



## EXECUTIVE SUMMARY

Class A Downtown Office Suite | 125 Bank Street Missoula, MT 59801



### OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	45,153 SF
Rentable SF:	2,030± SF
Usable SF:	1,790± SF
NNN Estimate:	\$9.69/SF/yr (includes most utilities)
Year Built:	2000
Zoning:	CBD-4
Market:	Missoula
Submarket:	Downtown

### PROPERTY OVERVIEW

Looking to upgrade your office space?

This ±2,030 rentable square foot office (1,790± SF usable) space in the Millennium Building at 125 Bank Street is available beginning in mid-July 2020.

The 4th floor office suite includes 4 private offices, bullpen, reception area and break area. The space features large windows throughout allowing for plenty of natural light in the space.

The Millennium Building is one of Missoula's finest office towers with steel frame construction and an all brick facade. The building has a high profile location, with walkable access to downtown's shopping and restaurants. Space rarely becomes available as tenants enjoy the location and building amenities.

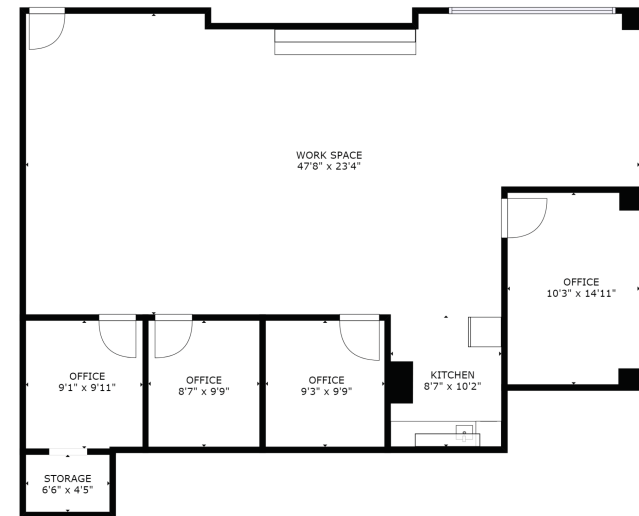
### PROPERTY HIGHLIGHTS

- High profile building
- Walk to some of Missoula's favorite eateries including Market on Front
- Functional office layout
- Lots of natural light in the space



## ADDITIONAL PHOTOS

Class A Downtown Office Suite | 125 Bank Street Missoula, MT 59801



FLOOR 1





## LOCATION MAP

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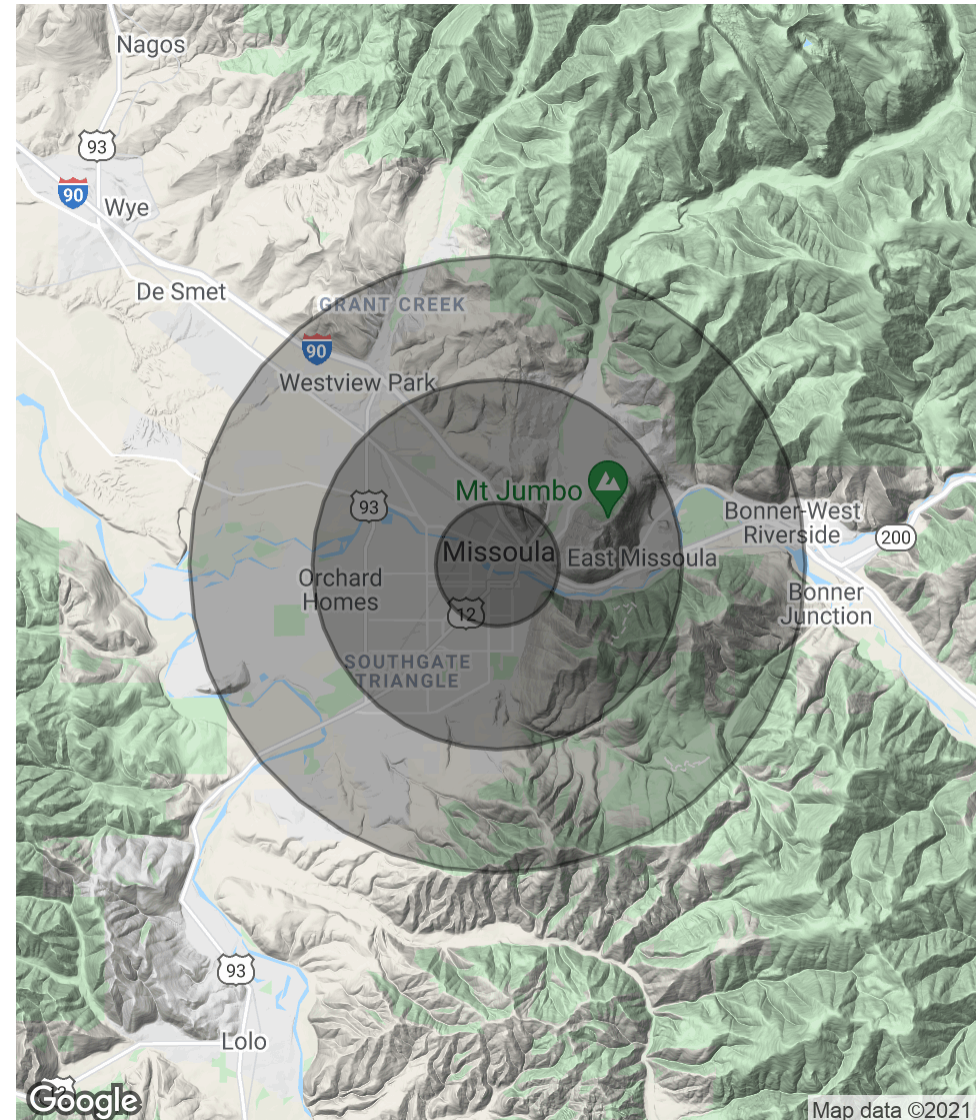
## DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,159	55,713	85,947
Average age	26.6	29.1	30.9
Average age (Male)	27.4	28.6	29.8
Average age (Female)	26.5	30.4	33.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,778	24,986	37,377
# of persons per HH	2.1	2.2	2.3
Average HH income	\$40,623	\$44,816	\$48,713
Average house value	\$383,321	\$300,121	\$285,409

\* Demographic data derived from 2010 US Census







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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sterling CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.



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- Get a no-obligation Opinion of Value of your real estate asset
- Find rental space for your business
- Access a network of potential tenants for your space

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*"Sterling staff aided us in obtaining a new commercial lease in a market where space is at a premium. Through their brokerage we were able to settle into a perfect space and the location we desired on the budget that we needed. Very professional staff."*

*"These guys are proven. The best commercial real estate professionals in Montana. They spend a tremendous amount of time and resources mining the data."*

