



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

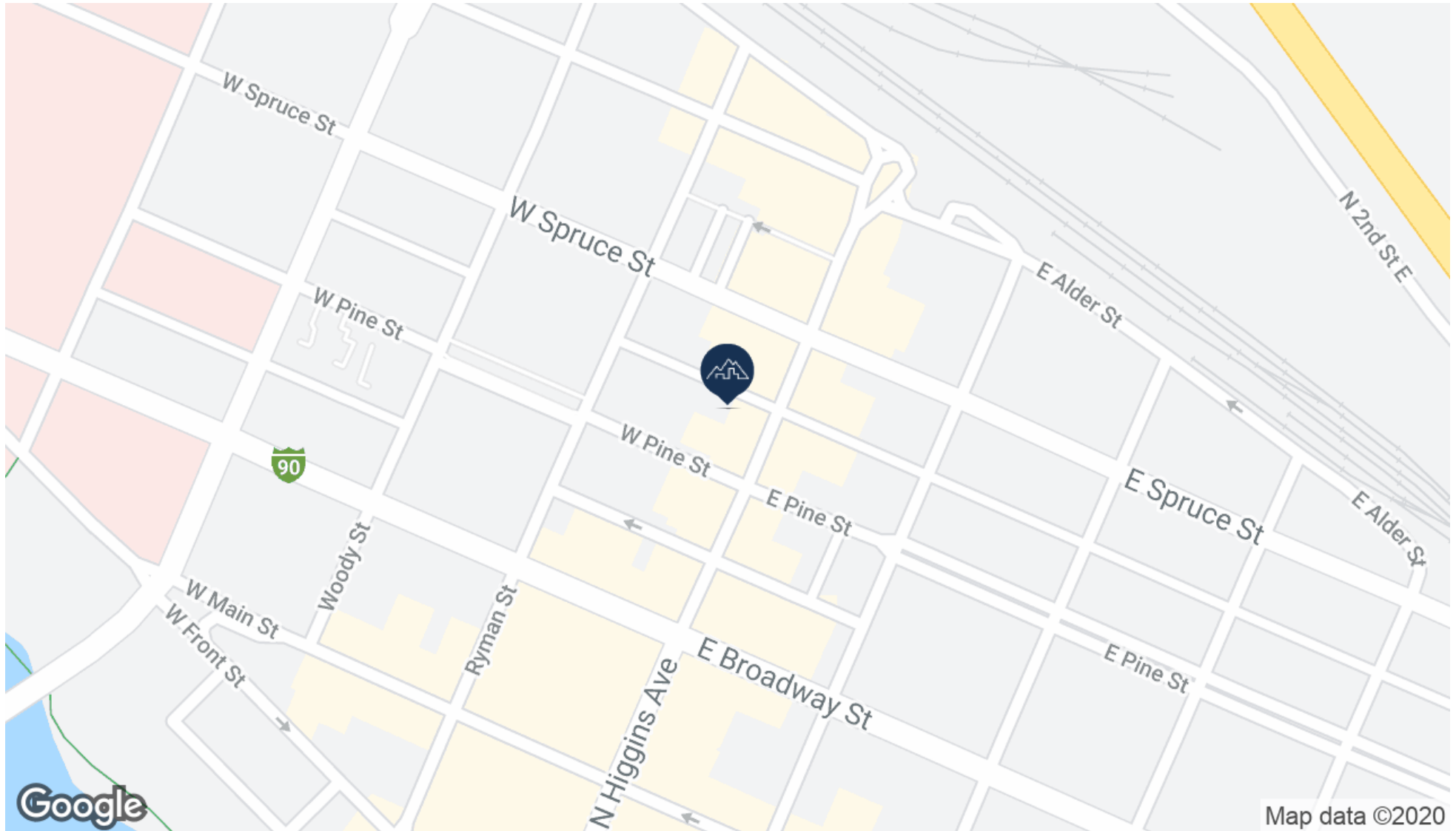
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LOCATION MAPS

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SterlingCRE
ADVISORS

NICK CHAUSSEE

Commercial Real Estate Advisor
406.203.4547
nick@sterlingcreadvisors.com

CLAIRE MATTEN, CCIM

Commercial Real Estate Advisor
406.360.3102
claire@sterlingcreadvisors.com

MATT MELLOTT, CCIM, SIOR

Commercial Real Estate Advisor
406.203.3950
matt@sterlingcreadvisors.com

2829 GREAT NORTHERN LOOP
MISSOULA, MT 59808
STERLINGCREADVISORS.COM



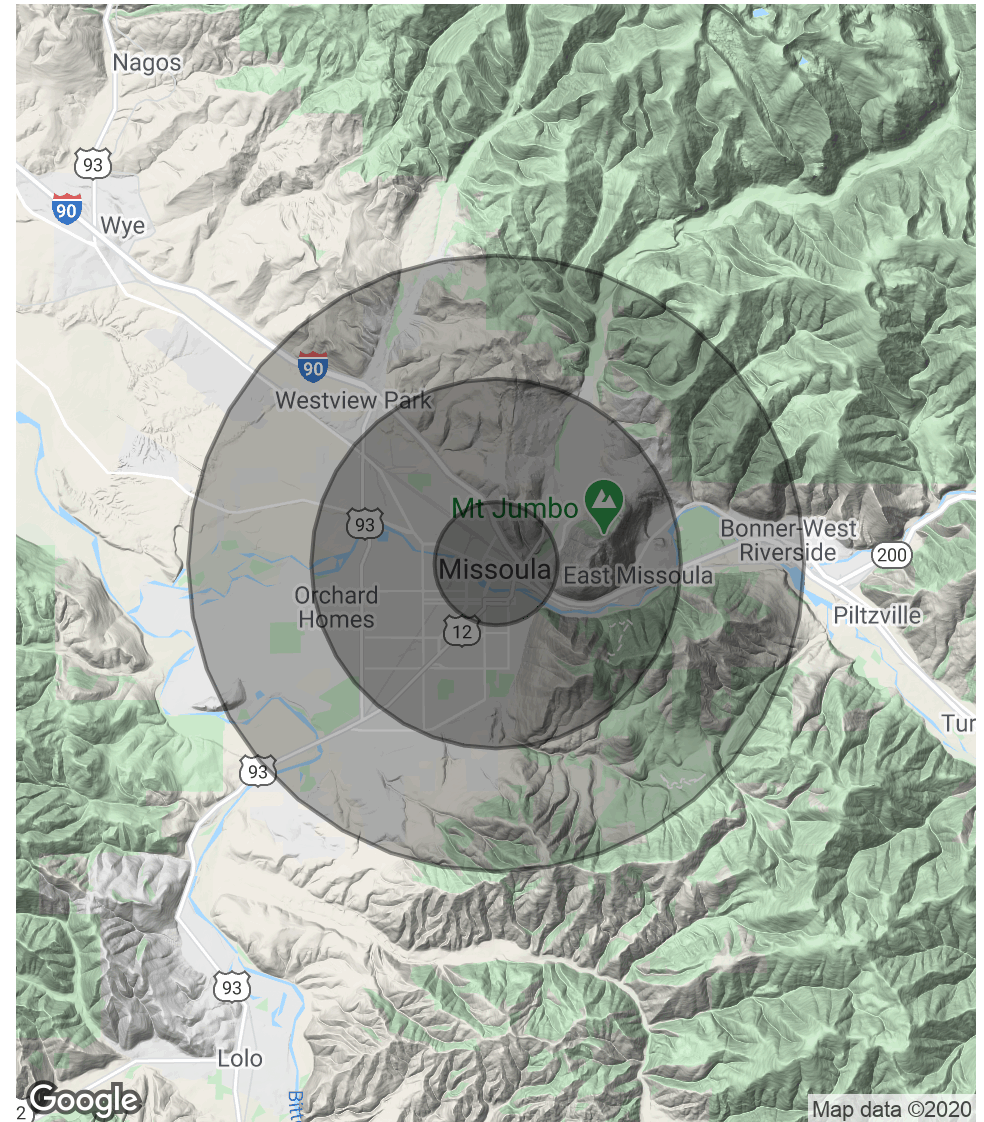
DEMOGRAPHICS MAP & REPORT

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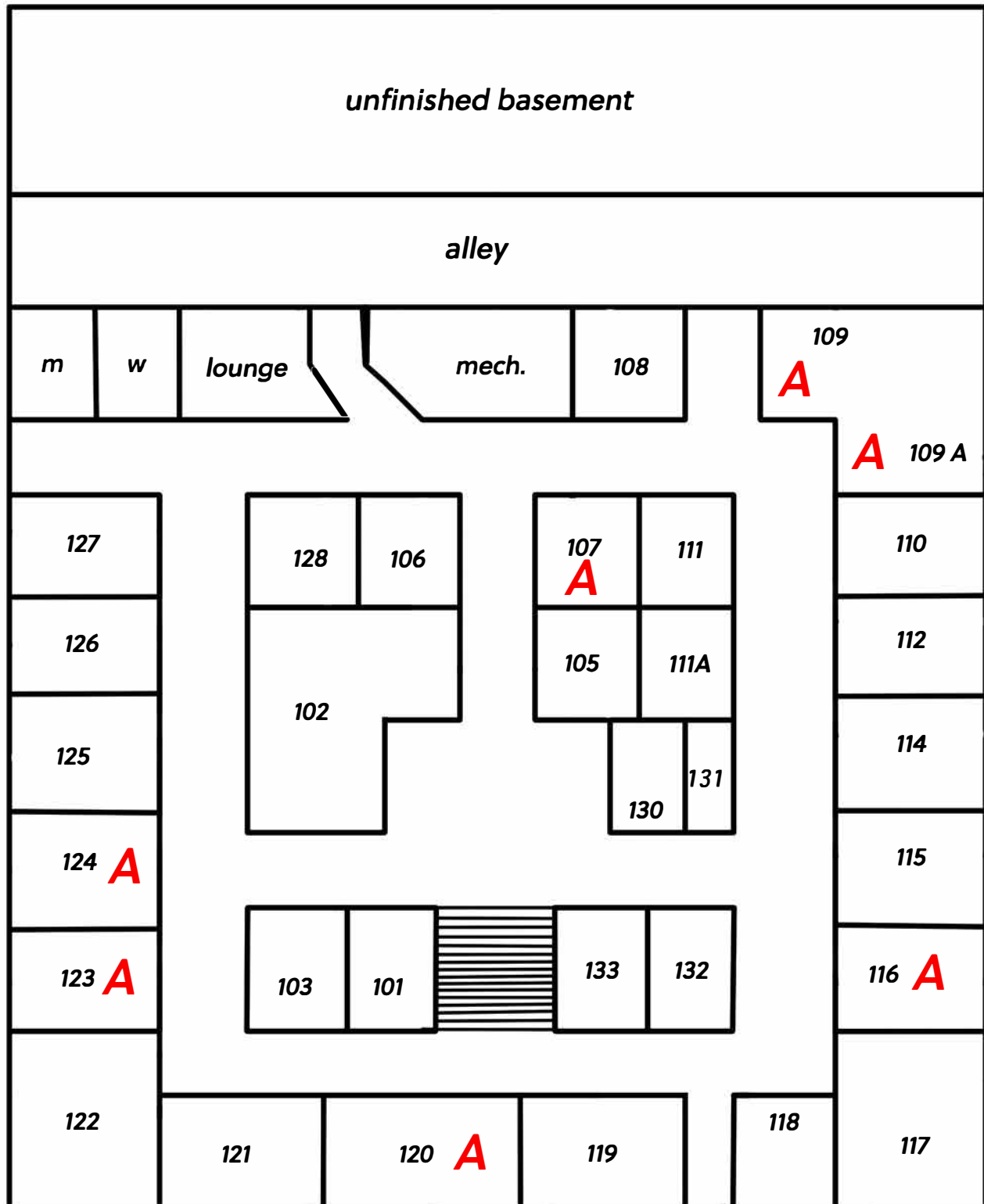
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,487	54,832	83,747
Average age	27.6	28.9	30.9
Average age (Male)	28.2	28.5	29.8
Average age (Female)	27.7	30.0	33.1

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

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

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."





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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.





RETAILER MAP

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Map data ©2020



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