

FREE RENT AND PARKING INCENTIVES!!*



DOWNTOWN OFFICE SUITES NOW AVAILABLE IN THE HISTORIC PENNEY BLOCK BUILDING

127 North Higgins Missoula, Montana
±300 SF to ±1,952 SF

CONTACT

Claire Matten | 406-360-3102 | Claire@SterlingCREadvisors.com
Carly Chenoweth | 406-207-3119 | Carly.Chenoweth@SterlingCREadvisors.com



About 127 North Higgins

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 $\pm 1,952$ 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.

Building Perks:

- Light-filled atrium with seating available to tenants
- Easy walk from multiple public park decks and lots + plenty of on-street parking
- Walk to many of Missoula's favorite shops and restaurants
- Historic building is home to a vibrant mix of artists, professionals and wellness providers



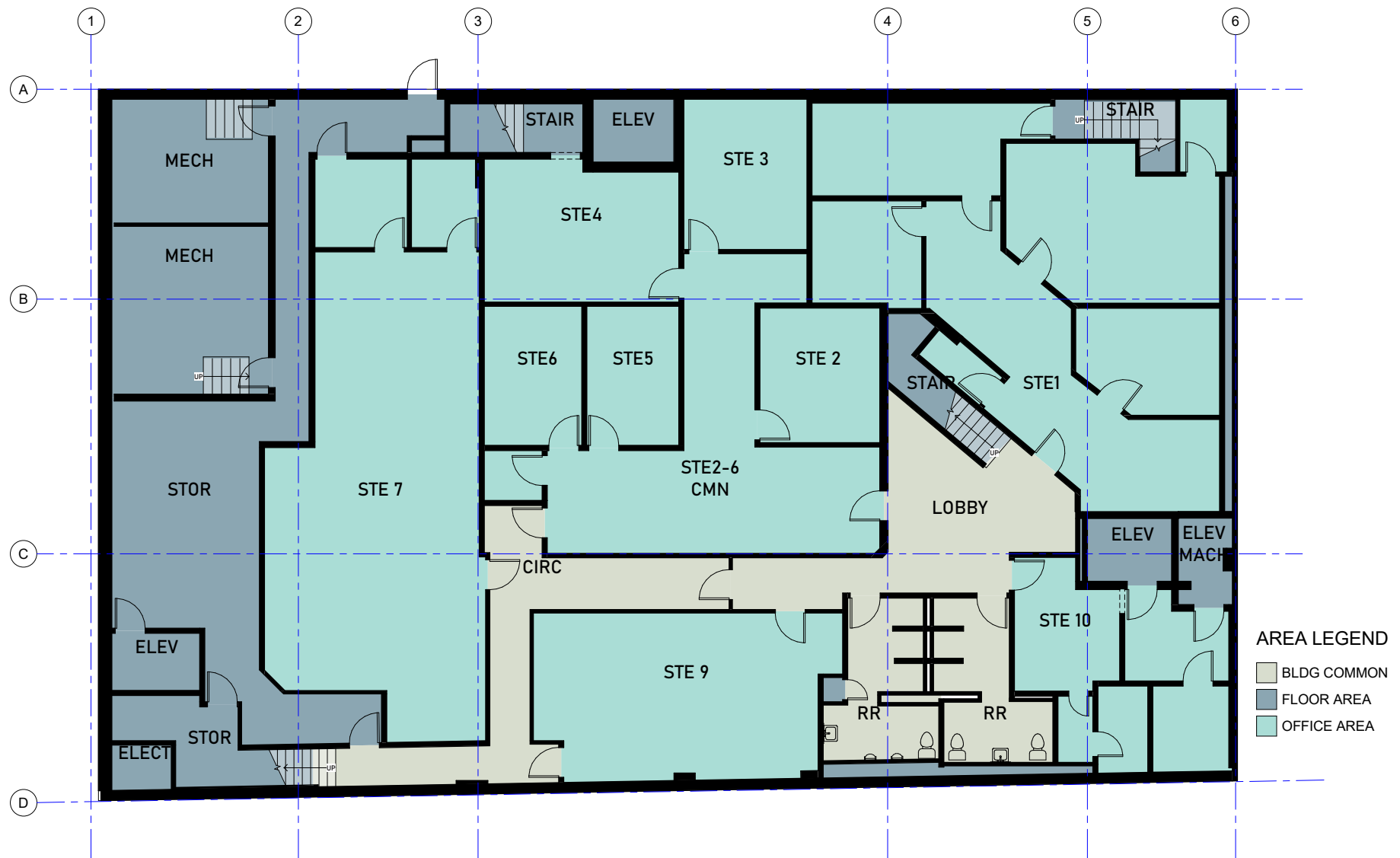
Lease Rates Start at \$20.00 SF/NNN

**Select units include complimentary parking and preferential rent rates based on lease term, contact listing team for full details.*

[LINK TO AVAILABLE SPACES](#)



Basement Plans



1st Floor Plans



CONTACT

Claire Matten | 406-360-3102 | Claire@SterlingCREadvisors.com
 Carly Chenoweth | 406-207-3119 | Carly.Chenoweth@SterlingCREadvisors.com

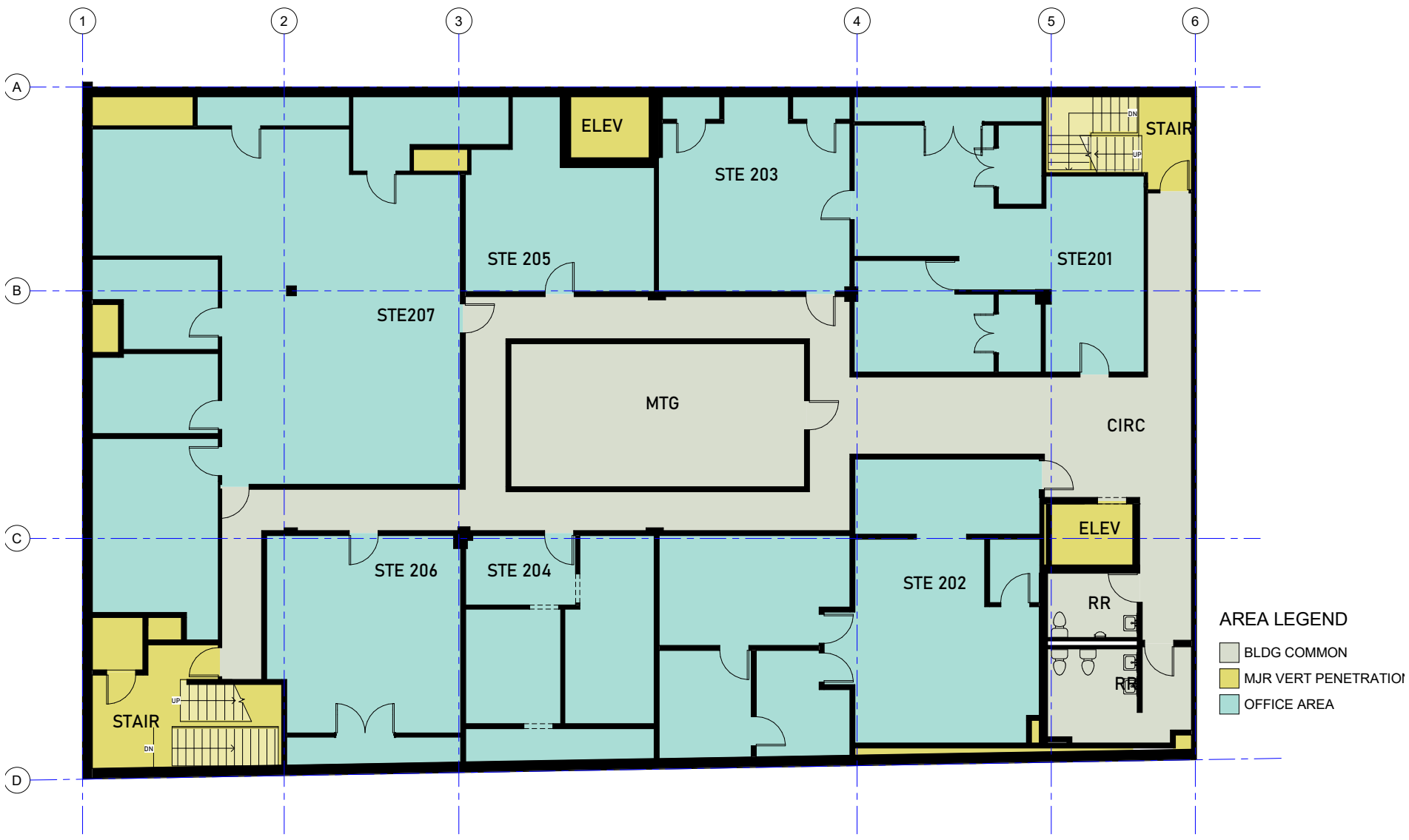


CONTACT

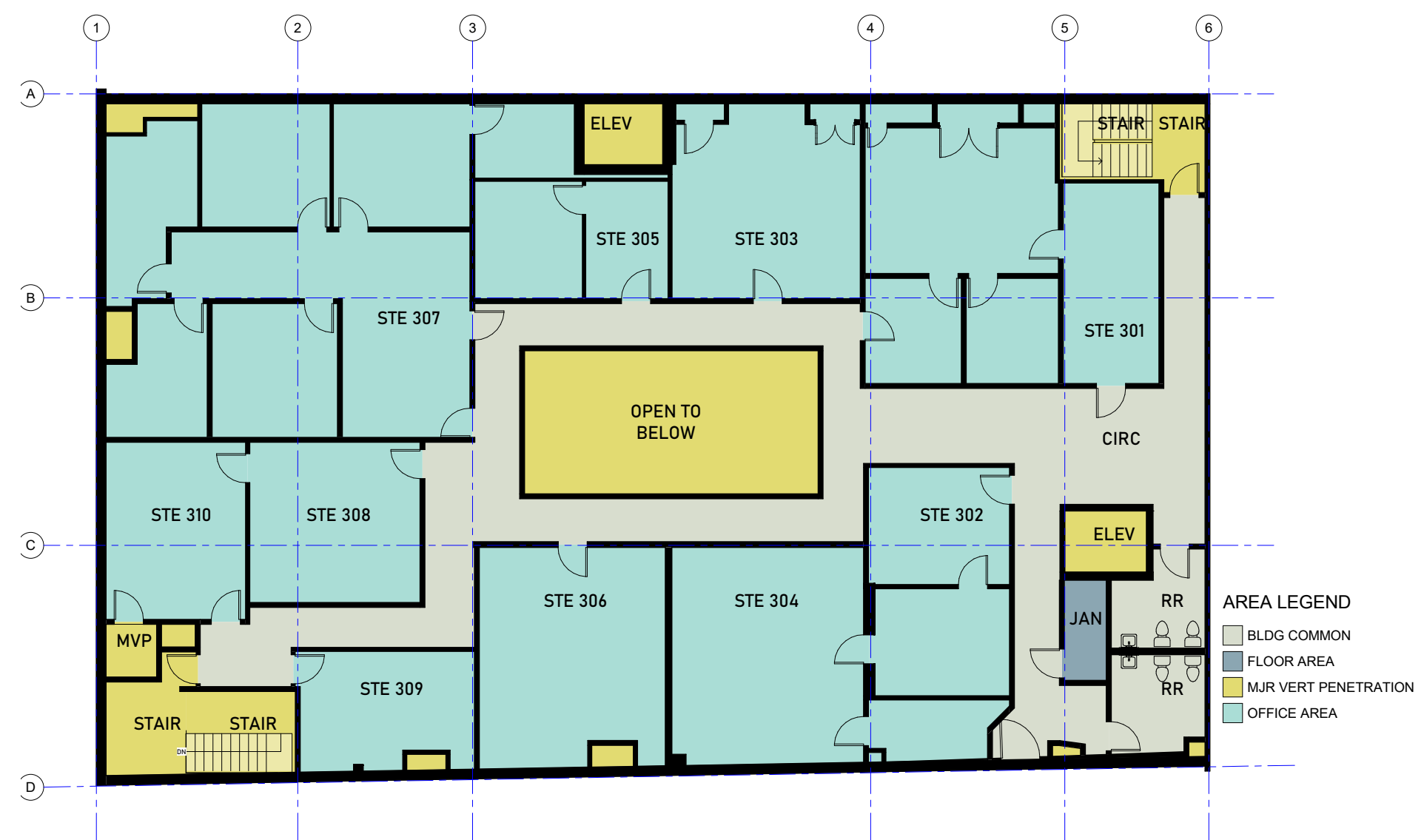
Claire Matten | 406-360-3102 | Claire@SterlingCREadvisors.com
 Carly Chenoweth | 406-207-3119 | Carly.Chenoweth@SterlingCREadvisors.com



2nd Floor Plans



3rd Floor Plans



CONTACT

Claire Matten | 406-360-3102 | Claire@SterlingCREadvisors.com
 Carly Chenoweth | 406-207-3119 | Carly.Chenoweth@SterlingCREadvisors.com



CONTACT

Claire Matten | 406-360-3102 | Claire@SterlingCREadvisors.com
 Carly Chenoweth | 406-207-3119 | Carly.Chenoweth@SterlingCREadvisors.com



CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from Sterling CRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither Sterling CRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sterling CRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sterling CRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sterling CRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. 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
A D V I S O R S

Commercial Real Estate Services

SterlingCREadvisors.com

main: +1 406 203 4547 | email: info@sterlingcreadvisors.com