



SterlingCRE
A D V I S O R S

Adaptable & Accessible Office

Up to ± 19,035 SF Office Space for Lease

2620 Connery Way
Missoula, Montana

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Lease Brochure

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Invest in the West

In Missoula, Montana, an attractive business climate, a regional hub of medical services, and unparalleled outdoor access attract a diverse group of visitors and residents. At 2620 Connery Way, an exceptional location and modern building appeal to many users.

The property features an easily adaptable space, great parking, and a well-maintained exterior and landscaping. Elevator access, two entrances, and ample signage opportunities allow for greater customization of the space for multiple tenants or a single user. Basement space may be used for storage.

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.

The property at 2620 Connery Way is adjacent to the high-growth Sxwtpqyen area, with a finalized master plan development and infrastructure development initiated by the City of Missoula in early 2022.





Lease Rate	\$20 SF NNN Floors 1&2 \$9 SF NNN Basement
Size	± 2,901 to ± 19,035 SF spaces
Year Built	2002
Available	October 2022
NNN Estimate	Currently estimated at \$3.60 SF Tenants pay utilities and trash directly



Great location in the path of growth; ± 6,000 residential units are planned for the adjacent Sxwtpqyen area.



Ample paved parking with additional on street parking available.



Modern building with elevator access, adaptable floor plans and usable basement space.



Attractive facade with canopy signage opportunities.

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

Suite 101

Size	± 6,323 SF
Lease Rate	\$20 SF NNN
Notes	Two entrances, multiple private offices, large workspace and a reception area. Restrooms located ensuite.

Suite 201

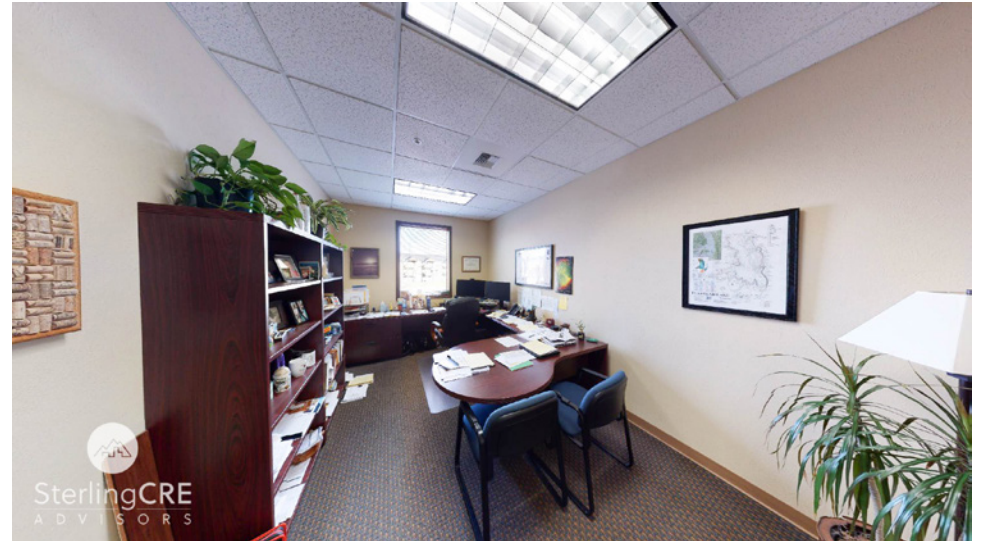
Size	±2,901 SF
Lease Rate	\$20 SF NNN
Notes	Elevator access to space. Nine private offices and several additional spaces. Shared restrooms on 2nd floor.

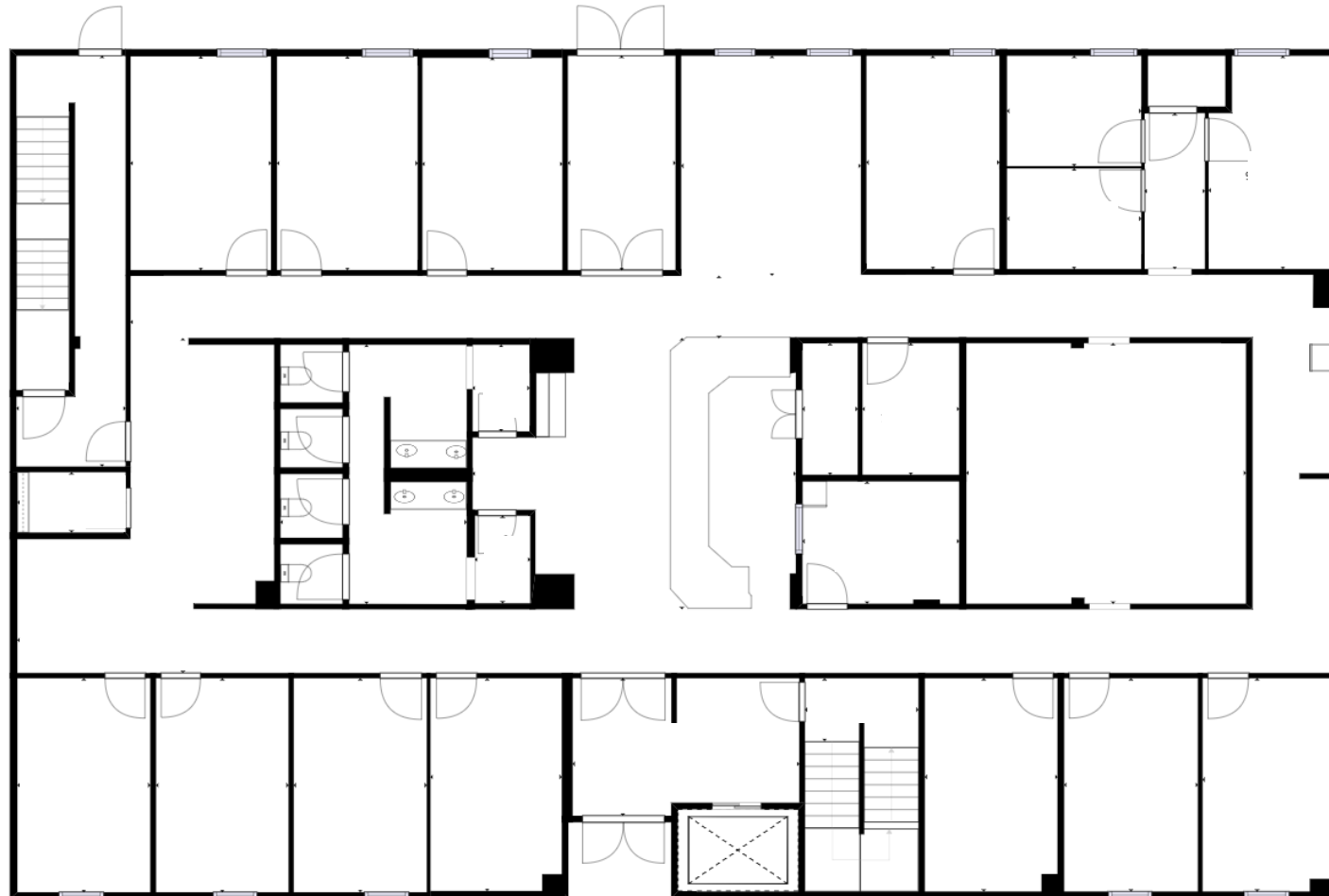
Suite 202

Size	± 3,488 SF
Lease Rate	\$20 SF NNN
Notes	Elevator access to space. Eight private offices, meeting room and a large open work area. Shared restrooms on 2nd floor.

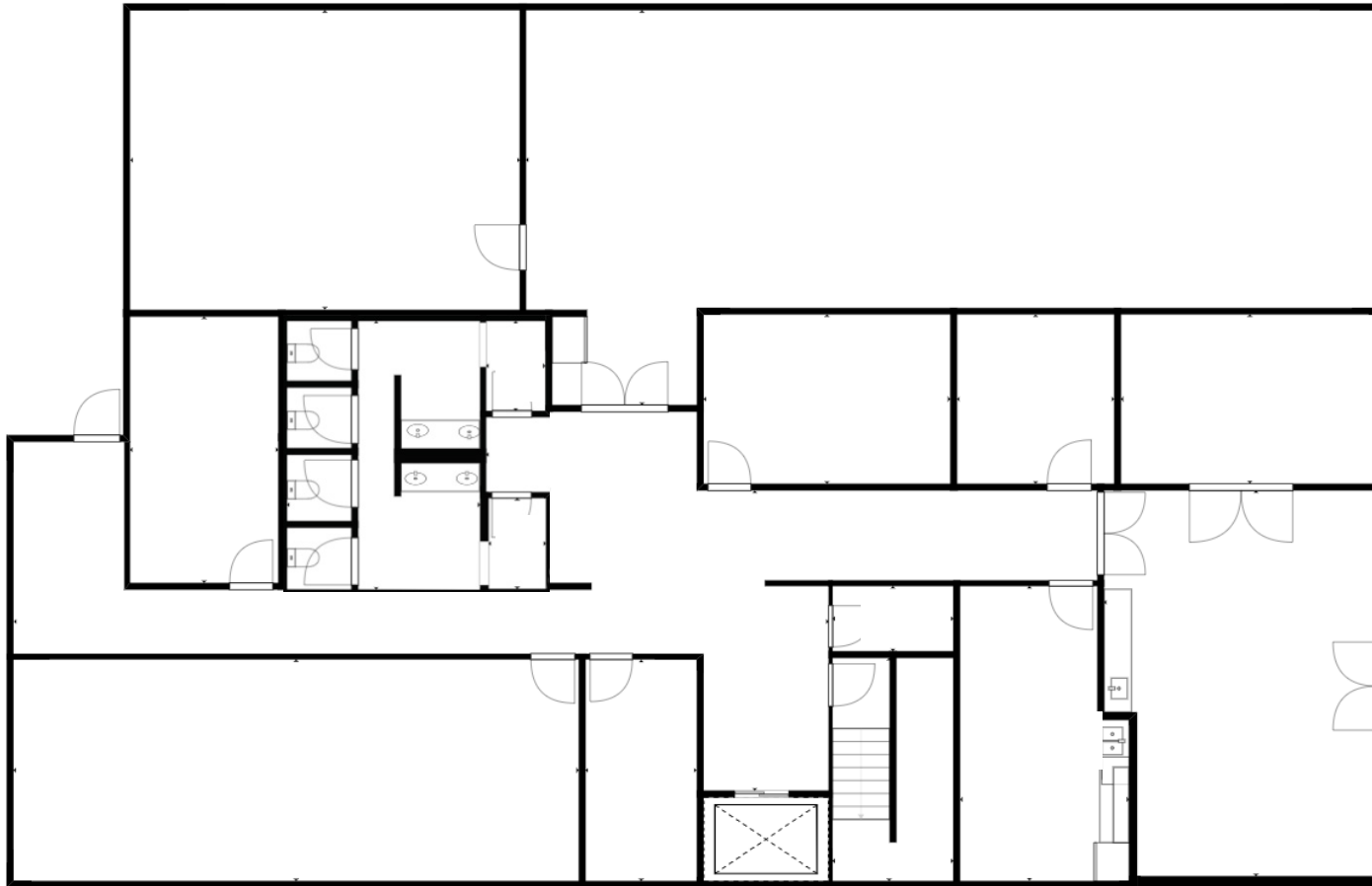
Basement Level

Size	± 6,323 SF
Lease Rate	\$9 SF NNN
Notes	Variety of options including some finishes spaces, storage areas and finished open space. Restrooms included in basement.



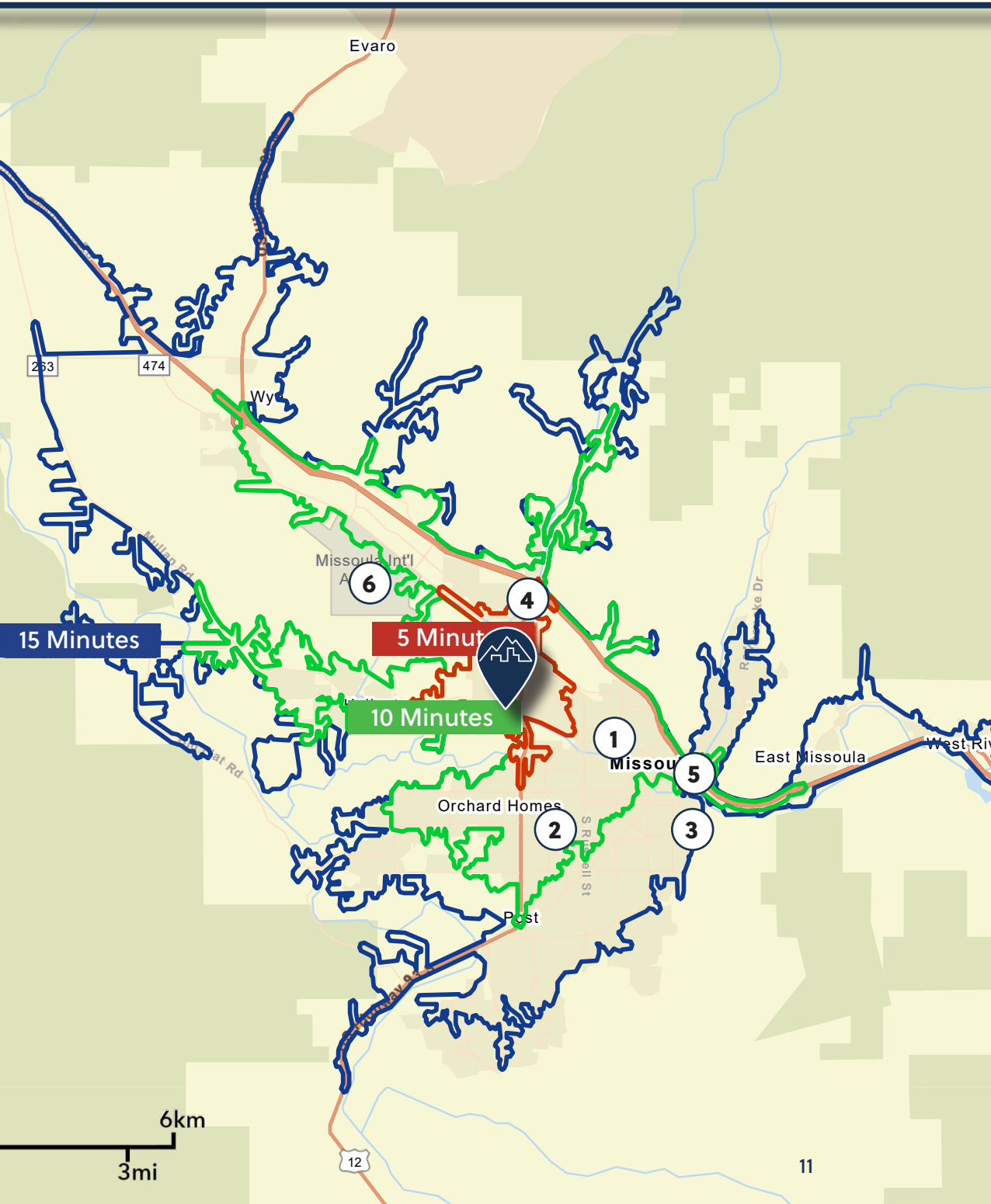






FLOOR 1





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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