

1,200±SF SECOND FLOOR OFFICE SPACE IN DOWNTOWN MISSOULA

FLEXIBLE OFFICE SPACE IN MISSOULA'S HISTORIC DOWNTOWN CORE

125 W MAIN ST MISSOULA, MT 59802

FOR LEASE



LEASE RATE \$18.00 SF/YR

PROPERTY HIGHLIGHTS

- ±1,200 SF Second Floor Office Space Available In Downtown Missoula
- Located Within A 3,600 ± SF Office/Retail Or Mixed-Use Building
- First Floor Leased Through June 30, 2027
- Shared Entrance With First Floor Tenant
- Includes (1) Private Restroom Within The Second-Floor Space
- Configured For Office, Creative Workspace, Or Professional Services
- No Off-Street Parking Available For Second-Floor Tenant
- Prime Downtown Historic District Location With Views Of The Mountains And The Wilma Theatre, And Close Proximity To Restaurants And Area Attractions With High Foot Traffic
- Built: 1910 | Renovated: 2003
- Zoning: Zoned 6 | Central Business District
- Parcel ID: 04220022219070000
- Located in Blues Alley behind Top Hat Lounge, near The Rhino and Missoula Club, and surrounded by the University of Montana, Caras Park, art museums, AC Hotel, Residence Inn, and local shops and restaurants
- Nearby Riverside Triangle Project includes plans for a potential convention center, boutique hotel, high-end condominiums, and mixed-use development
- Iconic businesses, including Oxford Cafe, have recently come to market
- Just 0.3 miles from Clark Fork River and 0.8 miles to I-90
- See architect's initial design concepts, attached
- All information deemed accurate; Buyer and Buyer's Broker to verify

Paul Lencioni

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406.404.6840
paul.lencioni@erescompanies.com

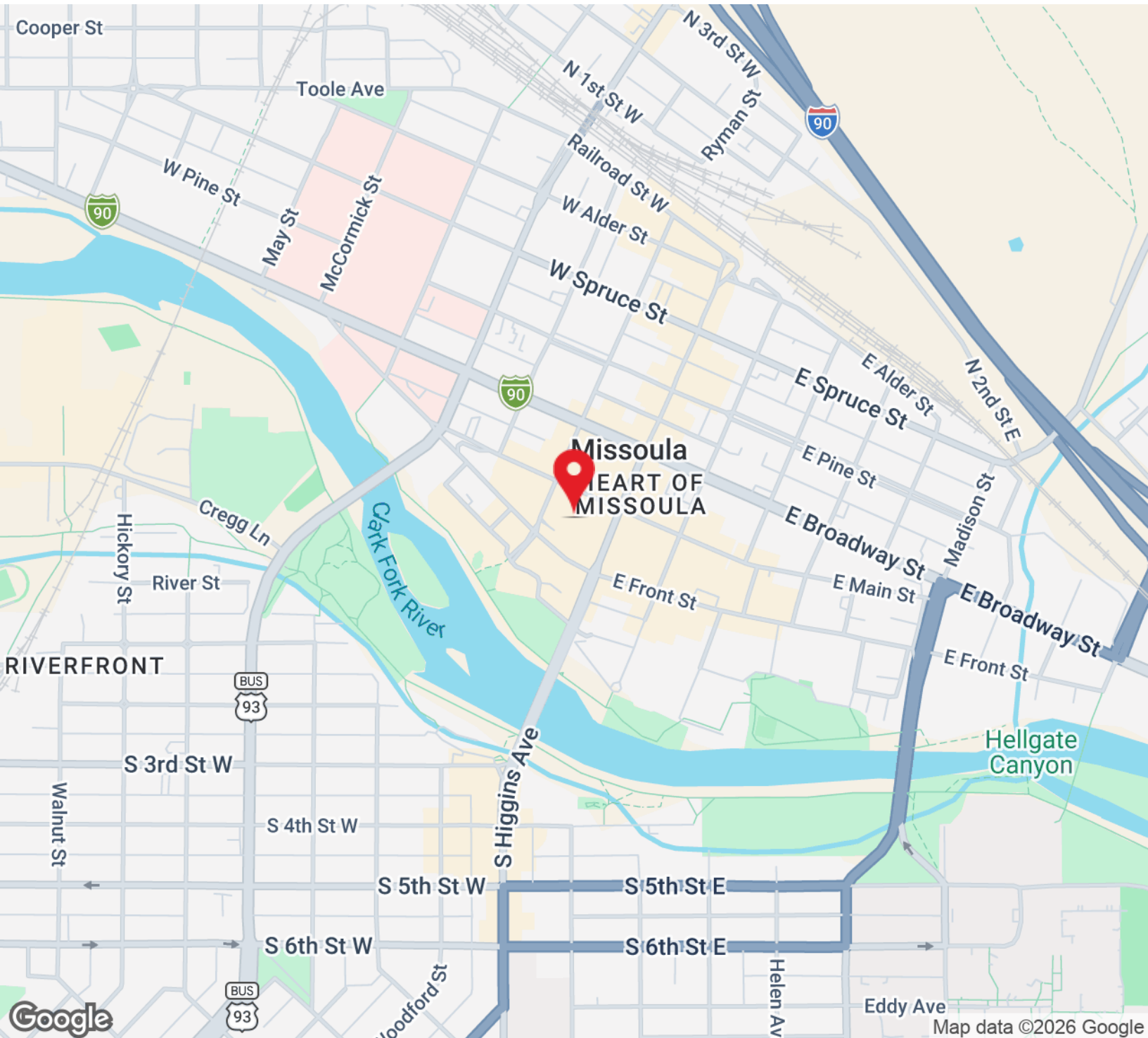


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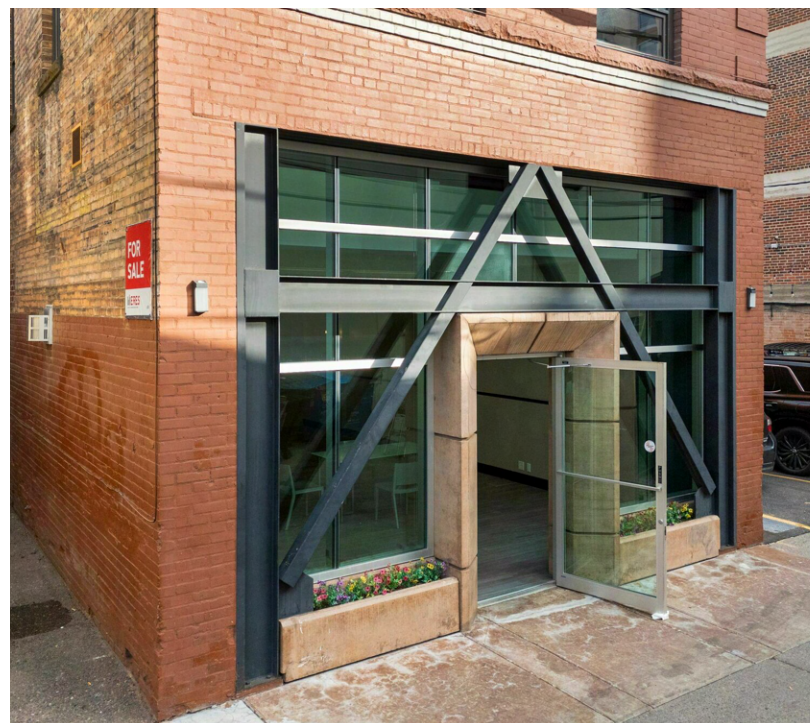
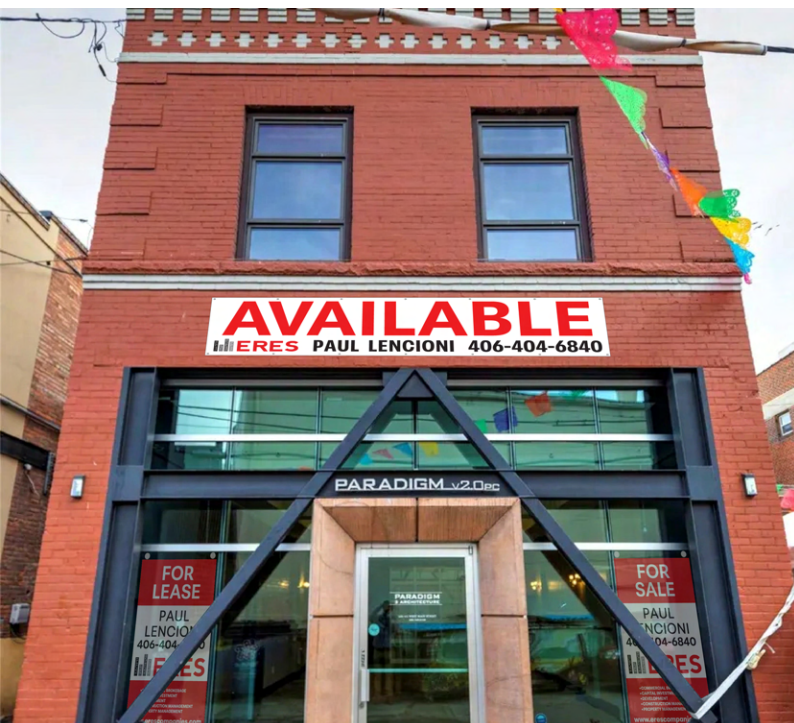
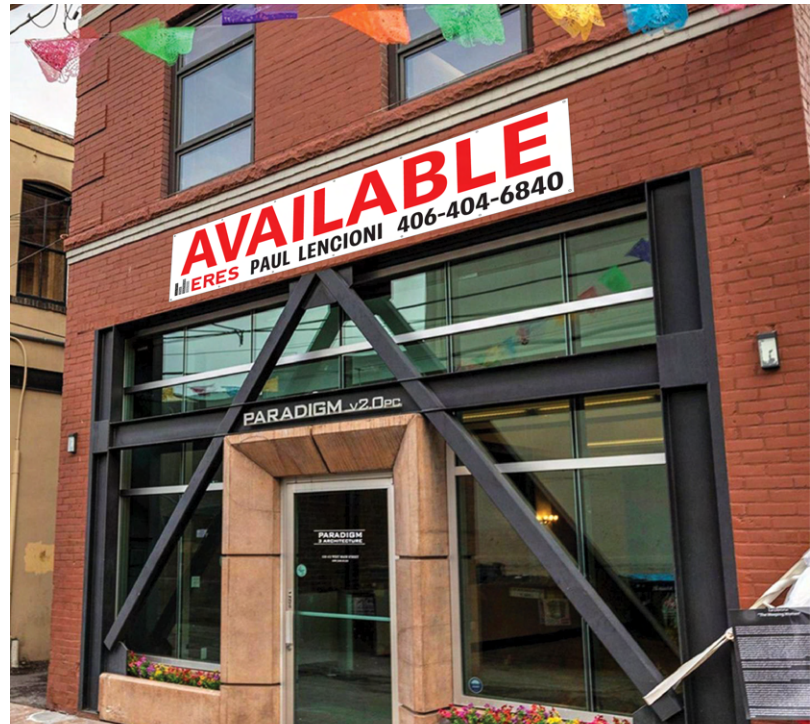


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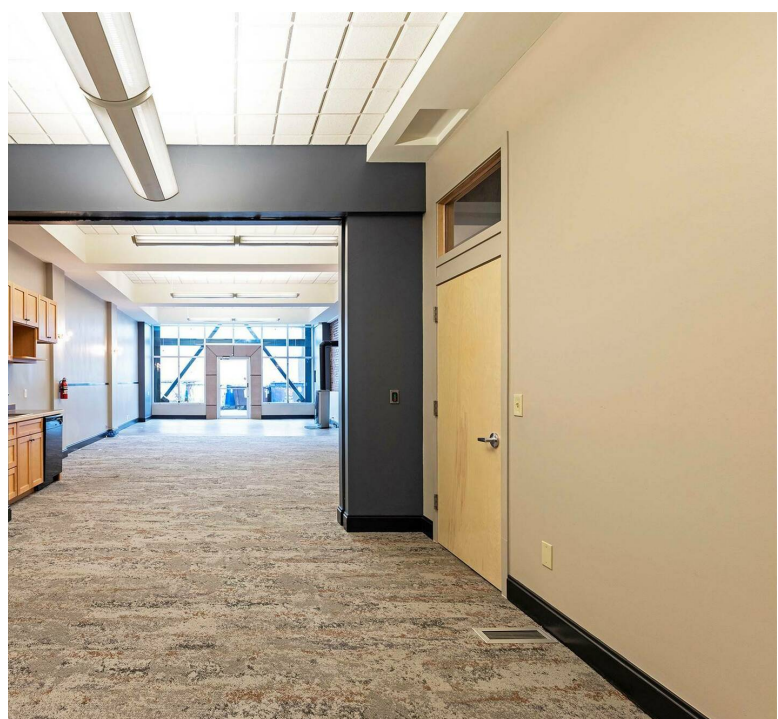
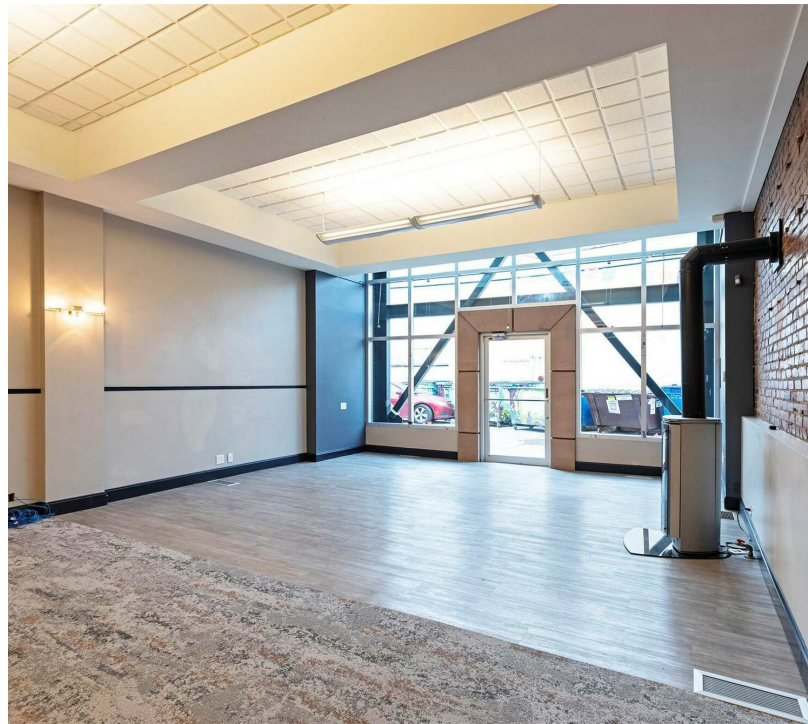
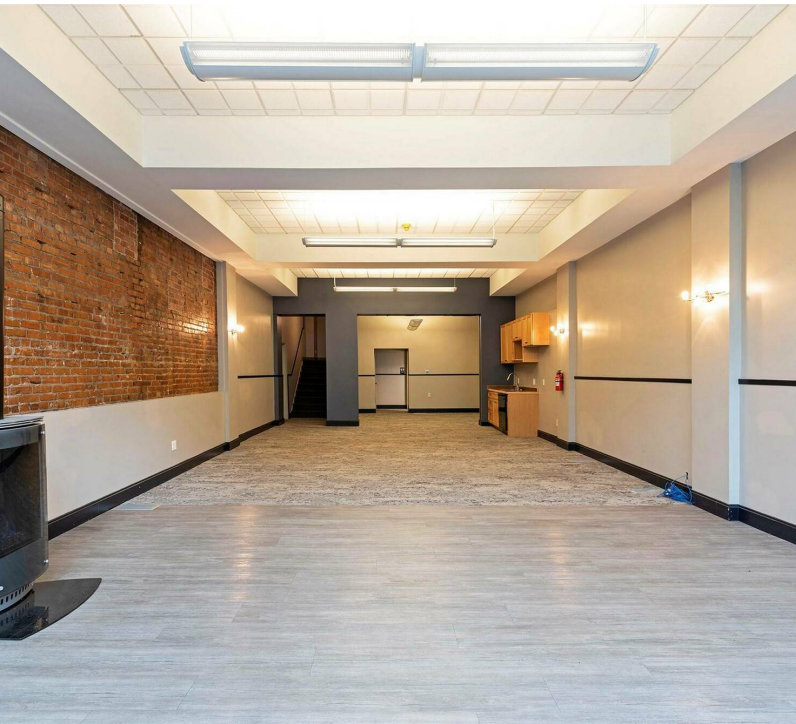


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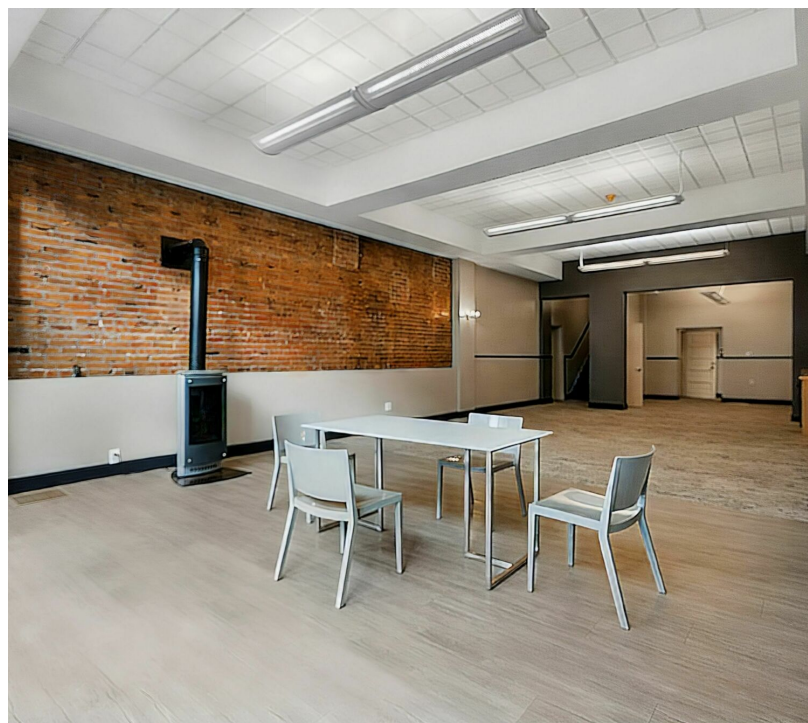


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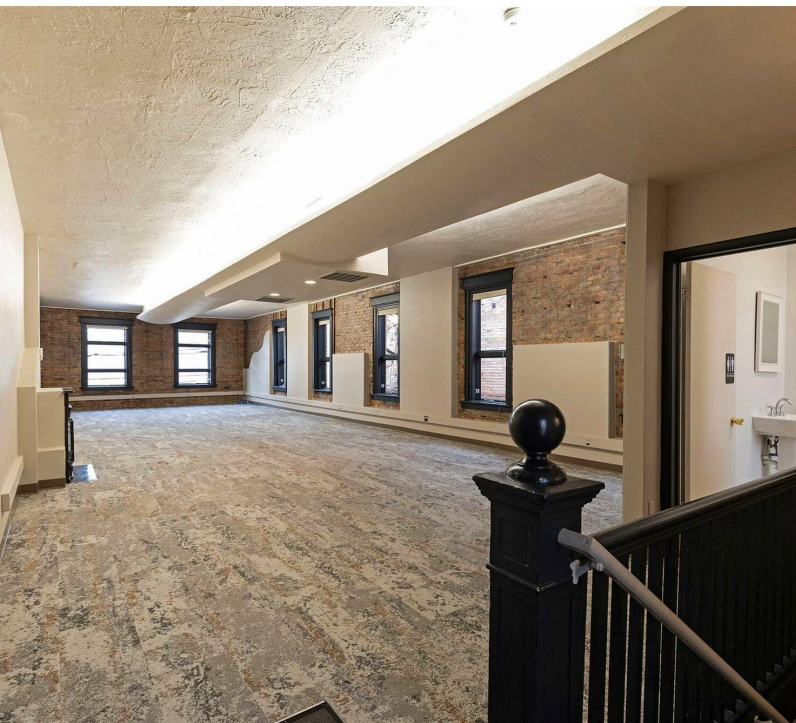


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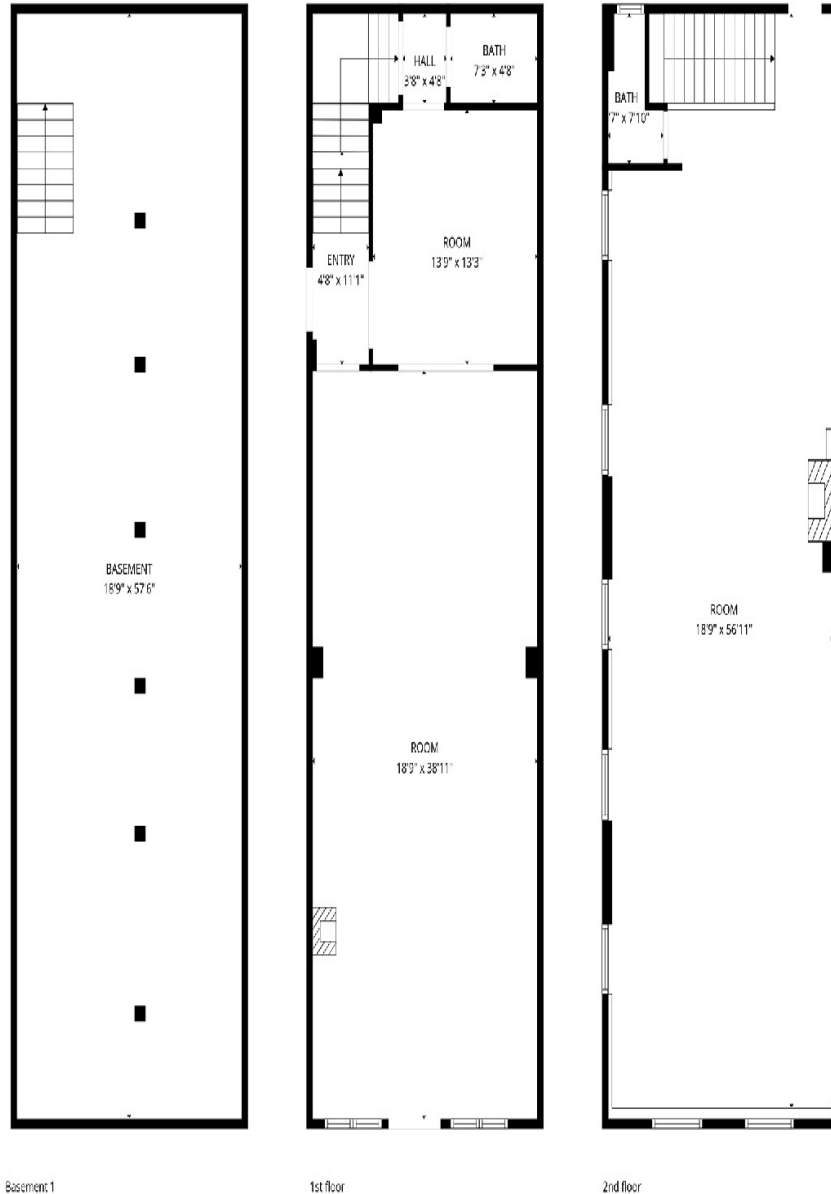
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125 1/2 W Main St
Missoula, MT 59802



2 2 2,400



BEDROOMS BATHROOMS TOTAL SQ.FT.

Measurements are approximate and may not be to scale.

The floor plan illustration is not suitable for construction/architectural purposes.

This communication is not intended to cause or induce breach of an existing agency agreement.



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