



SterlingCRE
A D V I S O R S

North Reserve Business Corridor **± 12,840 SF Turnkey Office Building**

3010 Santa Fe Court
Missoula, Montana

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Missoula, Montana**

Lease Brochure

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Invest in the West

In Missoula, Montana an attractive business climate with unparalleled access to the outdoors and a regional hub for medical service stimulate attention from a robust and diverse working population. The property at 3010 Santa Fe Court sits between the busy commercial corridors of Reserve and West Broadway Streets.

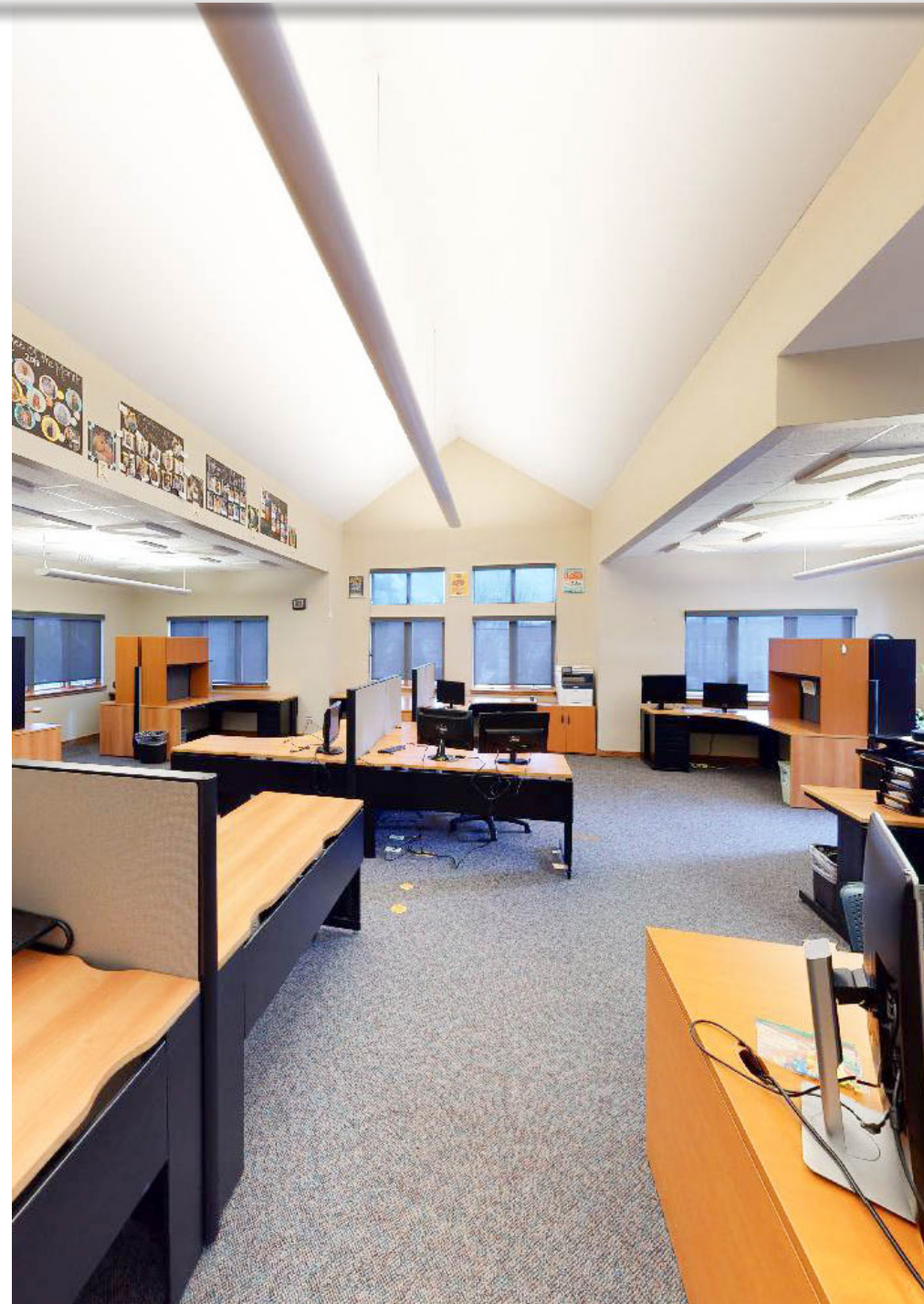
Featuring a mix of private and open office spaces, 3010 Sante Fe Court is pristine with ample parking, attractive landscaping, and elevator access. The surrounding business park atmosphere welcomes professional clientele.

While situated at the crux of well-trafficked streets, the property is walkable to Panera, Starbucks, Target, and Albertsons. The location also lends itself to quick access to government buildings, downtown, and many residential neighborhoods.

A River Runs Through It

Keen on outdoor opportunities, Missoula's quickly growing population is kinetic and industrious. The city is home to Olympians, recording artists, YouTube stars, renowned scientists, and Nobel Peace Prize winners.

Driven by employment gains and billions in tourism dollars, Missoula's business community has steadily expanded. Bioscience, technology, and nationally recognized entrepreneurs thrive across the city.





Lease Rate **\$19 SF + NNN**

Size **± 12,840 SF building (per plans)**

Year Built **1997**

Zoning: **M1-R2**

Acreage: **±1.105 Acres**

GeoCode **04-2200-17-2-05-12-0000**



Central location in Missoula with easy access to downtown, North Reserve business corridor, I-90 and the Missoula International Airport.



Ample paved parking with additional on street parking available.

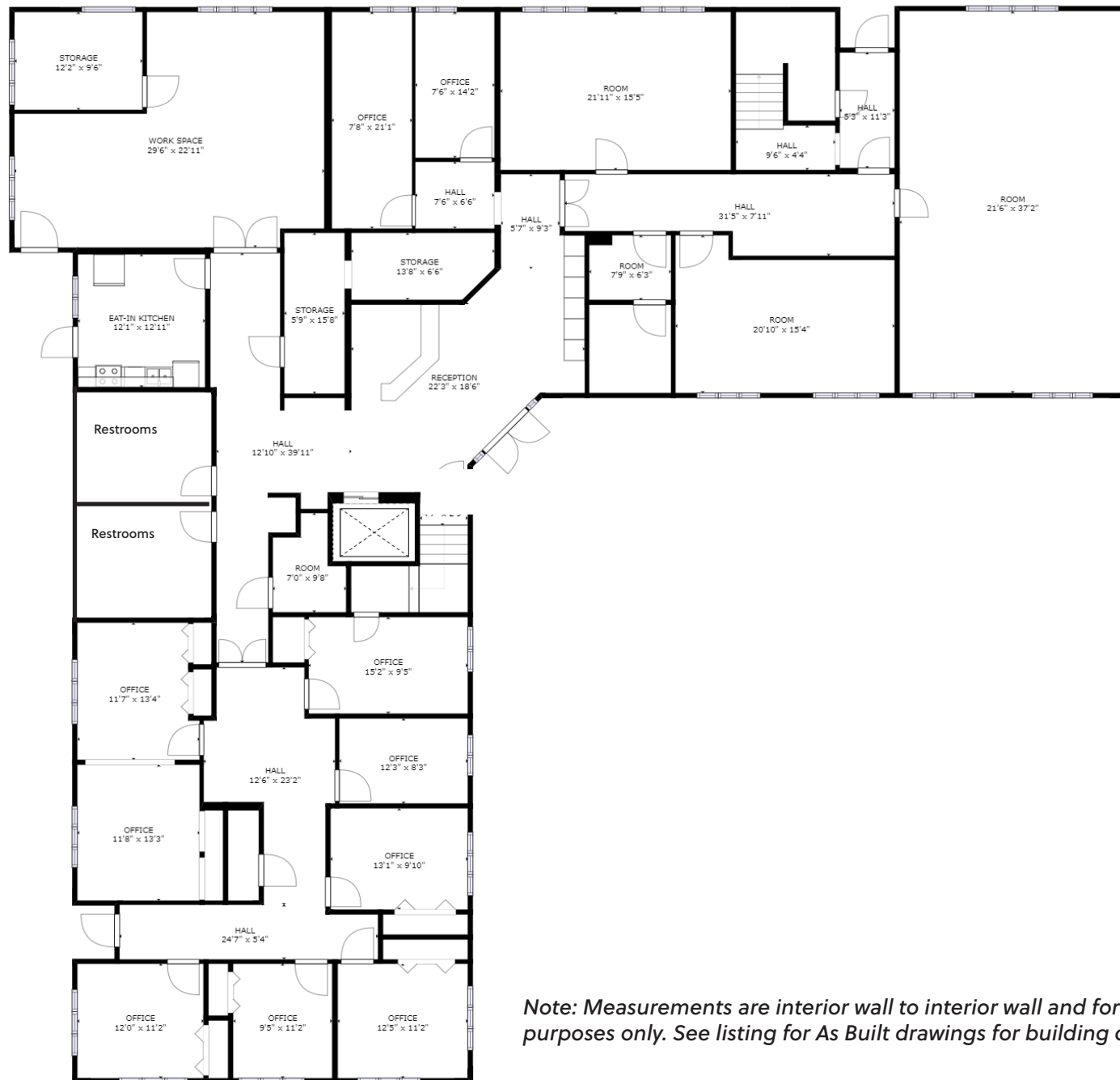


Modern building with elevator access, adaptable floor plans with private offices and open spaces and outdoor deck space.

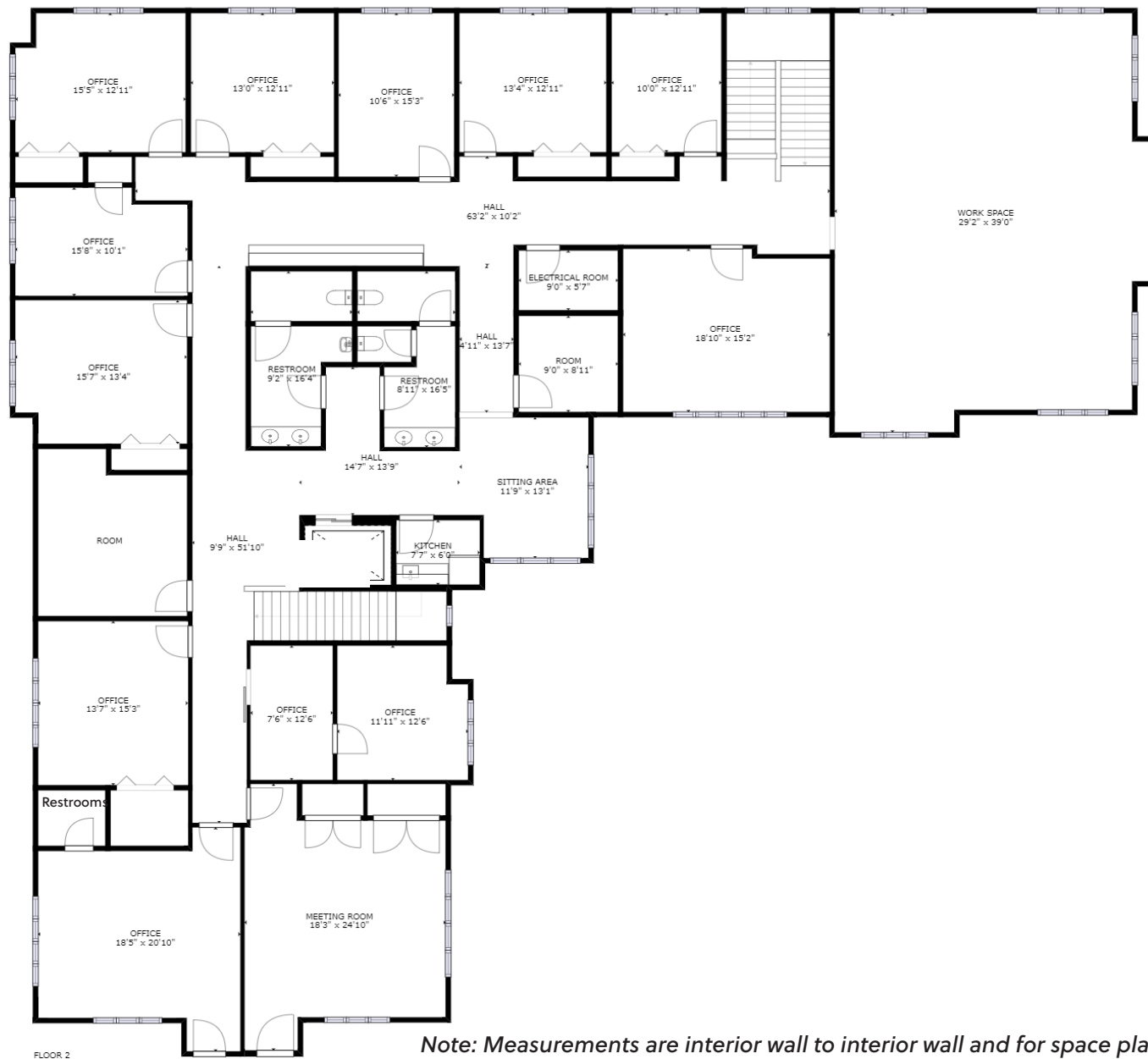


Recently updated interiors with modern materials and layouts that take advantage of natural light. Property is in turnkey condition.

Building is also available for sale, please inquire for details.



Note: Measurements are interior wall to interior wall and for space planning purposes only. See listing for As Built drawings for building dimensions.



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3010 Santa Fe Court

Overview

Number of Buildings	1
Number of Stories	2
Type	Office
First Floor	±6,560 SF
Second Floor	±6,280 SF
Year Built	1997

Zoning

Zoning	M1-R2
# of Parcels	1
Total Acreage	±1.10 acres
2020 Taxes	\$36,477.87

Construction

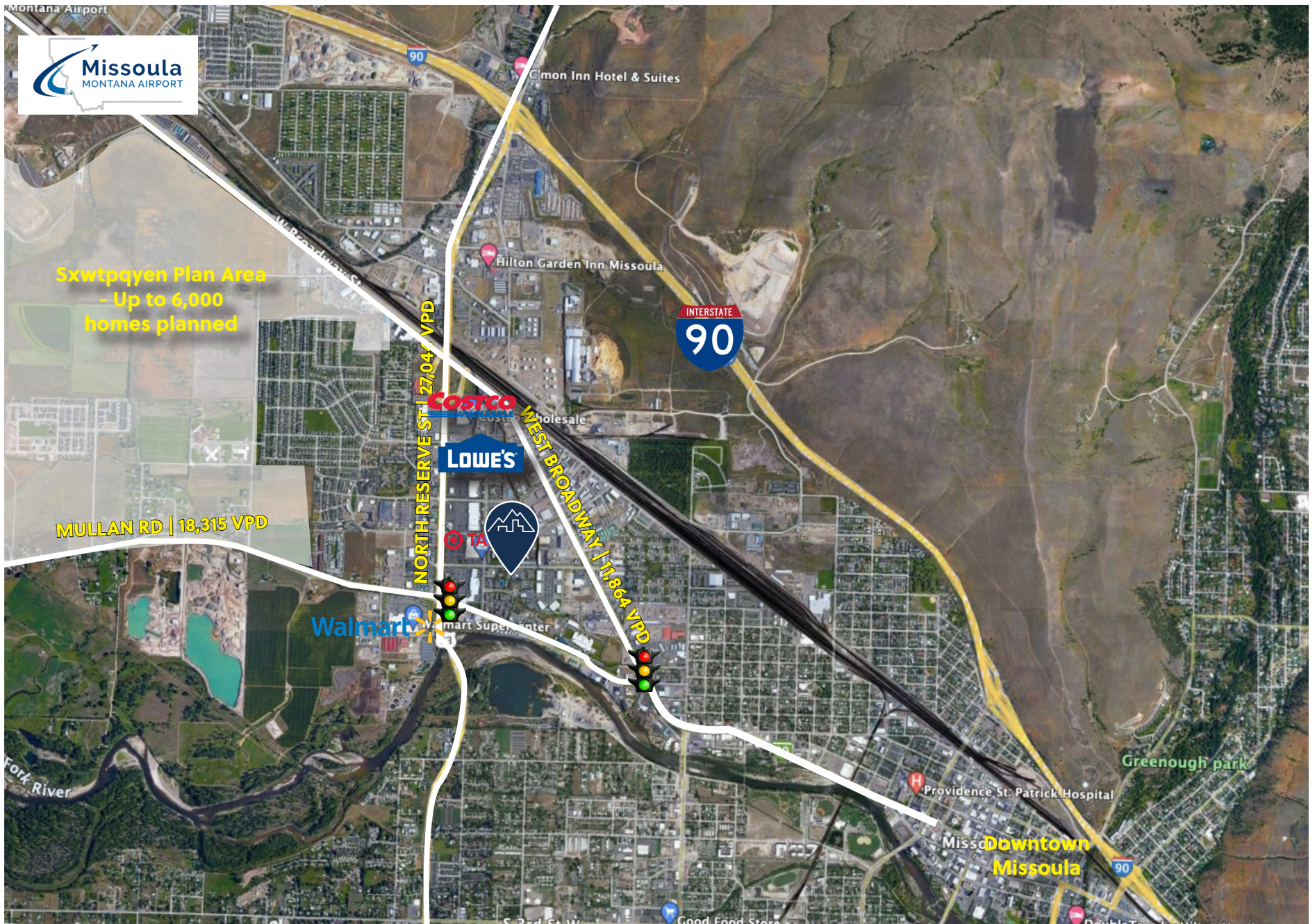
Foundation	Concrete
Framing	Wood
Exterior	Wood
Roof	Metal roof
Parking	Paved lot- 42 Spaces

Other

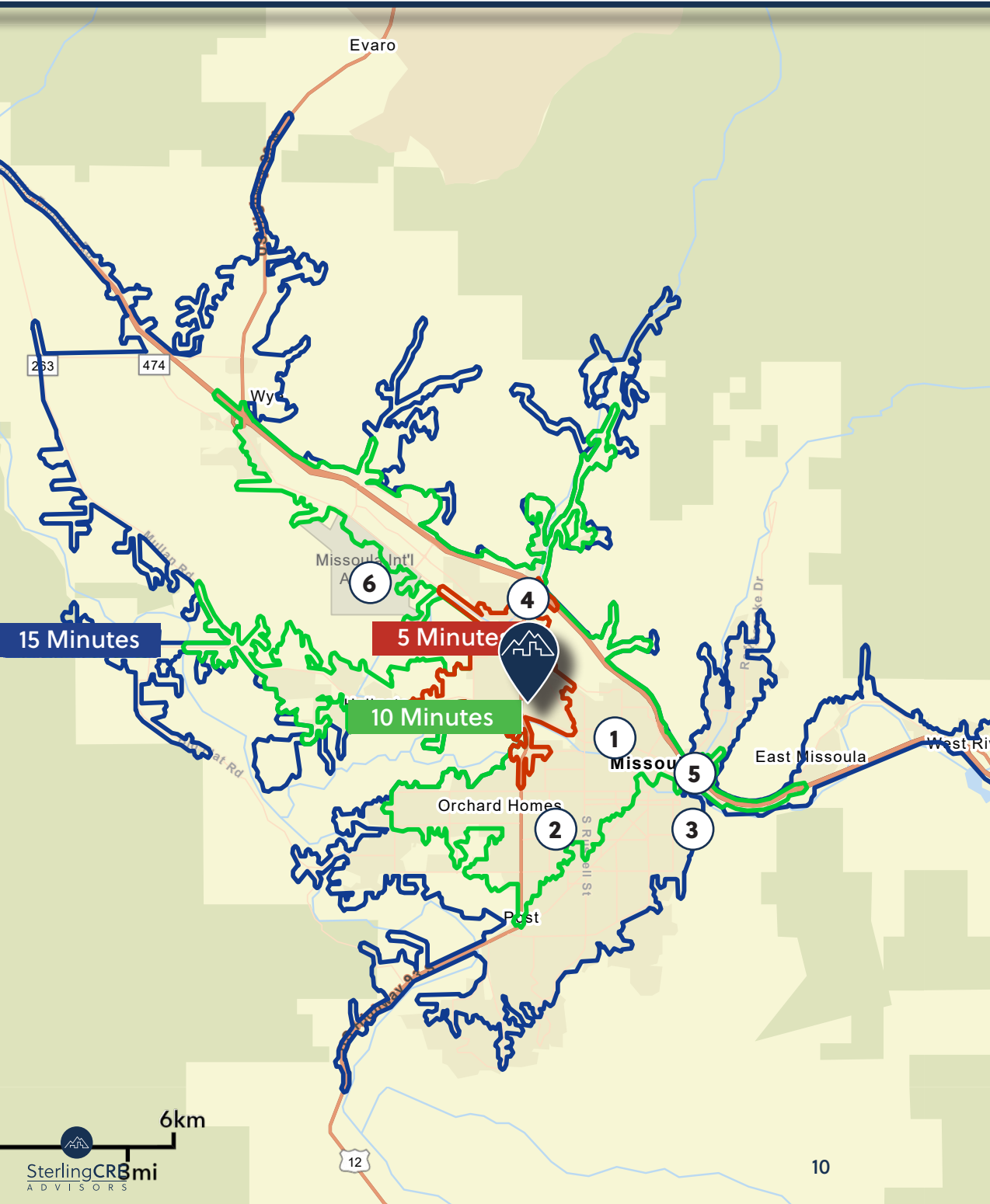
Landscaping	Mature, low maintenance
Topography	Flat
HVAC	Central air conditioning
Water/Sewer	City water and sewer
Amenities	Elevator Usable outdoor deck/patio On-site parking



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Location Drive Time Map



1. Providence St Patrick Hospital
Medical campus including a hospital, emergency room and offices for a variety of specialists



2. Southgate Mall
Destination retail serving western Montana



3. University of Montana
Home to over 10,000+ students



4. North Reserve Retail Corridor
Missoula's concentration of major retailers including Costco, Target, WalMart, Lowes and Home Depot



5. Downtown Missoula
A popular destination for residents and visitors alike with popular shops, restaurants, bars and hotels



6. Missoula International Airport
Nonstop service to 16 major U.S. cities, with service expansion ongoing



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