

\$1,575 - 500 N Higgins Avenue 109, Missoula

MLS® #30052668

\$1,575

Bedroom, Bathroom,
Commercial Lease on 0.44 Acres

N/A, Missoula, MT

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

Located in the heart of downtown Missoula on the corner of Higgins and Spruce. Easy access from either the Orange St. or Van Buren St. exits off of I-90. The building offers the stability of several long established businesses and is within walking distance of many local downtown businesses and restaurants.

Description of Property:

This nice corner office space offers an 11.5'x11.5' reception area, three offices and a storage closet.

This suite is nicely decorated with upgraded light fixtures, wood trim and doors. Nice carpet throughout most of the suite and one office with wood flooring. All three offices have street level windows for natural light. The building is completely ADA compliant and the elevator makes all floors accessible. Convenient parking in the adjoining lot to the North of the building is available for lease. Additionally there is free 30 minute short-term parking available for customers and clients off the alleyway on the North side of the building.

Square Footage:

Approximately 1,060 square feet

Rent:



\$1575.00 (\$17.83 per SF)

*Rent is subject to annual rent increase
depending on lease length.

Utility/CAM:

Lessee Pays- Phone, Internet, Internal suite
janitorial and all other personal utilities plus
\$50.00 monthly utility fee that contributes
towards tenant's total utility usage. (approx
\$0.56 per SF)

Lessor Pays- Gas, Electric, Water, Sewer,
Garbage, Taxes, Insurance and CAM.

Optional Parking available for lease:
\$45.00/month, per space when available

Lease Structure:

2-3 year lease preferred.

Availability:

Available 9/11/2025

Zoning:

CBD-4

2023 MT DOT Traffic Count:

4,528 Average Daily Traffic

Built in 1934

Essential Information

MLS® #	30052668
Price	\$1,575
Acres	0.44
Year Built	1934
Type	Commercial Lease
Sub-Type	Building
Status	Active

Community Information

Address 500 N Higgins Avenue 109

Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59802

Amenities

Parking	Additional Parking, Gated
View	City

Interior

Interior	Carpet
Heating	Forced Air, Gas
Cooling	Central Air

Exterior

Lot Description	0.44
Construction	Brick

Additional Information

Date Listed	June 30th, 2025
Days on Market	109
Zoning	Commercial

