

\$1,095 - 500 N Higgins Avenue 204, Missoula

MLS® #30031266

\$1,095

Bedroom, Bathroom, 820 sqft
Commercial Lease on 0.44 Acres

N/A, Missoula, MT

*1 Month FREE RENT on 2 or 3 year Lease &
3 Months FREE RENT on a 5 year lease*

Office Space in the Heart of Downtown!
Corner of Higgins & Spruce!
820 SF of interior office space available in high exposure downtown building!
This second-floor office suite is well positioned in the building with easy access from the main front entrance on Higgins Ave. The common hallways and bathrooms in this wing of the building were beautifully remodeled in 2024. This suite has a long entry room with a large open office area in the back. There is a second small private office as well. It is close to the restrooms and drinking fountain. The whole building is ADA compliant and offers an elevator for additional convenience.

Location: Located at the intersection of Higgins and Spruce in the heart of downtown Missoula. Easy access from either Orange Street or Van Buren Street exits off I-90. Walking distance to many downtown businesses and restaurants. This is a high exposure location with added stability of several well-established neighboring businesses.

Lease Structure:
3-5 Year Preferred. Other Terms Considered.

Rent: \$820 / month (subject to 4% annual increases)



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3 Months FREE RENT on a 5 year lease*

Utility/CAM Fee: \$0.00 (Includes: Water,
Sewer, Garbage, Electric, Gas, CAM, Building
Taxes & Insurance)

Lessee Pays: Phone, Internet, Internal suite
janitorial and all other personal utilities.

***Lease rates subject to change based on
lease term, tenant improvements and other
factors. ***

Square Footage:
Approx: 820

Zoning: CBD-4

2022 MT DOT Traffic Count:
4,470 Average Daily Traffic

Availability: Now

Built in 1934

Essential Information

MLS® #	30031266
Price	\$1,095
Square Footage	820
Acres	0.44
Year Built	1934
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address	500 N Higgins Avenue 204
Subdivision	N/A
City	Missoula
County	Missoula
State	MT

Zip Code 59802

Amenities

Parking Additional Parking, Gated
View City, Mountain(s)

Interior

Interior Carpet
Heating Forced Air, Gas
Cooling Central Air

Exterior

Lot Description 0.44
Construction Brick

Additional Information

Date Listed July 29th, 2024
Days on Market 445