



EXECUTIVE SUMMARY

Montana Building | 248 North Higgins Missoula, MT 59802



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	15,656 SF
Available SF:	2,342 SF
Lot Size:	Condominium
Year Built:	1900
Zoning:	CBD-4

PROPERTY OVERVIEW

Downtown ground floor retail space is available in the Montana Building. The Montana Building offers frontage along two of downtown's busiest corridors for pedestrians and motorists. This is the last available space on the block include some of Missoula's favorite long time local retailers including:

Dana Gallery, Hide & Sole, Butterfly Herbs, RP Ellis Jewelry, Fact and Fiction bookstore, 4 Ravens Gallery, Mood Boutique, Habitat Florist, Pangea, and the Imagination Station Toy Store.

The space is turnkey and ready to be your business's home with large storefront windows. High ceilings compliment the bright spaces. The flexible layout is ideal for retailers, galleries or even open concept offices. Basement storage space is also available.

Don't miss the opportunity to secure space in one of Missoula's most beloved retail blocks!

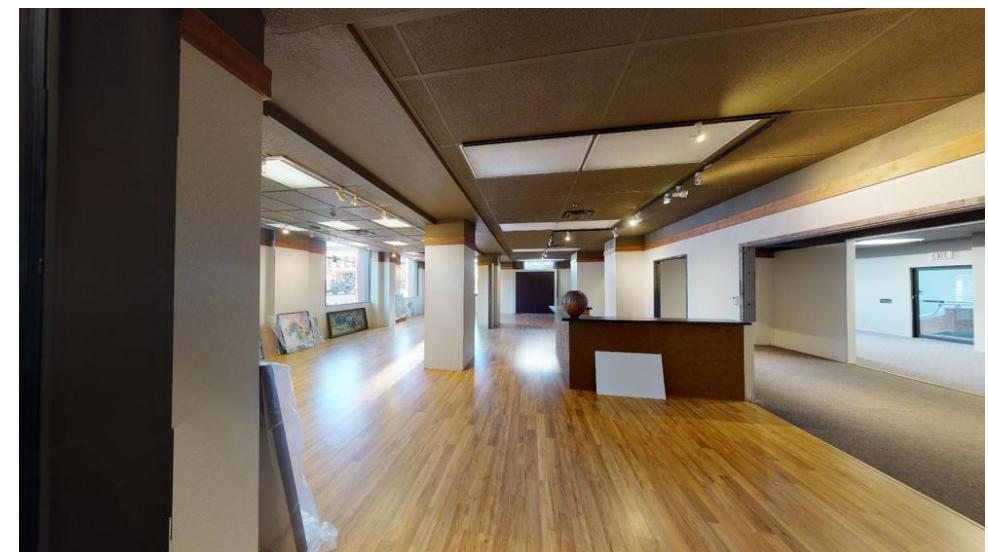
PROPERTY HIGHLIGHTS

- Pedestrian counts: 4,400 pedestrians a day during the week and 5,900 to 8,400 during weekends.
- Vehicle counts: Higgins - 12,650 vehicles per day East Broadway - 12,890
- Signalized intersection.
- Updated HVAC with modern, open ceiling



ADDITIONAL PHOTOS

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A D V I S O R S

CLAIRE MATTEN, CCIM

Commercial Real Estate Advisor
406.360.3102
claire@sterlingcreadvisors.com

MATT MELLOTT, CCIM, SIOR

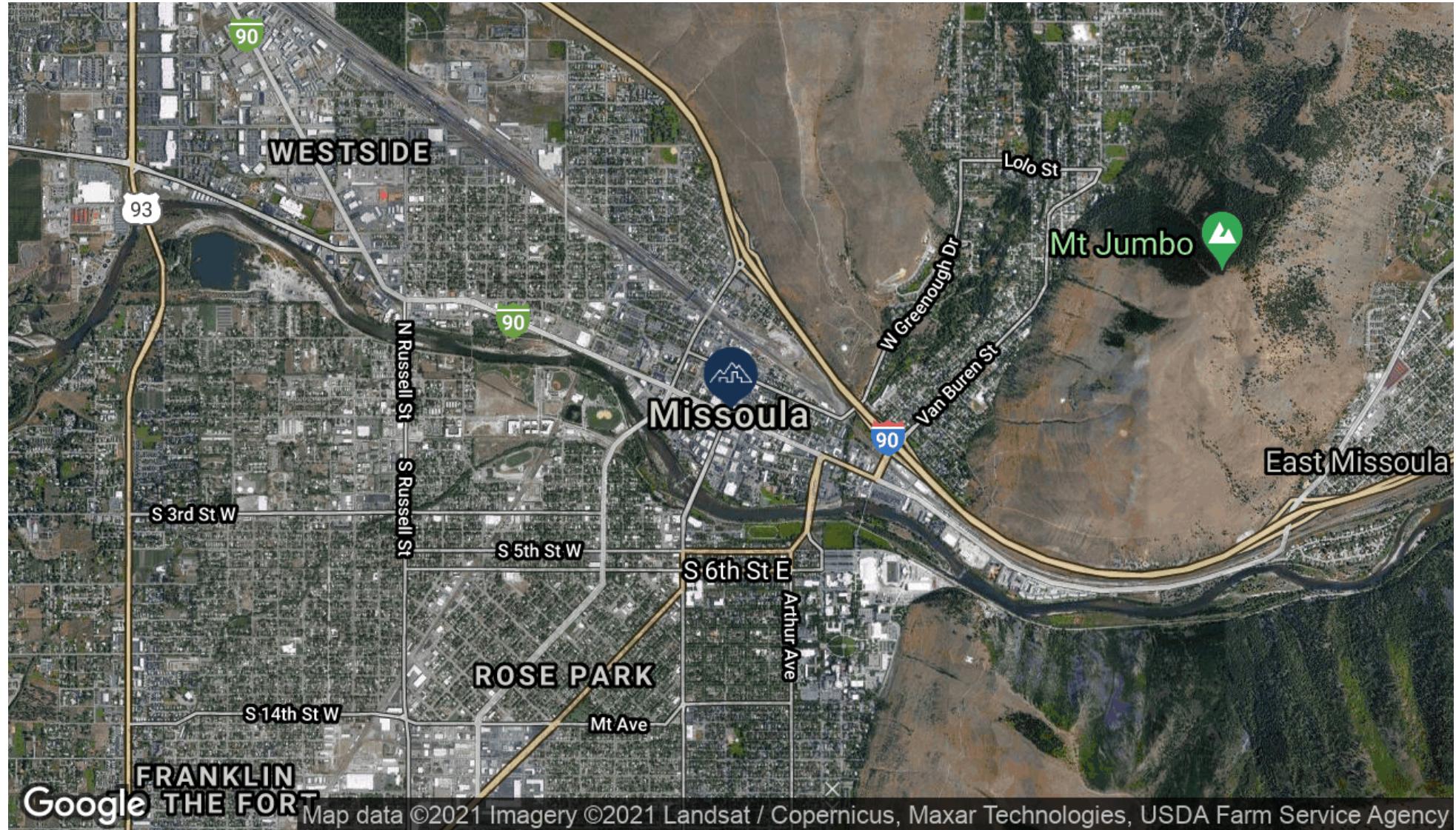
Commercial Real Estate Advisor
406.203.3950
matt@sterlingcreadvisors.com

2829 GREAT NORTHERN LOOP
MISSOULA, MT 59808
STERLINGCREADVISORS.COM



LOCATION MAPS

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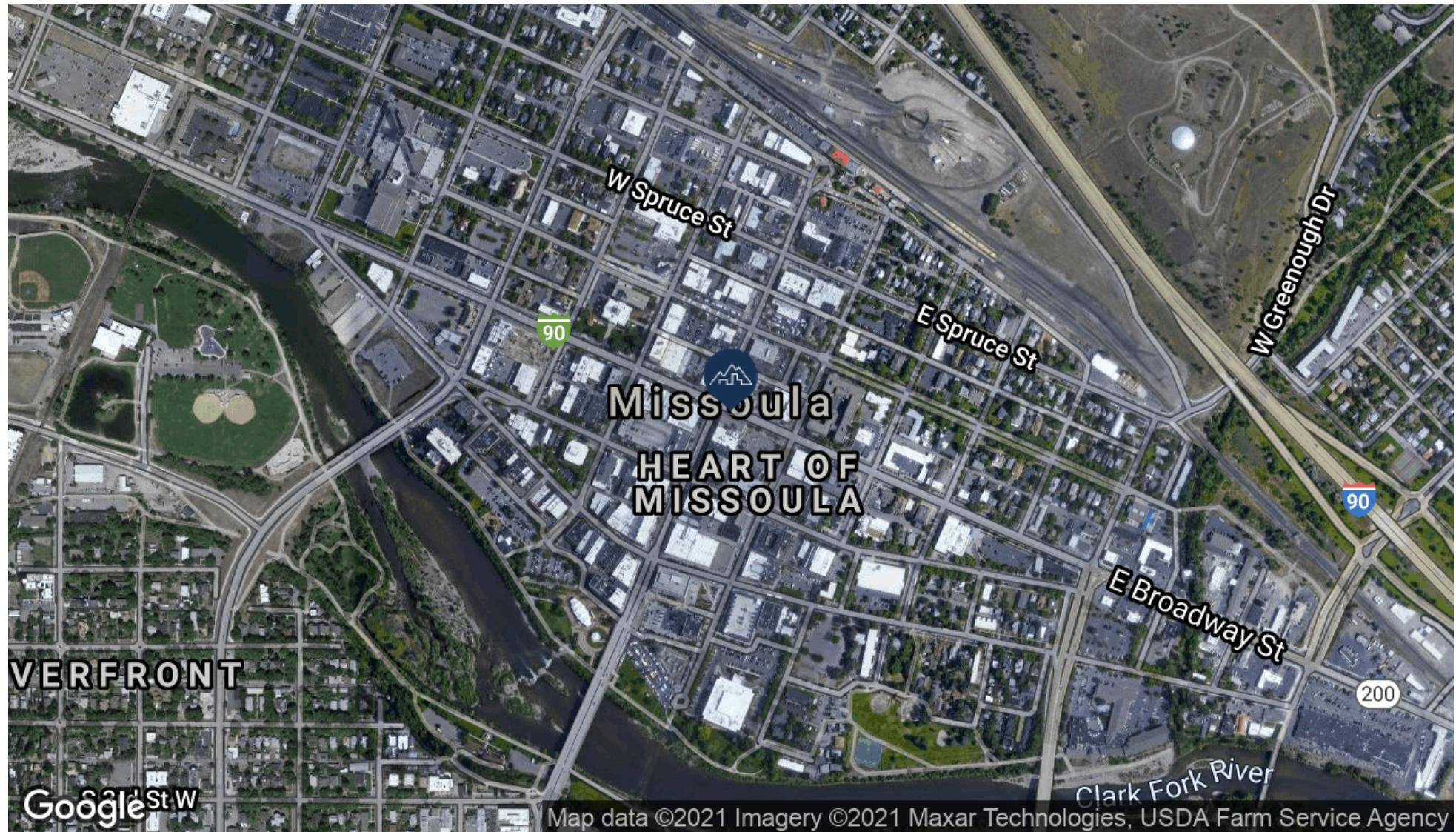
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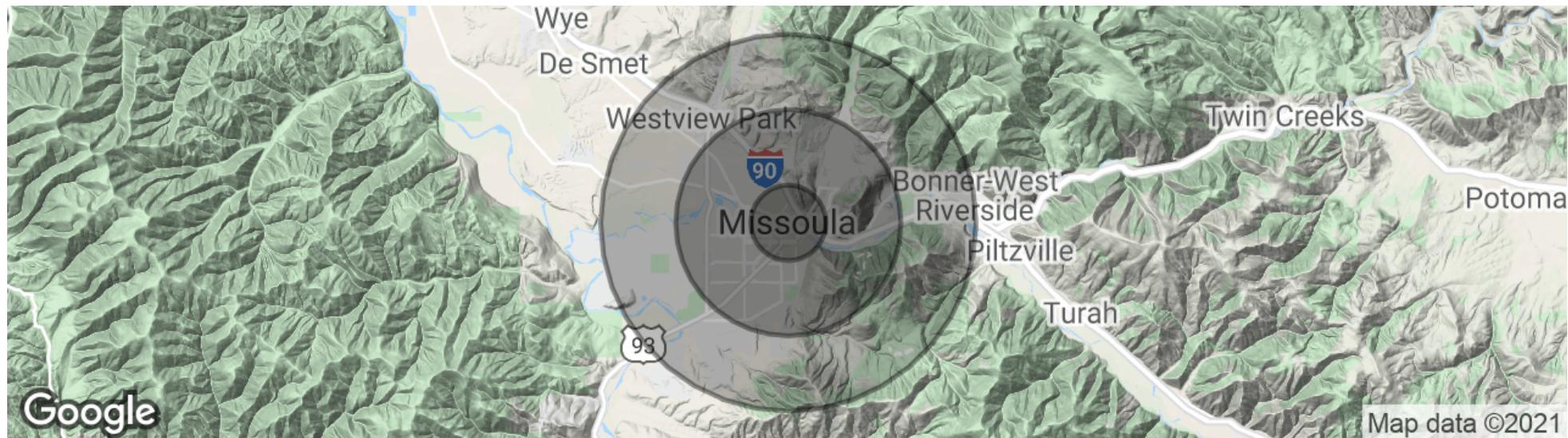
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,483	55,615	83,815
Median age	27.1	28.9	30.9
Median age (Male)	27.8	28.6	29.8
Median age (Female)	27.2	30.1	33.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,097	24,904	36,560
# of persons per HH	2.1	2.2	2.3
Average HH income	\$40,777	\$45,086	\$48,646
Average house value	\$374,619	\$307,246	\$282,857

* Demographic data derived from 2010 US Census



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TEAM BIO

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Claire Matten, CCIM Commercial Real Estate Advisor

Claire is a licensed associate with Sterling CRE Advisors and a graduate of the University of Montana, where she received a BA in Information Technology. You may recognize her as the captain of the Women's Volleyball Team for the Grizzlies from 2000 – 2004. After beginning her career in real estate in Missoula in 2006, Claire joined Cushman & Wakefield in Phoenix from 2011 – 2018. While there, Claire specialized in Industrial Capital Markets and gained valuable deal underwriting and transaction management experience. During that time, Claire also led the efforts of her team in collecting and synthesizing data on the self-storage and industrial markets in Phoenix, turning it into high-value market intelligence for her clients.

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Along with her team, she has assisted clients with over \$295 million in transactions. She specializes in industrial investment, commercial office, and self-storage properties and consistently exceeds the investment goals of her clients.

Claire lives in Missoula and enjoys spending time with her husband and two daughters, hiking, snowboarding, and cooking.



Matt Mellott, CCIM, SIOR Commercial Real Estate Advisor

As a Marine Corps leader proven in the high-stress world of tactical aviation, Matt brings military speed, discipline and mission focus – fused with an entrepreneur's eye for opportunity – to commercial real estate sales and investments.

Matt graduated from Penn State University with a Bachelor of Science in Real Estate and dove right away into office and multi-family sales, management and investments. After working in the Atlanta, GA and Harrisburg, PA real estate markets, he signed up with the military and lived a dream by flying F/A-18s for the Marine Corps. All the while, Matt maintained his real estate license in the states where he was stationed and accumulated multi-family investment properties throughout the country.

Although he no longer flies Hornets, Matt does bring the same intensity of thought and action to his approach to commercial real estate sales and investments. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multi-family investments.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.





SterlingCRE
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Tenants | Property Owners | Investors | Landlords

Contact Sterling CRE Advisors to buy, sell, lease or invest in commercial properties across Montana.

Our advisors can help you:

- Secure an investment property for your portfolio
- Get a no-obligation Opinion of Value of your real estate asset
- Find rental space for your business
- Access a network of potential tenants for your space

We're proud to serve Montana with exceptional client service and valuable market insights not available anywhere else.

Contact an Advisor today at 406.203.4547

How Can We Help You?

From Our Clients:

"Sterling Commercial Real Estate is hands down the most attentive and detail driven commercial real estate company in the region."

"As [a] buyer I couldn't give Matt Mellott with Sterling CRE Advisors higher marks. He was a pleasure to work with."

"Sterling staff aided us in obtaining a new commercial lease in a market where space is at a premium. Through their brokerage we were able to settle into a perfect space and the location we desired on the budget that we needed. Very professional staff."

"These guys are proven. The best commercial real estate professionals in Montana. They spend a tremendous amount of time and resources mining the data."

