



## OFFERING SUMMARY

Lease Rate:	\$795.00 - 1,195.00 per month (Full Service)
Building Size:	13,952 SF
Available SF:	94 - 1,452 SF
Lot Size:	0.11 Acres
Number of Units:	19
Year Built:	2009
Renovated:	2021
Zoning:	M1-R2

## PROPERTY OVERVIEW

Estheticians, lash technicians, massage therapists, and integrative health providers: lease an individual treatment room in a medical provider suite. Welcome clients into these bright new spaces with free on-site parking and a quiet, private waiting room. Rent is all-inclusive, including high-speed internet and all utilities. These new suites will be available in late January 2022. Additional office spaces are available in the building.

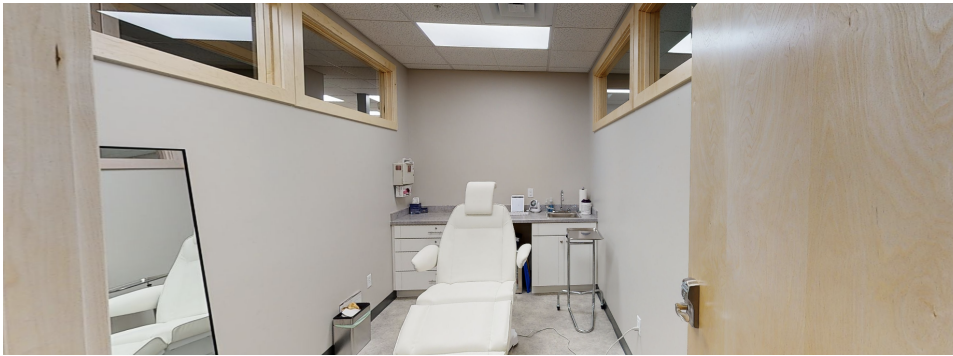
Suites include access to two fully equipped conference rooms, a kitchen, restrooms with shower, reception and furnished waiting area. Many suites have large windows. Doors are equipped with keypad locks for ease of access. Secured access to the building is provided 24 hours a day through the Proximity app for mobile phones. Office furniture is available for an additional monthly fee.

Lease terms are flexible. Prices quoted are for 1 year agreements, though shorter terms are possible at slightly higher rates. The space is professionally managed to allow you to focus on growing your business. Convenient location near Mullan and Reserve allows you to walk to a wide variety of lunch and shopping options including Panera Bread and Starbucks.



# ADDITIONAL PHOTOS

Great Northern Loop Clinical Suites | 2829 Great Northern Loop Missoula, MT 59808



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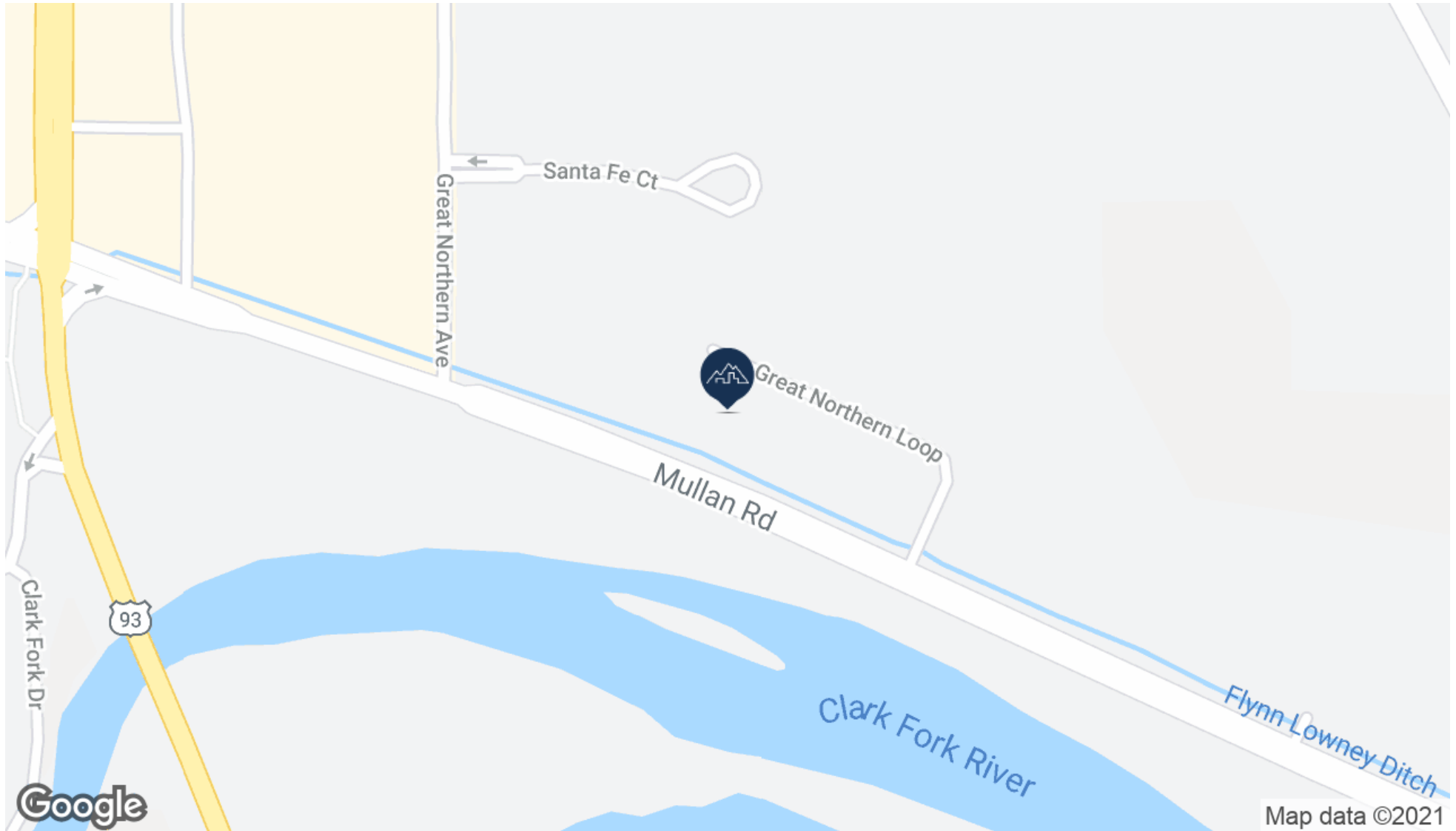
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SUITE 200



# LOCATION MAP

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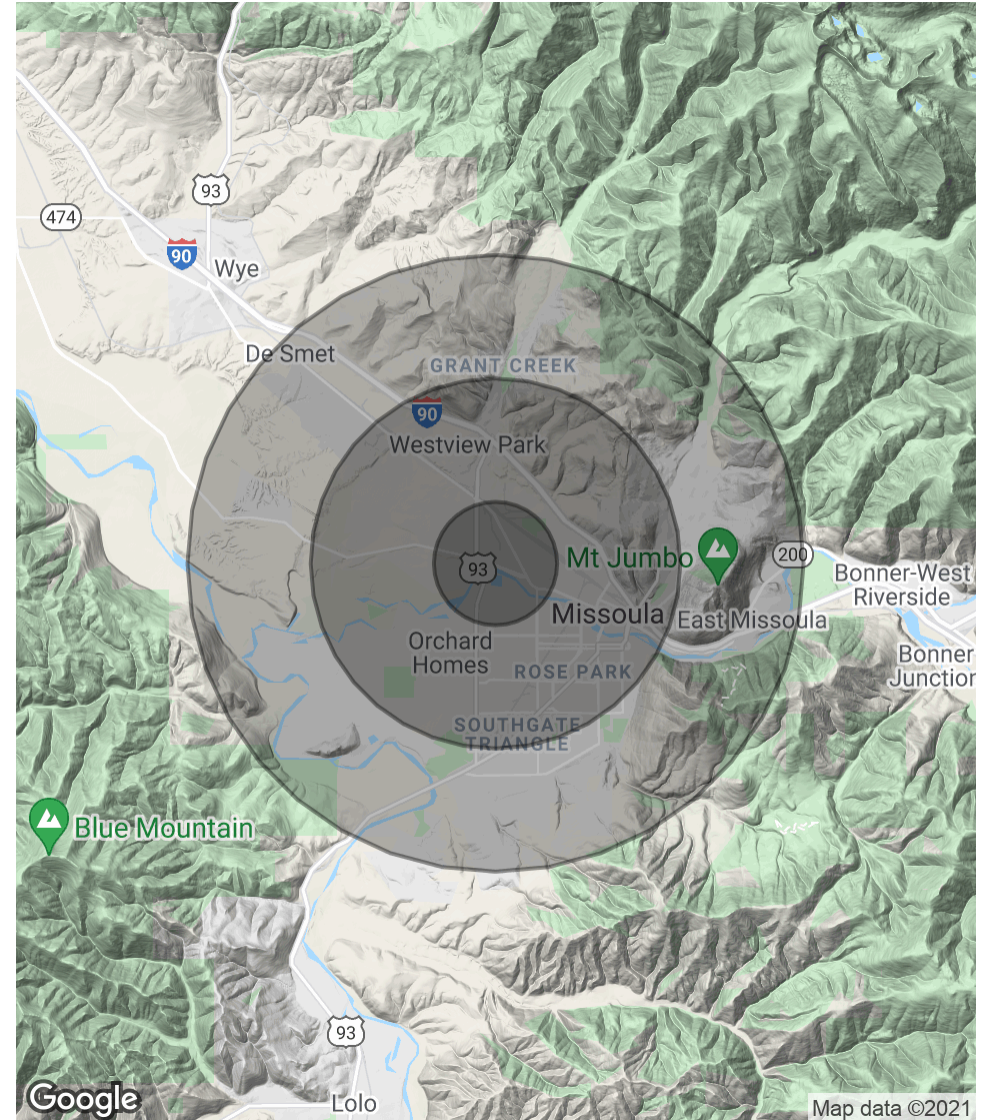


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,227	47,879	90,609
Average age	29.0	30.7	31.4
Average age (Male)	28.7	29.8	30.2
Average age (Female)	29.7	32.5	33.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,368	21,852	38,912
# of persons per HH	2.1	2.2	2.3
Average HH income	\$36,580	\$42,630	\$49,063
Average house value	\$176,041	\$228,226	\$266,832

\* Demographic data derived from 2010 US Census





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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.

