



OFFICE SUITE IN THE FLORENCE BUILDING DOWNTOWN

111 North Higgins Avenue

Missoula, Montana

+/- 2800 to +/- 7,525 SF available

CONTACT

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SterlingCRE
ADVISORS



Property Overview

Bright, light-filled office space is now available in the iconic Florence Building in downtown Missoula, Montana. Just steps from a bevy of restaurants, government and professional services, and on the main retail corridor for the downtown area, the Florence Building offers a truly exceptional location.

At approximately 7,500 square feet, the space is suitable for a variety of tenants seeking a downtown office space. Leasable spaces offer a mix of private offices, open workspaces, and dedicated meeting rooms. Some private offices are large enough to be used as shared space.

Building tenants enjoy elevator service, well-preserved art deco architecture, and access to a historical lobby. Current building occupants include growing tech firms, retail shops, and professional offices.

A Tenant Improvement allowance is available for qualified tenants, with a flexible floor plan to suit business needs. The area is highly walkable and bikeable, with infrastructure improvements to neighboring pedestrian access and roadways ongoing.

The available space may be demised for more than one tenant. Limited small offices are available in the building; please inquire with the listing agent for more information on demising or office options.

- 2,800 - 7,525 SF
- \$22 SF + NNN
- NNN's of \$9.73. Includes all utilities except internet.



- Located in Downtown Missoula
- Walkable to restaurants, bars, breweries, shops and hotels including:
 - AC Hotel
 - Residence Inn Missoula Downtown
 - Holiday Inn
 - 1889 Missoula
 - Market on Front
 - The Camino
 - Montgomery Distillery
- Easy walk to multiple public parking facilities
- Under 15 minute drive to Missoula International Airport

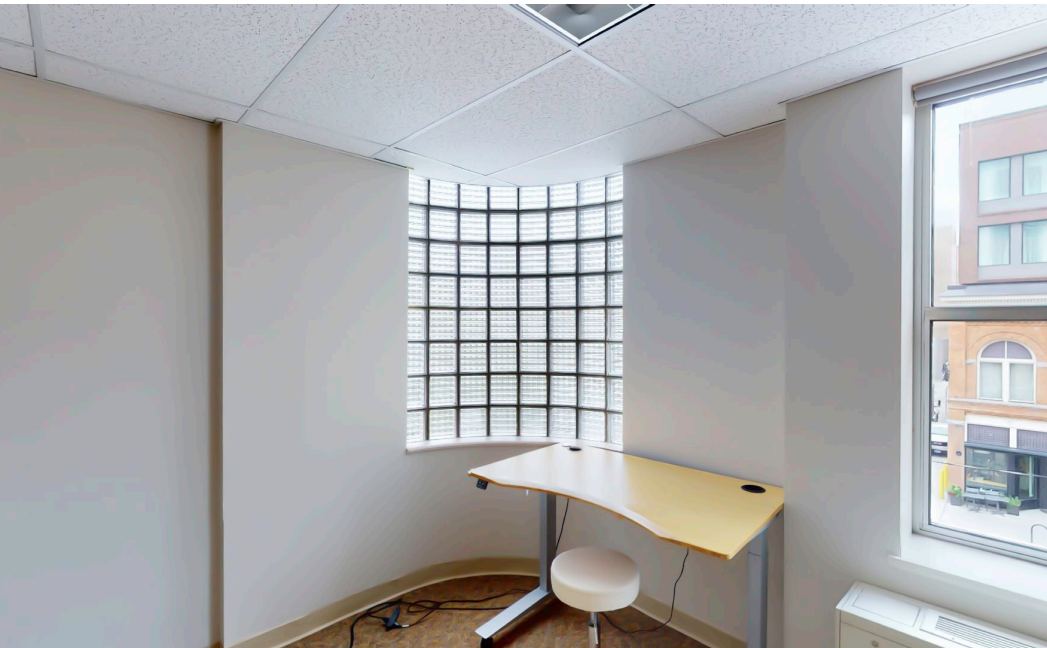
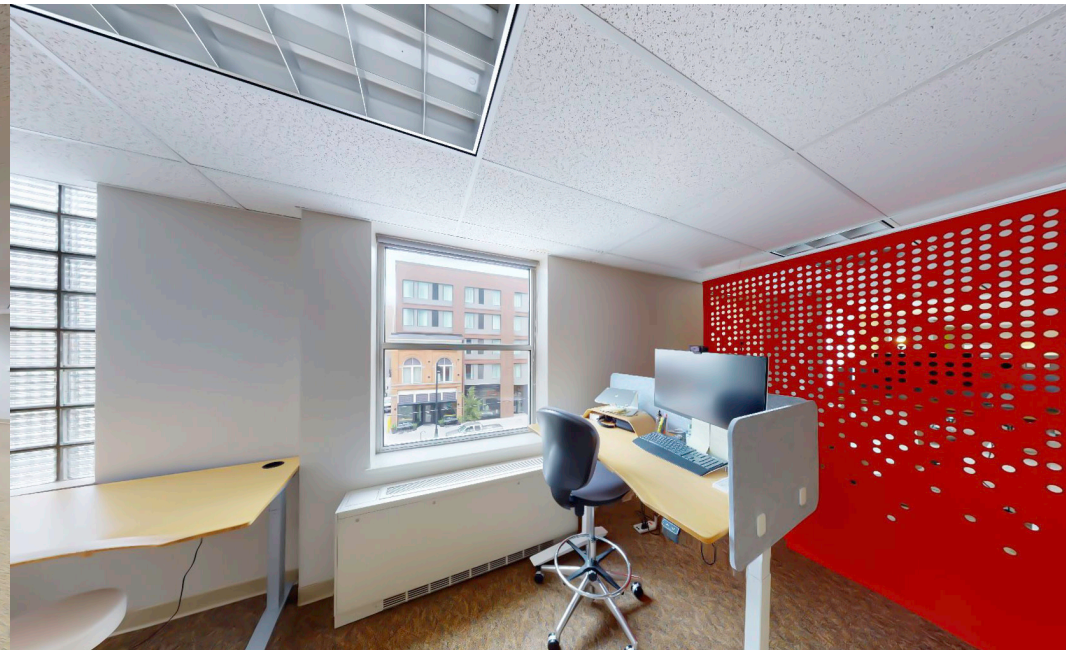
Third Floor Plans



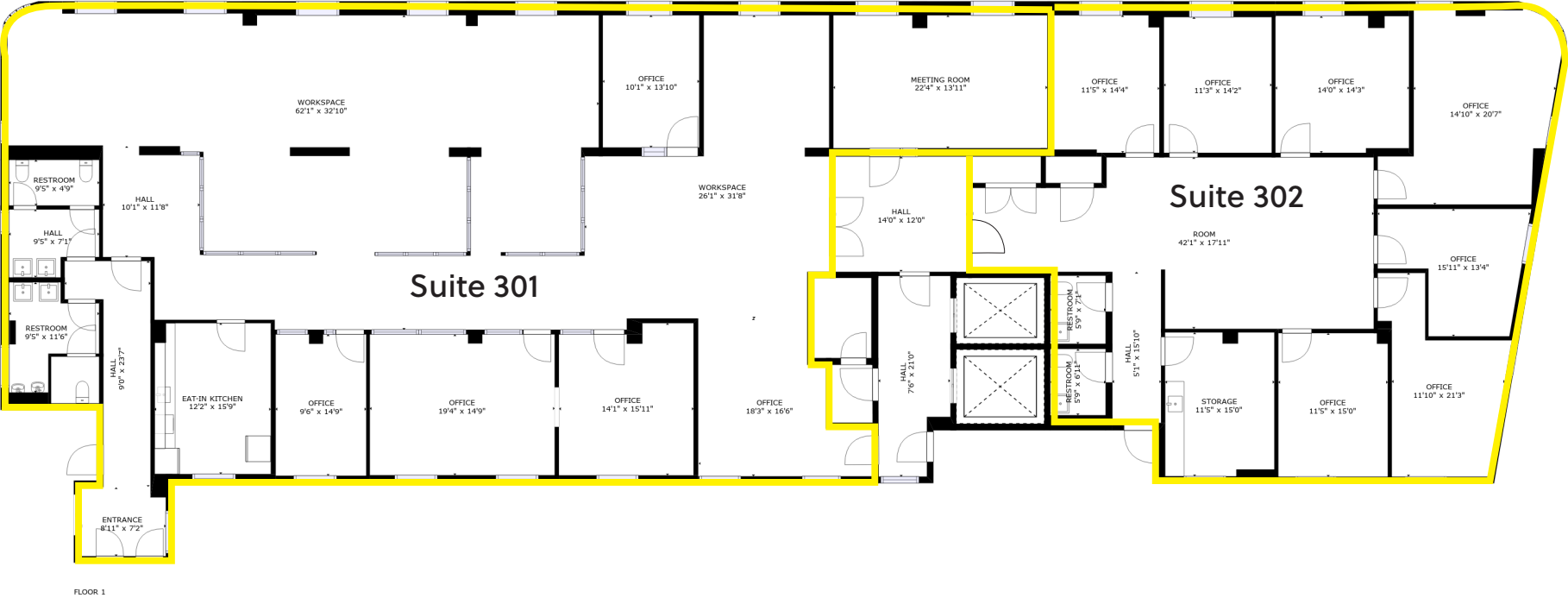
FLOOR 1

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Third Floor Photos



Proposed Layout



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