



EXECUTIVE SUMMARY

Great Northern Loop Clinical Suites | 2829 Great Northern Loop Missoula, MT 59808



OFFERING SUMMARY

Lease Rate:	\$795.00 - 1,195.00 per month (Full Service)
Building Size:	13,952 SF
Available SF:	94 - 1,452 SF
Lot Size:	0.11 Acres
Number of Units:	19
Year Built:	2009
Renovated:	2021
Zoning:	M1-R2

PROPERTY OVERVIEW

Estheticians, lash technicians, massage therapists, and integrative health providers: lease an individual treatment room in a medical provider suite. Welcome clients into these bright new spaces with free on-site parking and a quiet, private waiting room. Rent is all-inclusive, including high-speed internet and all utilities. These new suites will be available in late January 2022. Additional office spaces are available in the building.

Suites include access to two fully equipped conference rooms, a kitchen, restrooms with shower, reception and furnished waiting area. Many suites have large windows. Doors are equipped with keypad locks for ease of access. Secured access to the building is provided 24 hours a day through the Proximity app for mobile phones. Office furniture is available for an additional monthly fee.

Lease terms are flexible. Prices quoted are for 1 year agreements, though shorter terms are possible at slightly higher rates. The space is professionally managed to allow you to focus on growing your business. Convenient location near Mullan and Reserve allows you to walk to a wide variety of lunch and shopping options including Panera Bread and Starbucks.



ADDITIONAL PHOTOS

Great Northern Loop Clinical Suites | 2829 Great Northern Loop Missoula, MT 59808



SterlingCRE
ADVISORS

MATT MELLOTT, CCIM, SIOR
Commercial Real Estate Advisor
406.203.3950
matt@sterlingcreadvisors.com

NICK CHAUSSEE
Commercial Real Estate Advisor
406.203.4547
nick@sterlingcreadvisors.com

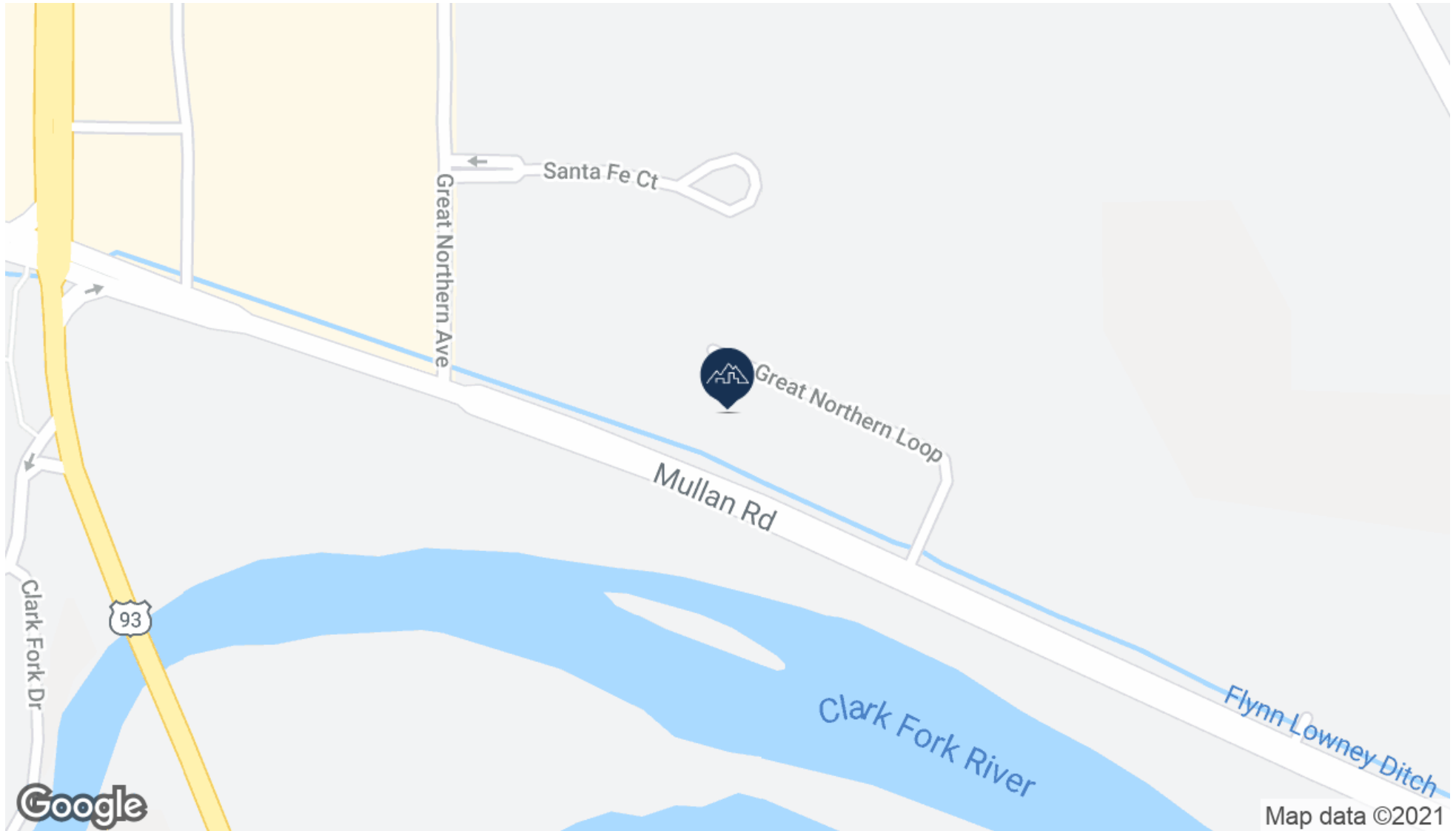
CONNOR MCMAHON
Commercial Real Estate Advisor
406.370.6424
connor@sterlingcreadvisors.com

2829 GREAT NORTHERN LOOP
MISSOULA, MT 59808
STERLINGCREADVISORS.COM



LOCATION MAP

Great Northern Loop Clinical Suites | 2829 Great Northern Loop Missoula, MT 59808



SterlingCRE
ADVISORS

MATT MELLOTT, CCIM, SIOR
Commercial Real Estate Advisor
406.203.3950
matt@sterlingcreadvisors.com

NICK CHAUSSEE
Commercial Real Estate Advisor
406.203.4547
nick@sterlingcreadvisors.com

CONNOR MCMAHON
Commercial Real Estate Advisor
406.370.6424
connor@sterlingcreadvisors.com

2829 GREAT NORTHERN LOOP
MISSOULA, MT 59808
STERLINGCREADVISORS.COM



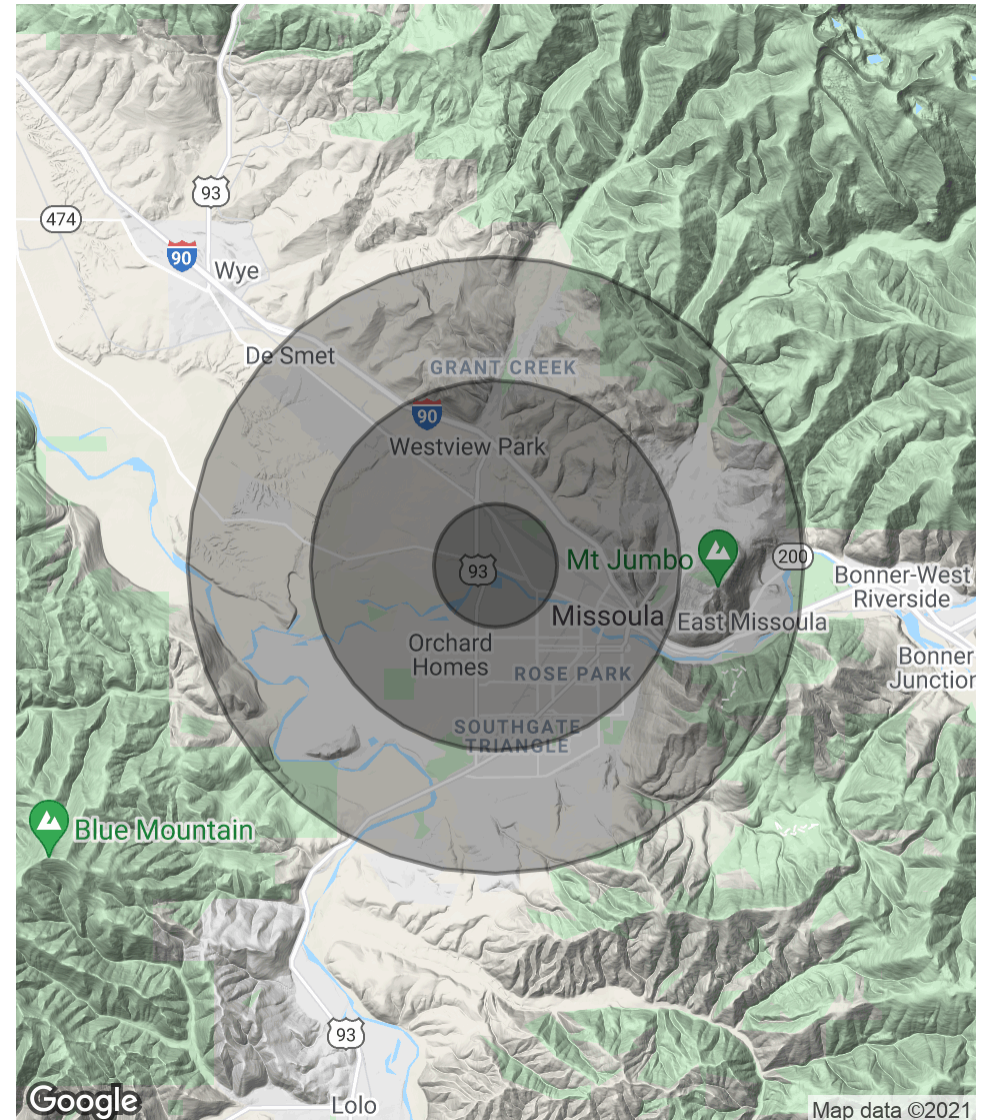
DEMOGRAPHICS MAP & REPORT

Great Northern Loop Clinical Suites | 2829 Great Northern Loop Missoula, MT 59808

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,227	47,879	90,609
Average age	29.0	30.7	31.4
Average age (Male)	28.7	29.8	30.2
Average age (Female)	29.7	32.5	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,368	21,852	38,912
# of persons per HH	2.1	2.2	2.3
Average HH income	\$36,580	\$42,630	\$49,063
Average house value	\$176,041	\$228,226	\$266,832

* Demographic data derived from 2010 US Census





CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sterling CRE Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sterling CRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sterling CRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sterling CRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sterling CRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

