



OFFERING SUMMARY

Available SF: 1,380 SF

Lease Rate 3rd Floor Office: \$25.00 SF/yr (NNN)

Year Built: 1900

Building Size: 32,000 SF

Submarket: Downtown Missoula

Zoning: CBD-4

PROPERTY OVERVIEW

The historic Radio Central building in downtown Missoula is currently undergoing a beautiful renovation, bringing life back into this iconic property. Third floor office suites are available for lease and buildout options are still customizable. Ground floor retail suites, which include full basements, are also available for lease. Located in the heart of the new hotel developments planned for the surrounding blocks, this is the chance to thrive in the Downtown Missoula scene with the convenience of on-site parking.

Photos are a depiction of buildout possibilities (2nd Floor now occupied)

PROPERTY HIGHLIGHTS

- Historic building with beautiful renovation plans
- Customizable 3rd floor space(s)
- Dedicated parking behind the building
- Retail opportunities on the ground floor
- Located near numerous retail and dining amenities in the heart of new Downtown developments



ADDITIONAL PHOTOS

Radio Central Building | 123 - 137 E Main Street Missoula, MT 59802



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,380 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
127 East Main Street Suite 301	-	2,704 SF	NNN	\$25.00 SF/yr	Finish to your specifications! This 2,704 SF space in Radio Central offers 12' ceilings and large windows to let in plenty of light. Total monthly rent is \$6,320.60 including NNN est at \$3.05 psf.
127 E Main St, Suite 302	Available	1,380 SF	NNN	\$25.00 SF/yr	Beautifully finished turnkey office space in the Radio Central building located in Downtown Missoula. Floor plan includes 2 private offices and a large reception/bullpen area. Total monthly rent for 1,380 SF suite is \$3,225.75 including NNN est at \$3.05 psf. The Radio Central building has a dedicated parking lot with lease parking available.
127 East Main Street	-	2,040 SF	NNN	\$25.00 SF/yr	Beautifully finished space in the Radio Central building. Floor plan includes 2 private offices, conference room and a large reception/workspace area. Can be combined with the adjacent Suite 302 for 3,420 SF of space. Total monthly rent for 3,420 SF is \$7,994.25 including NNN est at \$3.05 psf.



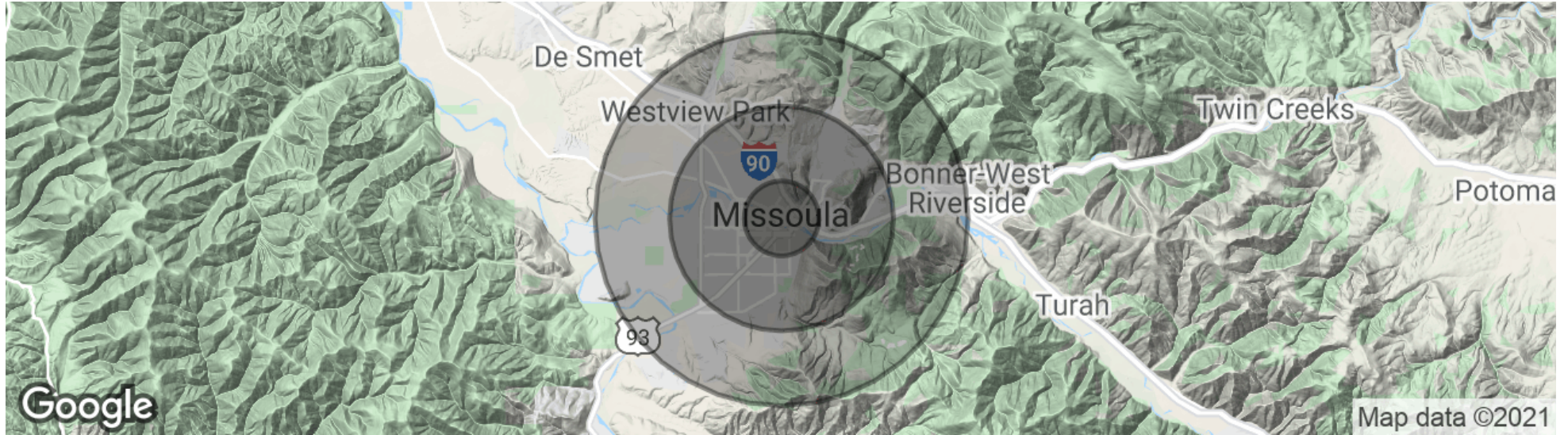
RETAILER MAP

Radio Central Building | 123 - 137 E Main Street Missoula, MT 59802



Map data ©2021





POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,149	55,424	84,745
Median age	26.9	28.9	30.9
Median age (Male)	27.6	28.5	29.8
Median age (Female)	26.9	30.1	33.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,365	24,803	36,923
# of persons per HH	2.1	2.2	2.3
Average HH income	\$40,724	\$45,079	\$48,609
Average house value	\$378,275	\$307,184	\$283,601

* Demographic data derived from 2010 US Census



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