishing

Rent.com

## #1 City for Yoga

Apartment Guide

## Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

## International Public Library of 2022

The International Federation of Library Associations World Congress

# PEOPLE

## 12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

## Median Age 34 Years Old

The median age in the US is 39

## 58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

## 24.7% High Income Households

Incomes over \$100,000 a year

## 53.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

# ACCESS

## **16 Minutes**

Average Commute Time

## **15.6% Multimodal Commuters**

Walk or bike to work

## **81 Hours Saved**

81 hours saved in commute yearly over national average

## **14 Non-Stop Air Destinations**

With a recently upgraded terminal at the Missoula International Airport

## **62 Miles**

Of bike lanes with a Gold rating from the League of American Bicyclists

## **12 Routes**

Provided by a bus network across the City of Missoula

## **11 EV Charge Stations**

Available to the public across Missoula

# ECONOMY

## **Designated as a Tech Hub**

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

## **Diversity Among Top Employers**

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

## **High Labor Participation**

Missoula consistently offers one of the highest labor force participation rates in the country.

## **Expanding Industries**

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

## **Growing Number of Technology Companies**

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



# Brokerage Advisors



**CONNOR MCMAHON**  
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



**JOE TREDIK**  
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



**SIERRA PIERCE**  
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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