



SterlingCRE
ADVISORS

Downtown Offices for Lease

127 North Higgins Avenue
Missoula, Montana

Office Suites | Flexible Terms

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102





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Opportunity Overview

In the heart of Missoula’s downtown, enjoy a quiet, private office space at 127 North Higgins with supreme access to eateries, coffee shops, professional services, and retail stores. Office suites in the building are located within walking distance of the famed Wilma Theater, Caras Park, farmer’s markets, and municipal offices.

The distinctive building offers natural sunlight from an atrium and windows. An elevator and stairs are available. A retail shop, yoga studio, community services, and therapeutic practitioners currently occupy offices throughout 127 North Higgins.

For entrepreneurs, smaller suites are available starting at ±300 square feet that are ideal for one or two people, with access to a light filled atrium ideal for casual meetings or a cup of coffee.

Small businesses will find several larger options with up to ±1,952 square feet of space with flexible layouts.

A mix of lease options are available including full service and NNN options. Lease terms start at six (6) months, with longer term commitments available. Inquire for full range of options.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	127 North Higgins, Missoula
Lease Rates	Call for Details
Property Type	Office
Suite Sizes	±300 -±1,952 SF
Building Size	±31,189 SF



Walk to many of Missoula's favorite shops and restaurants



Light-filled atrium with seating available to tenants



Historic building is home to a vibrant mix of artists, professionals and wellness providers



Easy walk from multiple public parking decks and lots + plenty of on-street parking

An aerial photograph of a city, likely Salt Lake City, showing a dense urban area with various buildings, streets, and parking lots. In the background, there are snow-capped mountains under a clear blue sky. A semi-transparent dark blue rectangle is overlaid in the center of the image, containing the word "LOCATION" in white capital letters.

LOCATION



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Locator Map

PROPERTY DETAILS



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High Visibility Entrance on North Higgins



Elegant Atrium Common Area



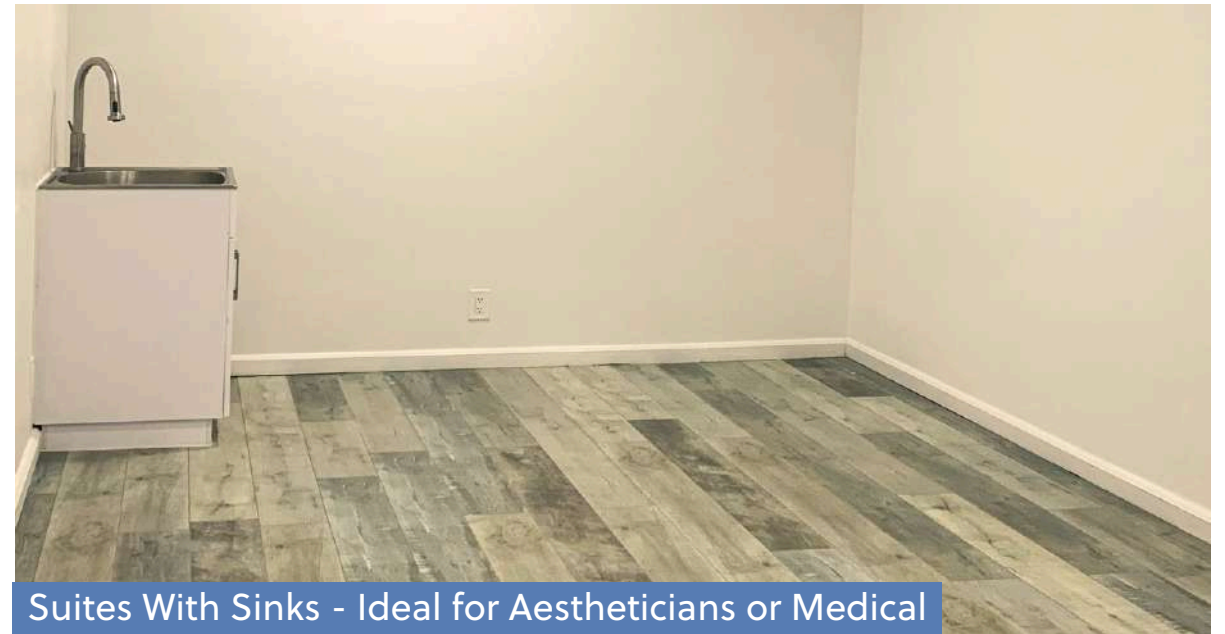
New Carpet & Fresh Paint



Located in the Heart of Downtown Missoula



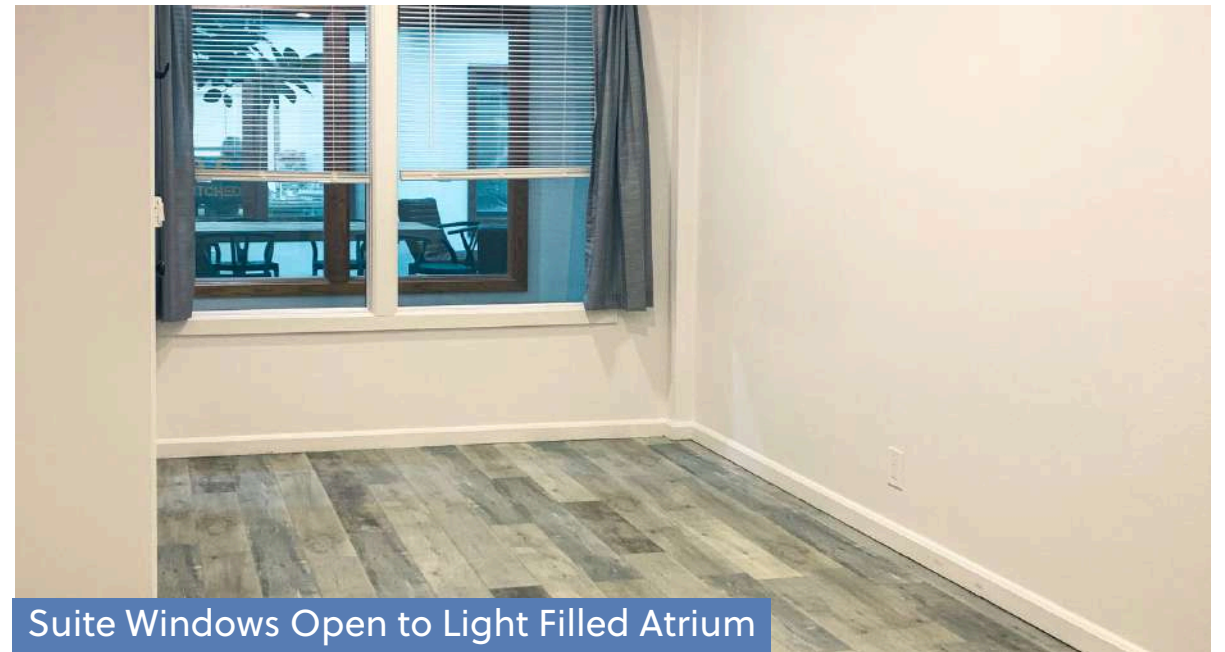
Conference Room



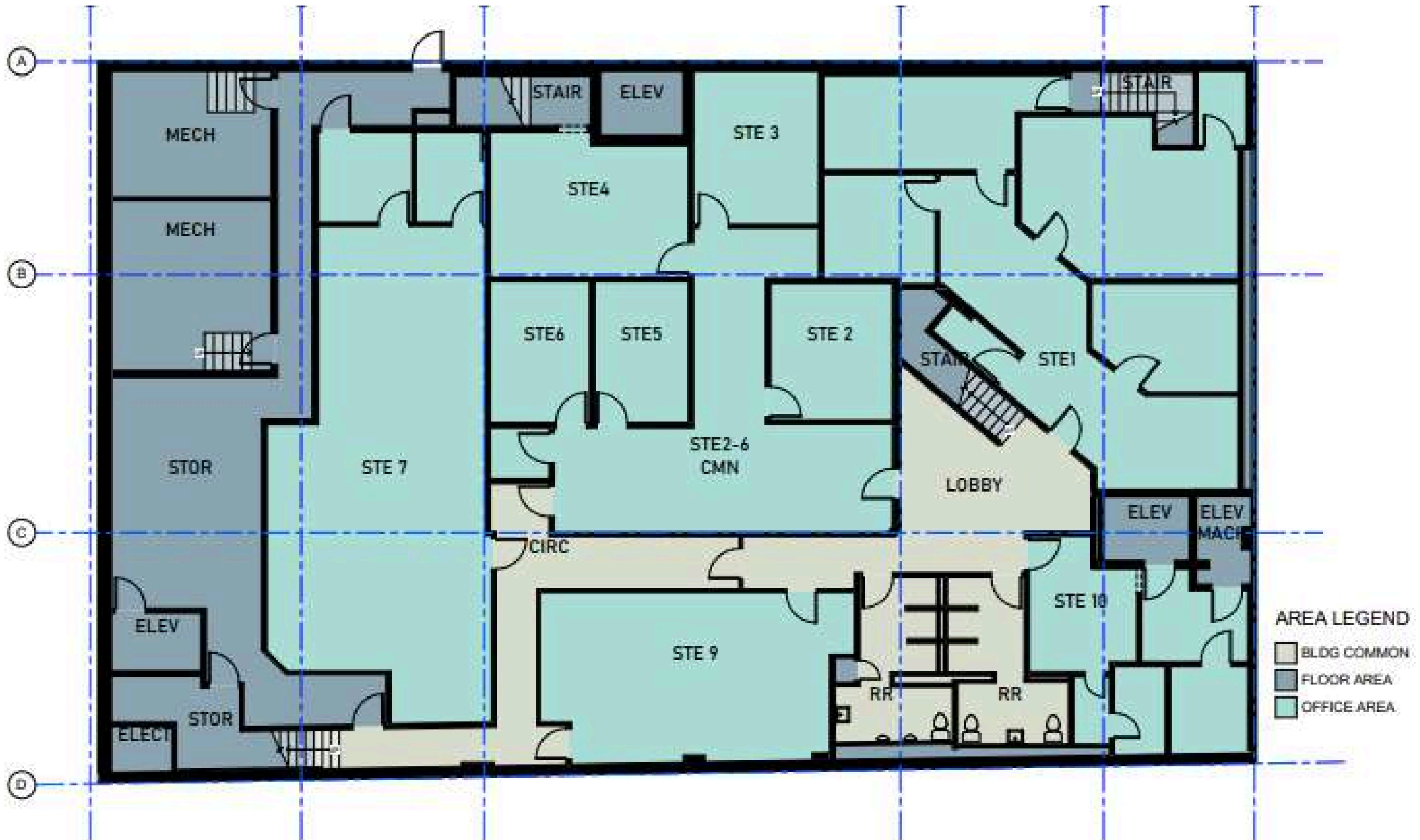
Suites With Sinks - Ideal for Aestheticians or Medical



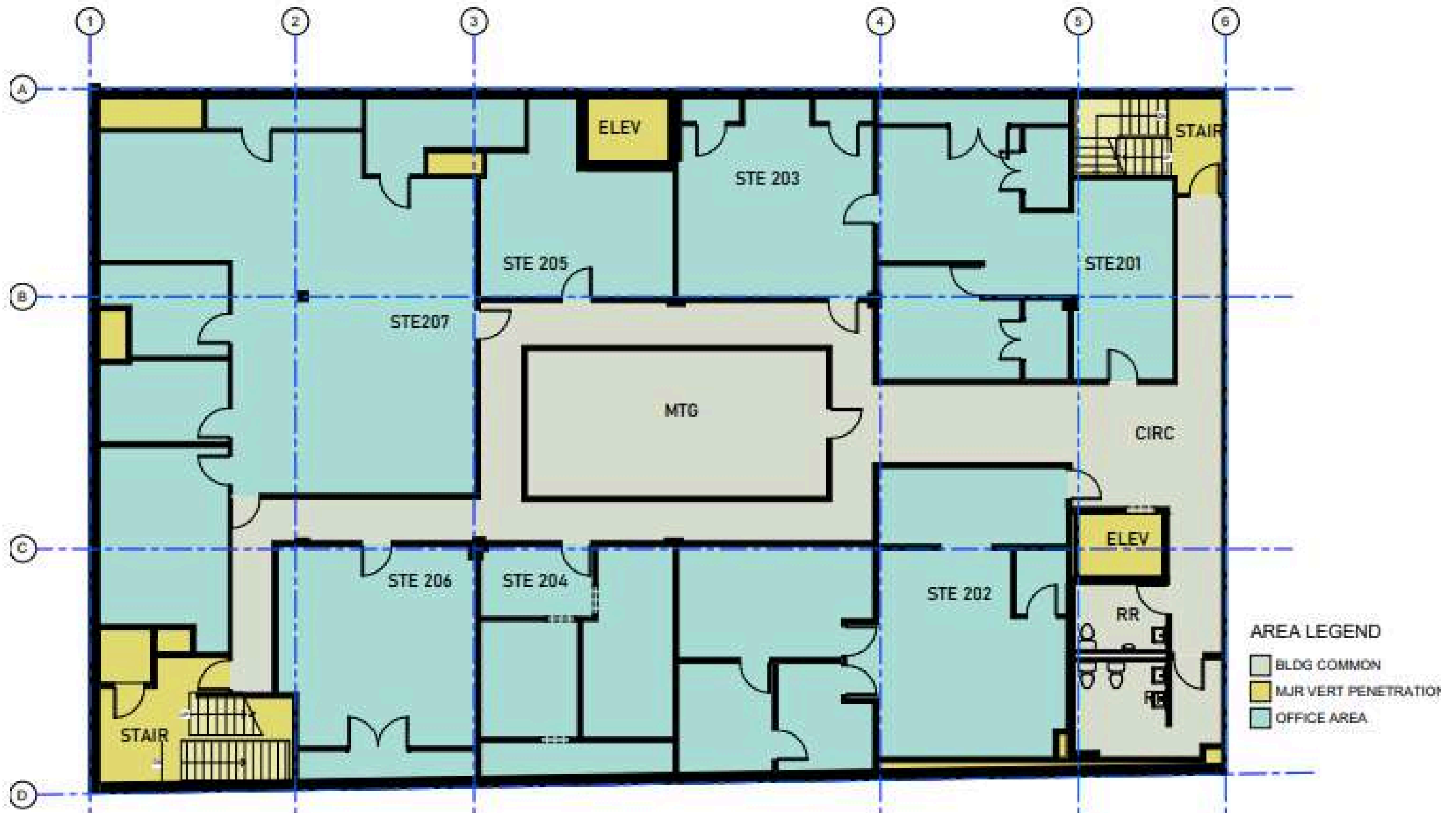
Variety of Layouts Available



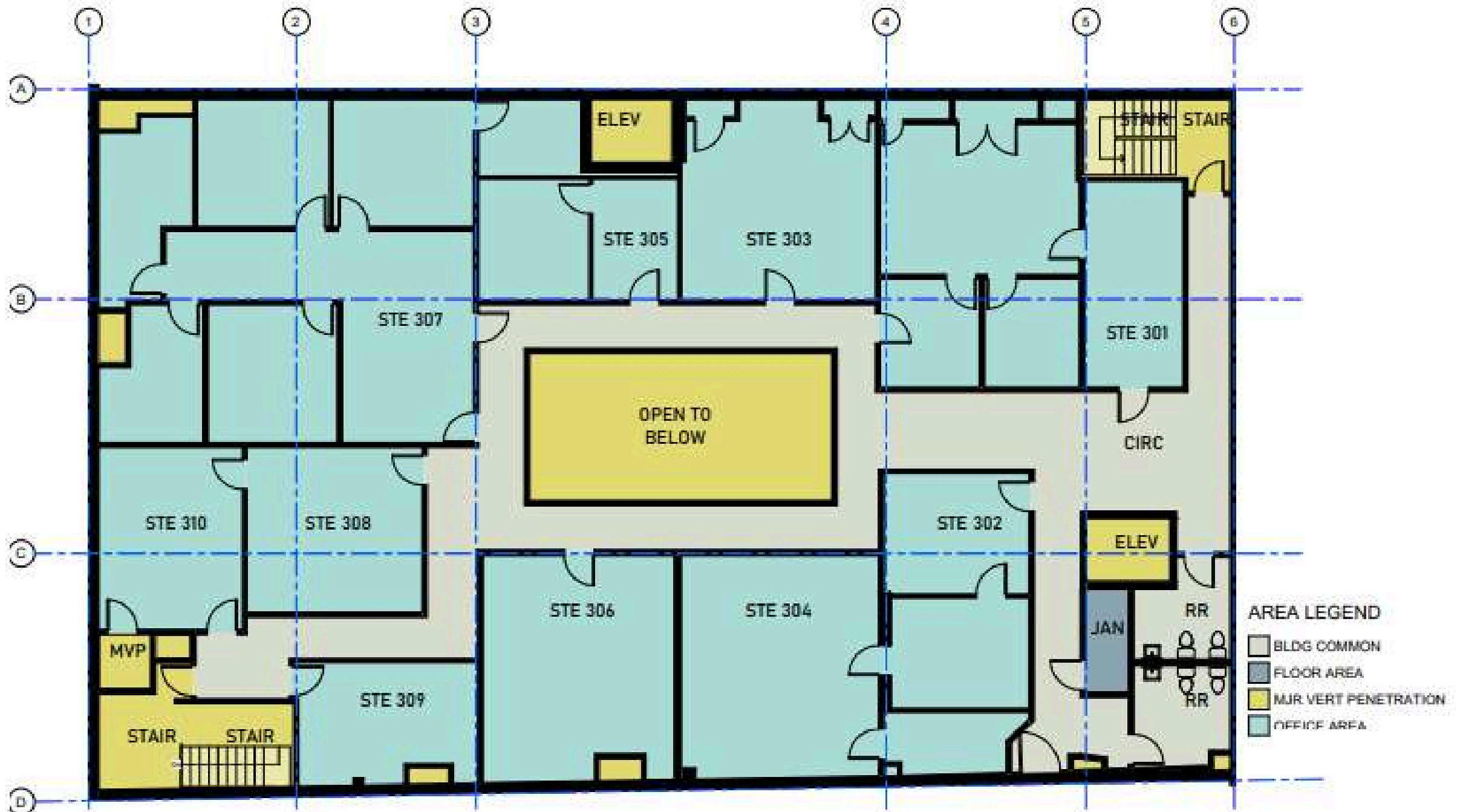
Suite Windows Open to Light Filled Atrium







2nd Floor Plans





Brokerage Advisors



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

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. Claire specializes in industrial investment, commercial office, and self-storage properties.



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.

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