

3,600± SF PRIME DOWNTOWN OFFICE/RETAIL | HISTORIC MIXED-USE BUILDING

TURNKEY OFFICE AND RETAIL BUILDING IN MISSOULA'S DOWNTOWN CORE

125 W MAIN ST MISSOULA, MT 59802

FOR LEASE



LEASE RATE \$18.00 SF/YR

## PROPERTY HIGHLIGHTS

- 3,600 +/- SF Office/Retail Space On 0.05 +/- AC
- Turnkey Office/Retail Or Mixed-Use Building In Vibrant City Setting
- Exceptional Live/Work Configuration Potential
- Prime Downtown Historic District Location With Views Of Mountains, The Wilma Theatre, And Close Proximity To Restaurants And Area Attractions With High Foot Traffic
- Includes Two Floors And A Basement, Each Approximately 1,200 +/- SF
- First Floor Offers A Highly Visible Retail Space
- Second Floor Configured As Flex Or Office Space
- Basement Used For Storage With Additional Potential
- Modern Features Include Air Conditioning And Fireplace
- Historic Brick Exterior With Possible Historic Designation Offering Distinctive Character And Brand Identity
- 10 Foot Breezeway and Perimeter Area May Allow for Additional Egress
- Originally Built in 1910 and Renovated in 2003
- Zoning Zoned 6 Central Business District Allowing a Wide Range of Commercial and Mixed-Use Uses
- Located in Blues Alley Behind the Top Hat Lounge Near The Rhino and Missoula Club
- Surrounded by University of Montana, Caras Park, Art Museums, AC Hotel, Residence Inn, and Established Local Businesses
- Nearby Riverside Triangle Project Approved for Potential Convention Center, Boutique Hotel, High-End Condominiums, and Mixed-Use Development
- Established and Iconic Downtown Businesses Including Oxford Cafe Recently Brought to Market
- Approximately 0.3 Miles from the Clark Fork River and 0.8 Miles from I 90

**Paul Lencioni**

Broker

406.404.6840

paul.lencioni@erescompanies.com



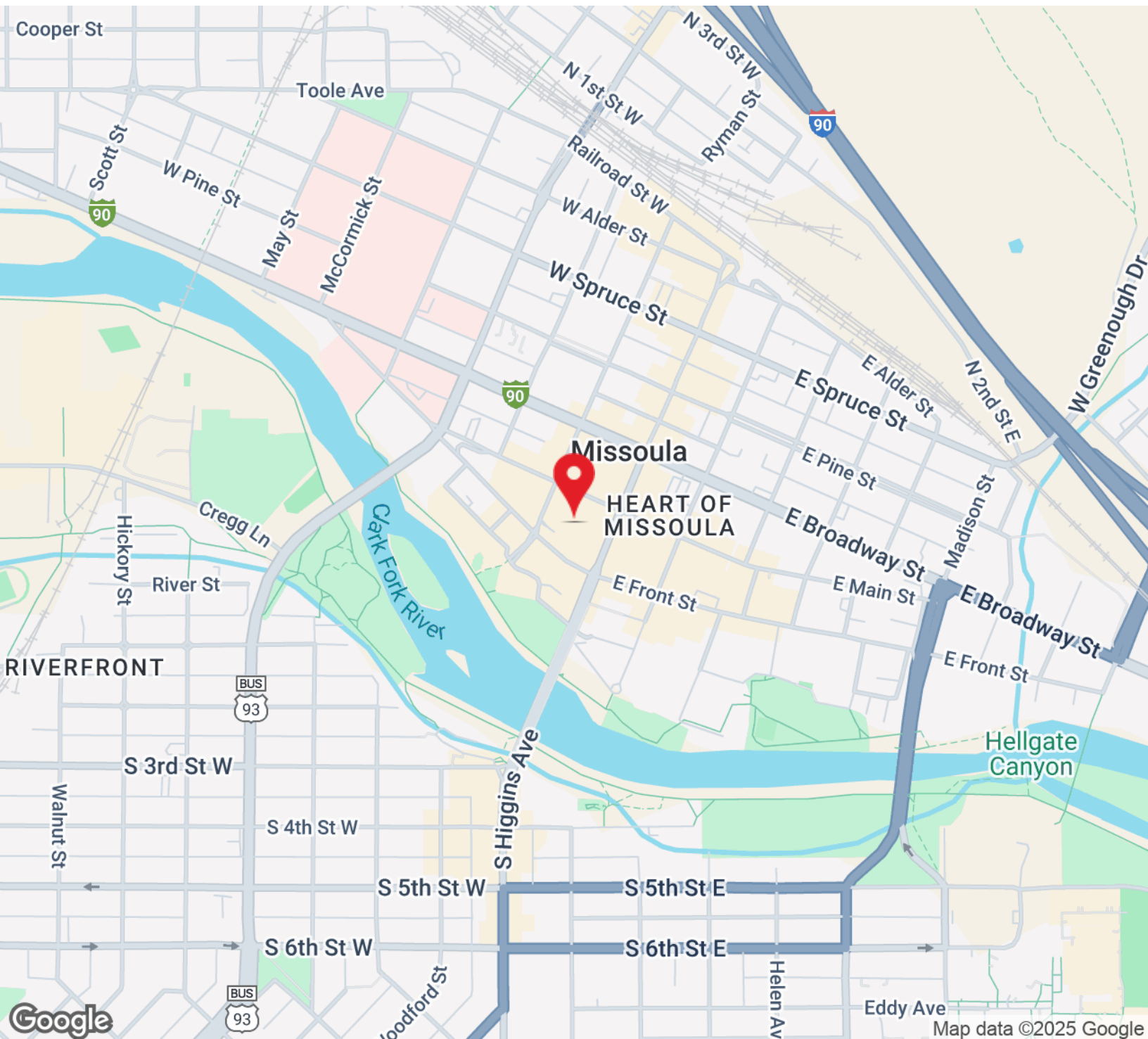
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LOCATION MAP



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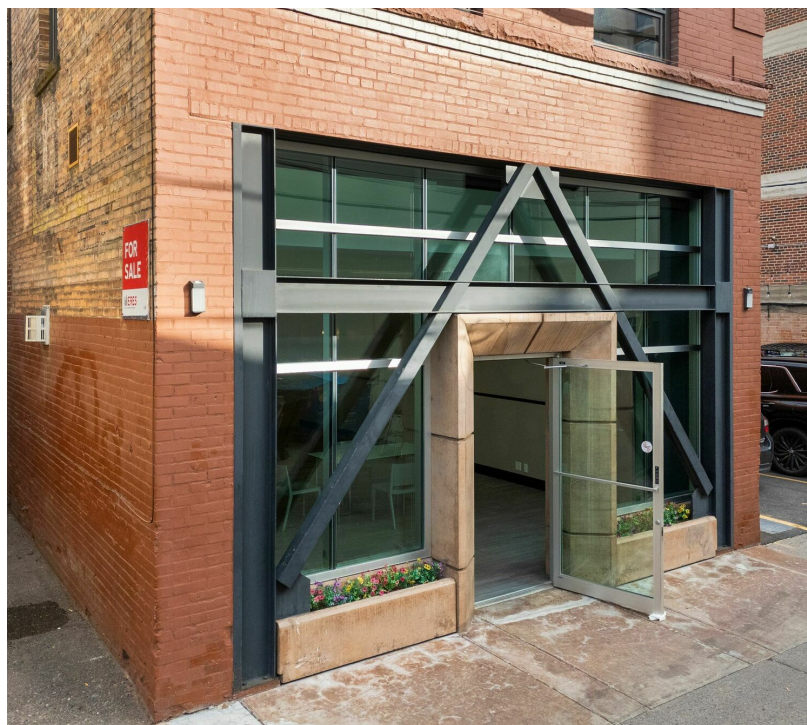
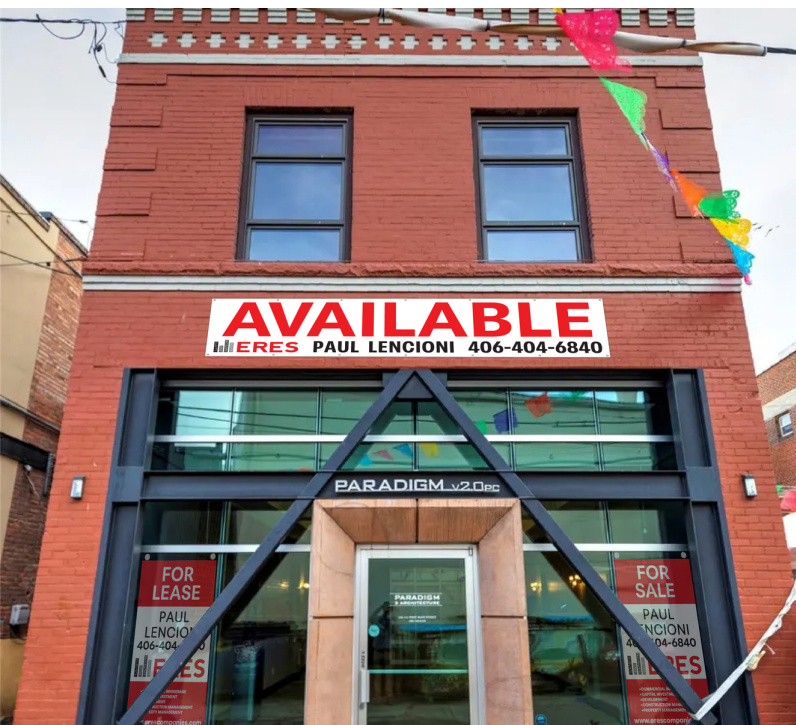
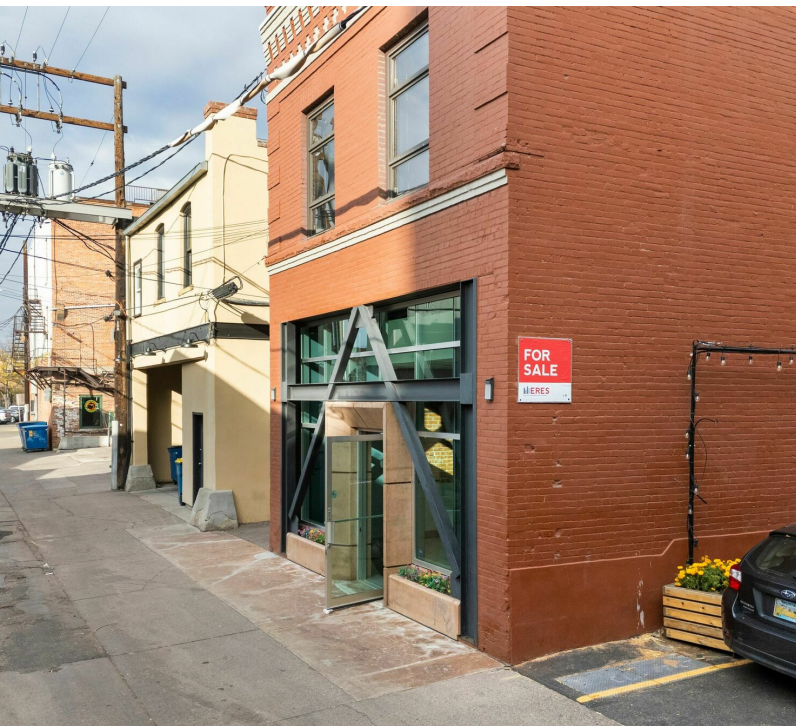
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EXTERIOR PHOTOS



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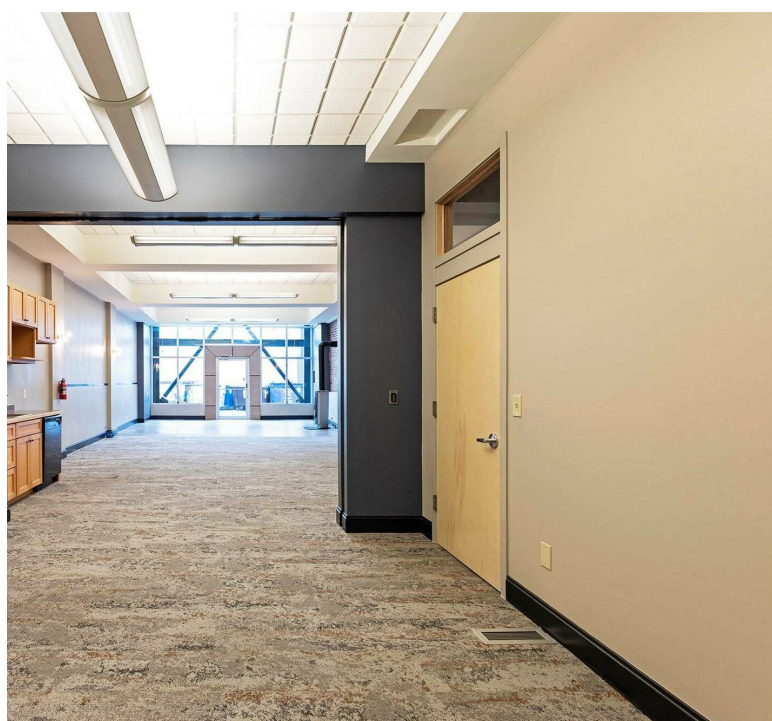
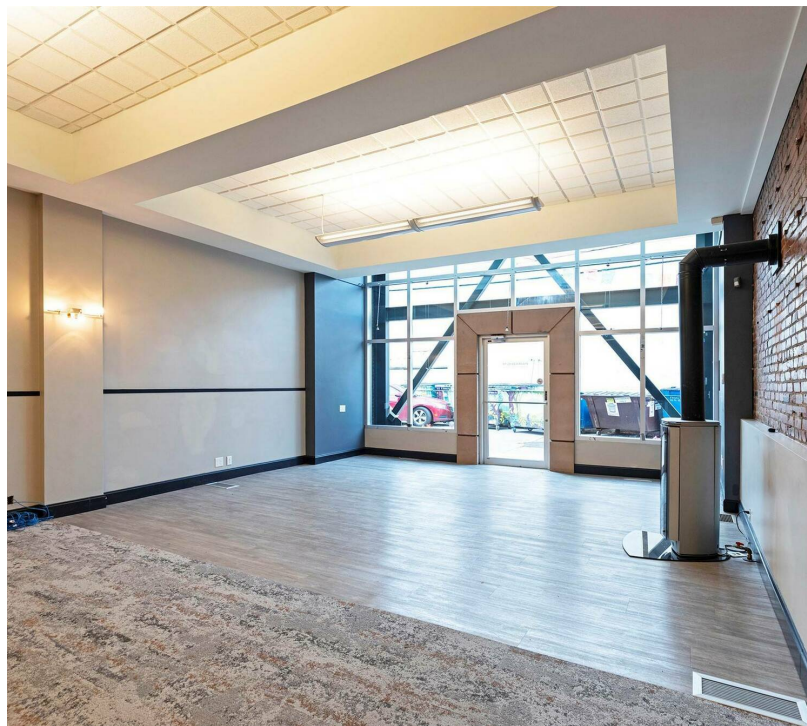
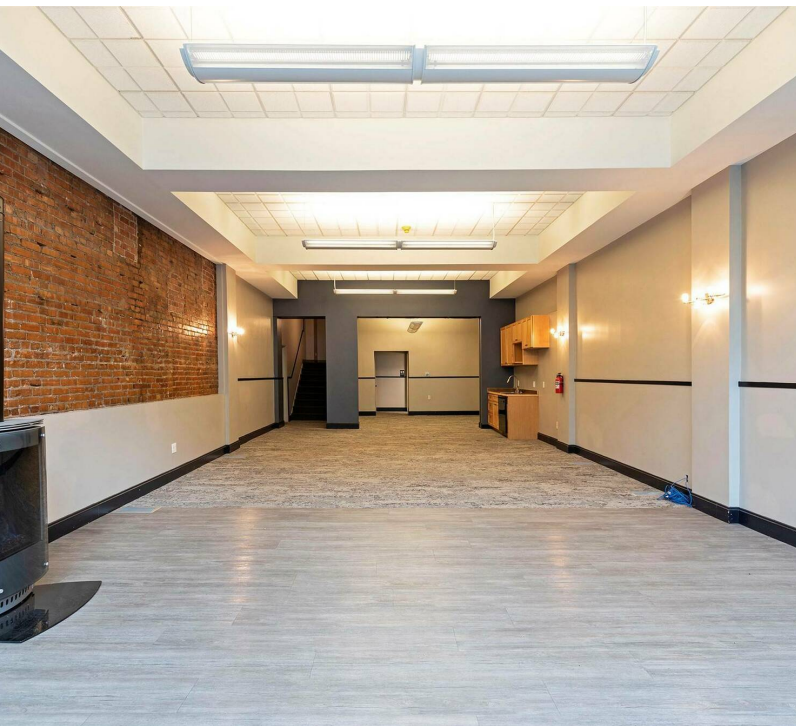
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INTERIOR PHOTOS



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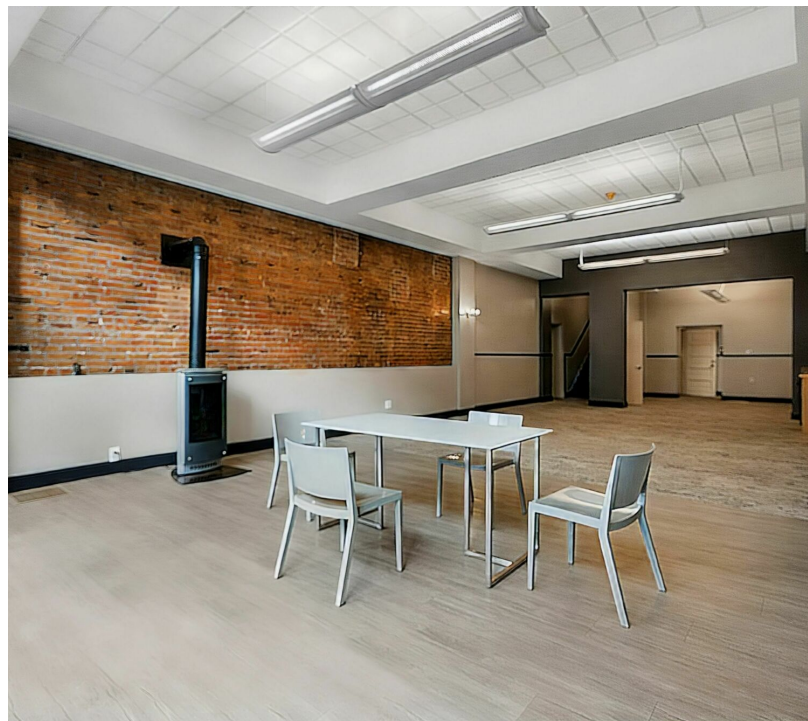
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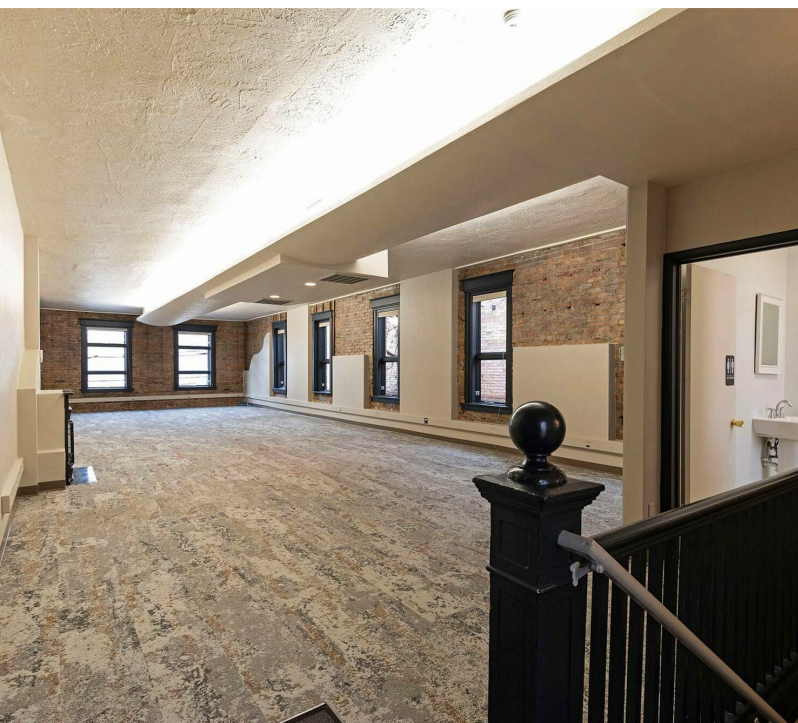
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ADDITIONAL PHOTOS



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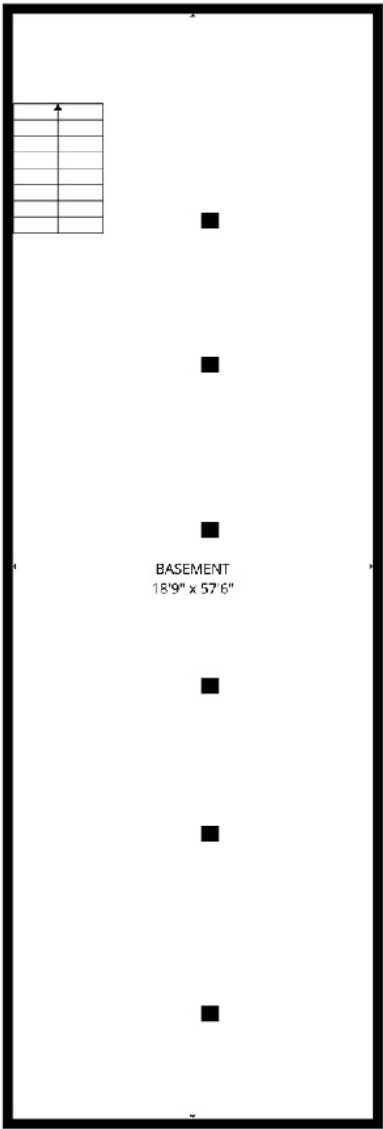
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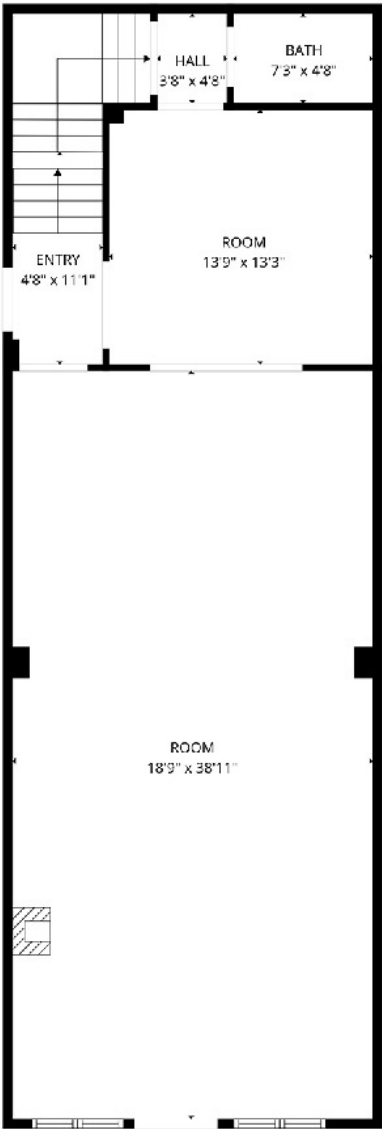
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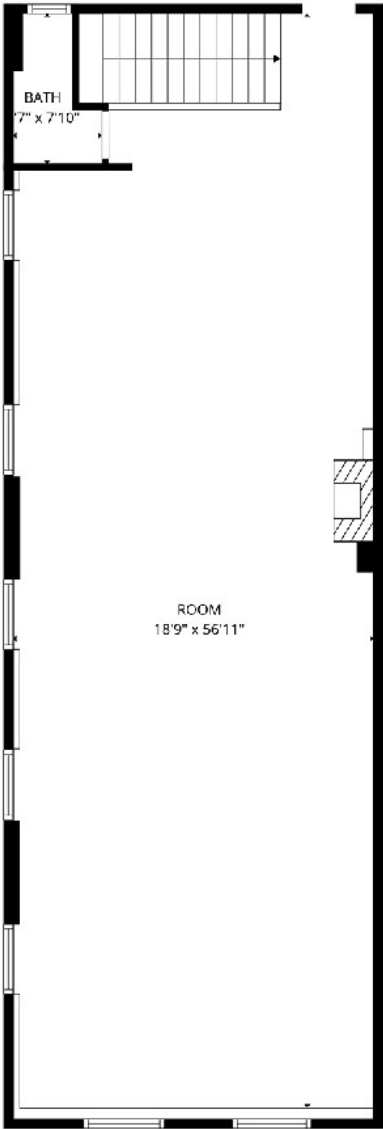
FLOOR PLANS



Basement 1



1st floor



2nd floor

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ce breach of an existing agency agreement.

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CONCEPTUAL PLAN DESIGN



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RETAILER MAP



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