



EXECUTIVE SUMMARY

Montana Business Center | 415 N Higgins Ave Missoula, MT 59802



OFFERING SUMMARY

Lease Rate:	\$272.00 - 526.00 per month (MG)
Building Size:	16,304 SF
Available SF:	136 - 263 SF
Year Built:	1910
Renovated:	2018
Zoning:	CBD-4

PROPERTY OVERVIEW

The Montana Business Center offers smaller executive suite style office opportunities for lease. Suites can be combined to allow for larger spaces, or individual spaces are available on flexible lease terms. A renovated studio office space off the alley with additional storage/expansion capability is also available for lease. Tenants have access to conference rooms for an additional fee. Amenities include a furnished patio and lounge.

All leases are modified gross, with tenant to pay for phone, internet and janitorial for their space (optional). Internet is \$35/mon extra (if needed)
phone is \$55/mon extra (if needed)
No parking is included.



ADDITIONAL PHOTOS

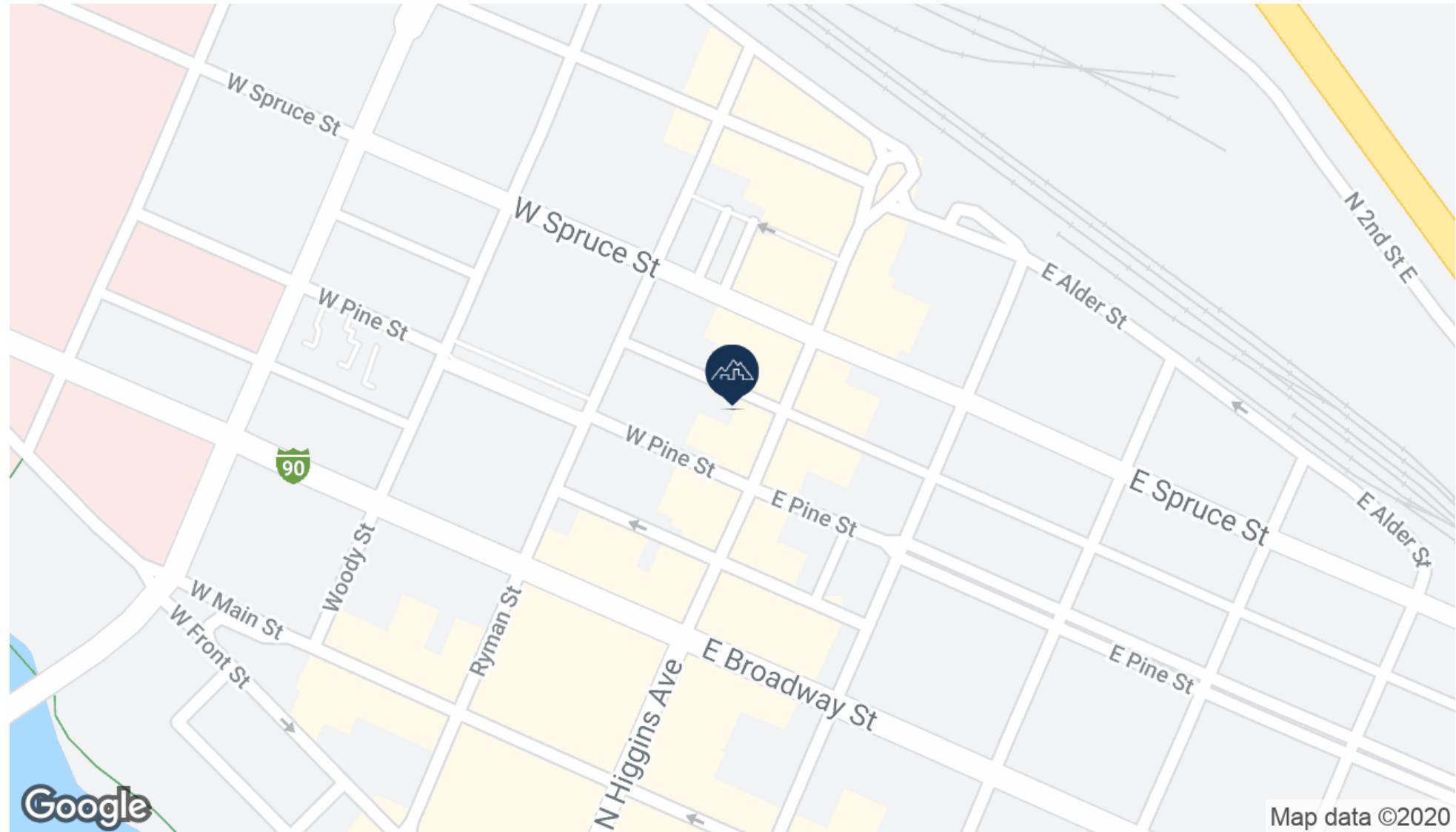
Montana Business Center | 415 N Higgins Ave Missoula, MT 59802





LOCATION MAPS

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SterlingCRE
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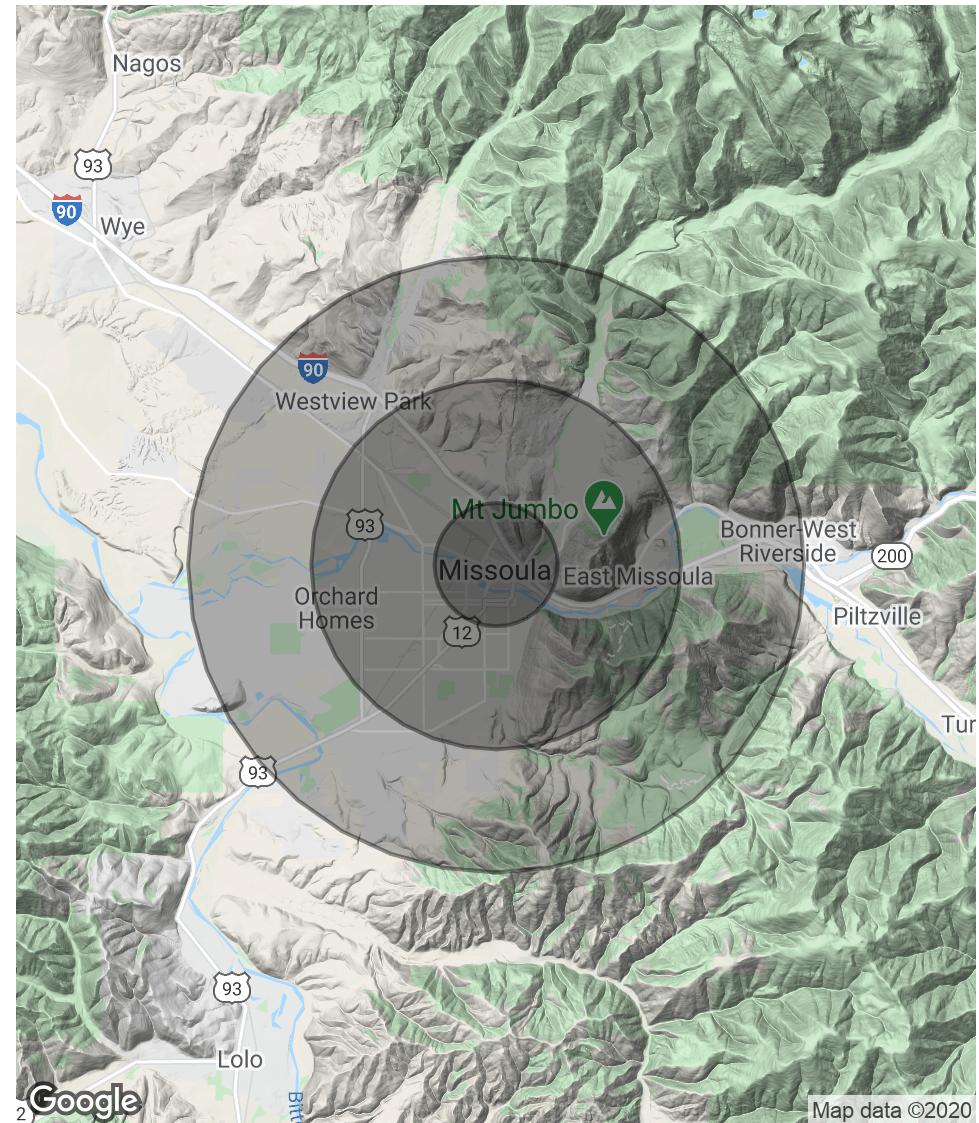
DEMOGRAPHICS MAP & REPORT

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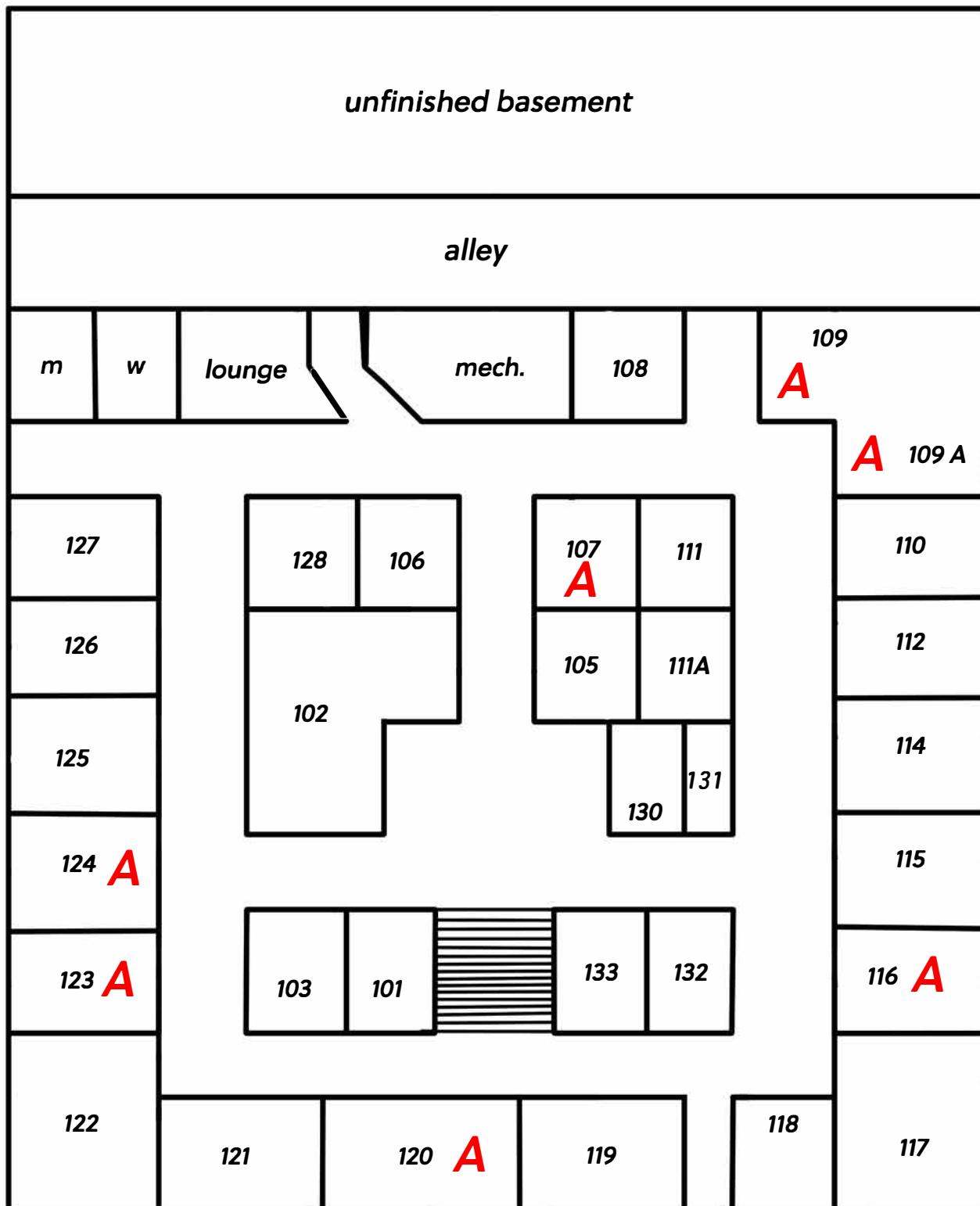
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,487	54,832	83,747
Average age	27.6	28.9	30.9
Average age (Male)	28.2	28.5	29.8
Average age (Female)	27.7	30.0	33.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,707	24,539	36,524
# of persons per HH	2.0	2.2	2.3
Average HH income	\$40,773	\$45,243	\$48,415
Average house value	\$368,423	\$310,017	\$282,081

* Demographic data derived from 2010 US Census



Montana Business Center
415 N Higgins Avenue



Lower Level - Higgins Ave.

A = AVAILABLE



SterlingCRE
ADVISORS



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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."





CONFIDENTIALITY & DISCLAIMER

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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.



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RETAILER MAP

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