



OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	5,180 SF
Available SF:	945 SF
Lot Size:	0.597 Acres
Year Built:	2000
Renovated:	2014
Zoning:	C1-4

PROPERTY OVERVIEW

Approximately 945 square feet of office space with frontage on West Broadway. Open workspace with restroom, separate conference room or additional private office. Marquee signage and dedicated parking. Great visibility with over 21,000 vehicles per day driving by.

PROPERTY HIGHLIGHTS

- NNN expenses estimated at \$4.00 PSF
- Dedicated Parking
- Open Workspace
- Restroom
- Conference Room/Private office
- Lighted Marquee Signage



ADDITIONAL PHOTOS

| 1330 W Broadway St, Suite B Missoula, MT 59802



MATT MELLOTT, CCIM

Commercial Real Estate Advisor
406.203.3950
matt@sterlingcreadvisors.com

CLAIRE MATTEN, CCIM

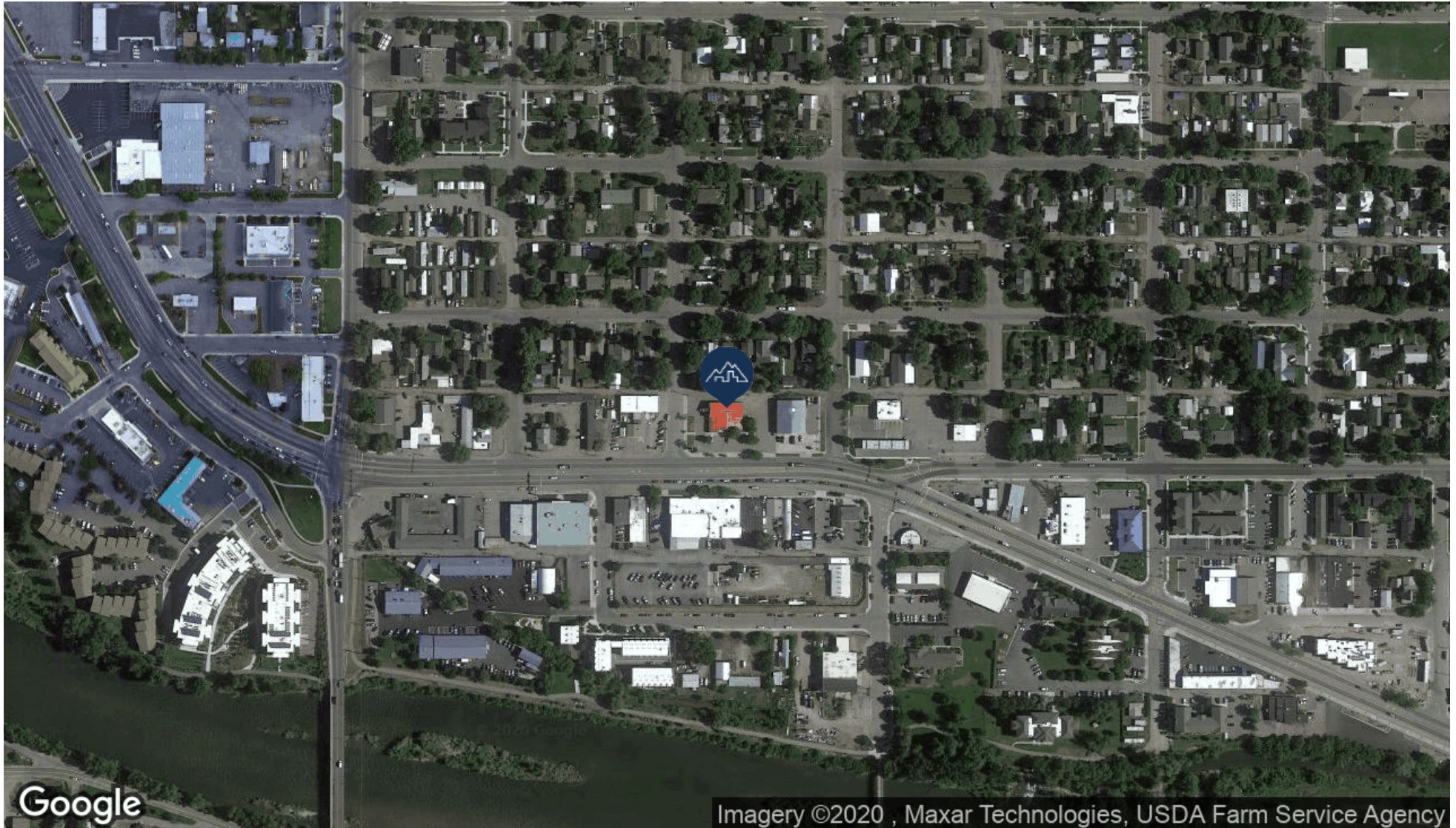
Commercial Real Estate Advisor
406.360.3102
claire@sterlingcreadvisors.com

4025 FLYNN LANE
MISSOULA, MT 59808
STERLINGCREADVISORS.COM



LOCATION MAPS

| 1330 W Broadway St, Suite B Missoula, MT 59802



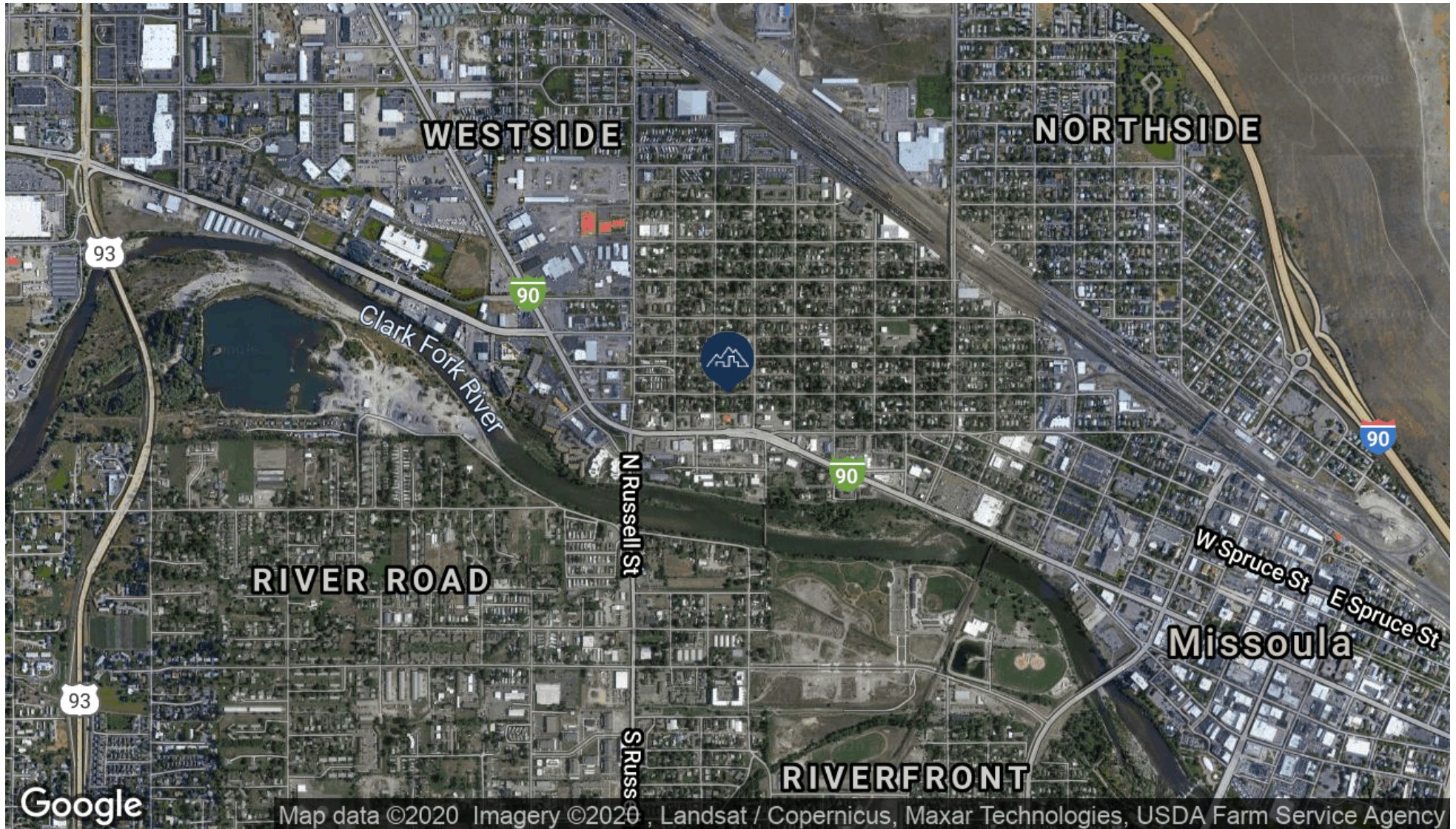
MATT MELLOTT, CCIM

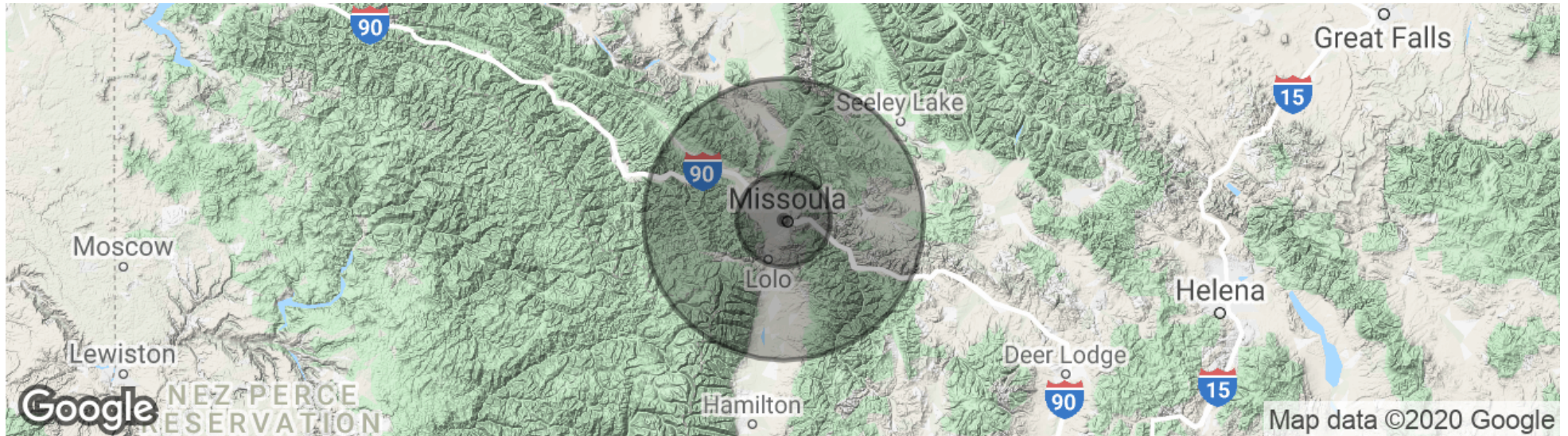
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POPULATION

	1 MILE	10 MILES	30 MILES
Total population	42	60,409	154,668
Median age	42.5	30.0	35.0
Median age (Male)	44.0	29.8	33.9
Median age (Female)	41.9	30.9	36.8

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	16	26,313	64,604
# of persons per HH	2.6	2.3	2.4
Average HH income	\$72,302	\$49,760	\$56,112
Average house value	\$318,690	\$309,047	\$278,242

* Demographic data derived from 2010 US Census



Matt Mellott, CCIM
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.

Matt is a Certified Commercial Investment Member, a designation held by less than three percent of commercial real estate professionals in the country.

Matt is happily married with six beautiful children and works hard so that he can enjoy time with them. During his free time, you'll find him hiking,



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.

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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.

