



**SterlingCRE**  
ADVISORS

## Flexible Midtown Office Condominium

Located in Regent Place  
1055 West Sussex, Suite 105  
Missoula, Montana



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Missoula, Montana

### Offering Memorandum

Presented by

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### Midtown Office Condominium with Flexible Layout Options

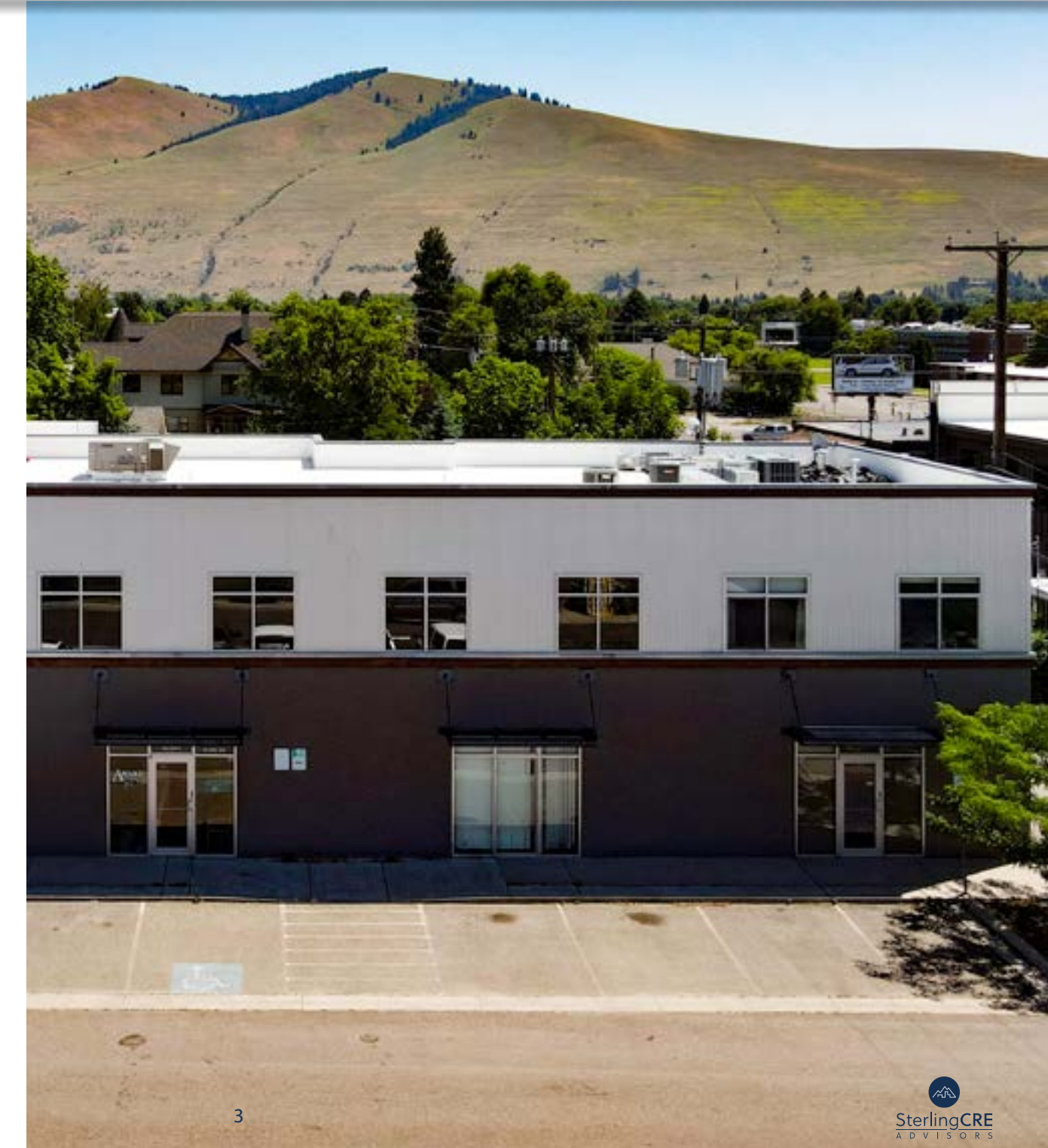
Welcome to 1055 West Sussex Avenue, a fantastic opportunity to own a  $\pm 1,135$  square foot office condominium in the heart of Missoula Midtown. This suite offers a great location with easy access to schools, shopping centers, and residential neighborhoods. Enjoy the convenience of walking to nearby Walgreens, Starbucks, and Jiffy Lube.

Inside the suite, you'll find two rooms with lots of flexibility and potential for different layouts. The space includes a bathroom, kitchenette, and one private office or conference room. With lots of natural light, this suite is perfect for any business looking for a great location and a comfortable workspace.

The location is highly visible with over 26,000 vehicles passing through the Brooks and Russell Street intersection daily. Enjoy nearby green spaces and all the benefits of being in the heart of Midtown.

Midtown is a thriving community with a growing population, strong economy, and quick access to major metropolitan areas. The expanding regional economy provides great growth potential for your business.

[Virtual tour here.](#)







Offering Price \$350,000

Property One office condominium in Regent Place

Total Square Footage Useable: ±970 SF  
Rentable: ±1,135 SF

Zoning Missoula C1-1 - TIF District



Located in Midtown Missoula with easy access to downtown and the University of Montana.

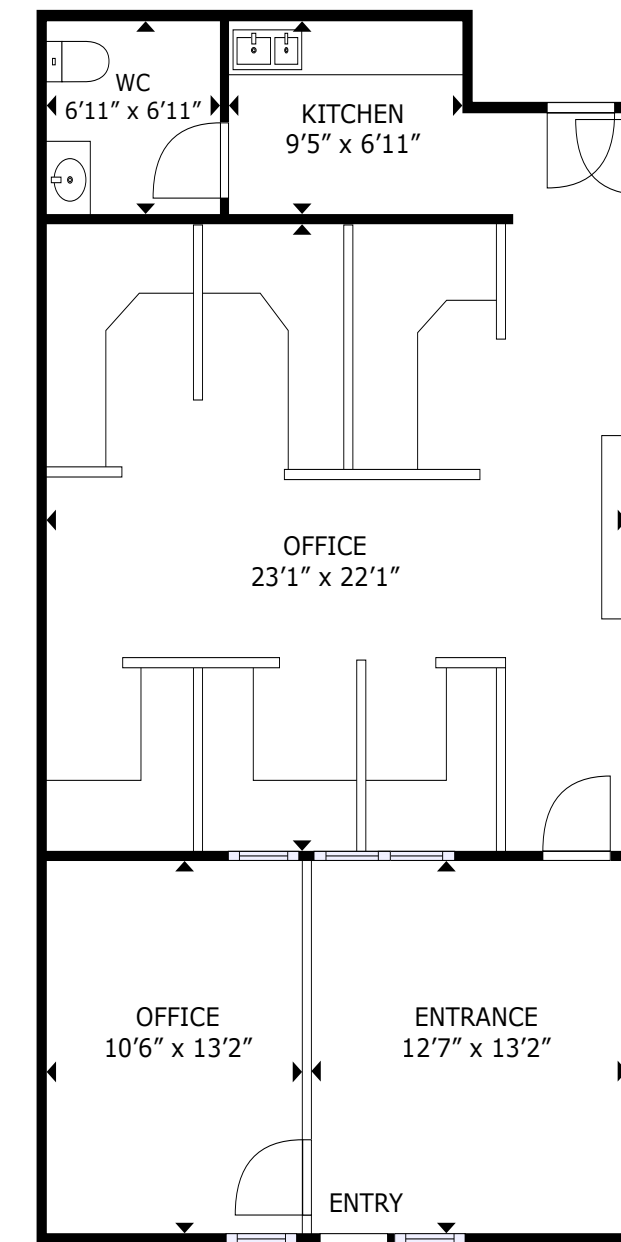


Turnkey space demised into reception area, two offices with demountable walls, and a kitchenette.



Well-maintained building is occupied by professional services. Shared restrooms in common area.

Overview	
Type	Office condominium
First Floor	Useable: ±970 SF Rentable: ±1,135 SF
Year Built	2005
Zoning	
Zoning	Missoula C1-1
2023 Taxes	\$4,633.25
Construction	
Framing	Wood
Exterior	Wood
Parking	Three dedicated parking spaces
Other	
Landscaping	Mature, low maintenance
Topography	Flat
HVAC	Central air conditioning
Water/Sewer	City water and sewer
Amenities	<ul style="list-style-type: none"> <li>Dedicated breakroom</li> <li>Welcoming reception area with open bullpen space</li> <li>Turnkey condition</li> <li>On-site parking</li> <li>Restrooms in common area</li> <li>Excellent investment opportunity (7.17% cap rate achievable if leased at market rate.)</li> </ul>



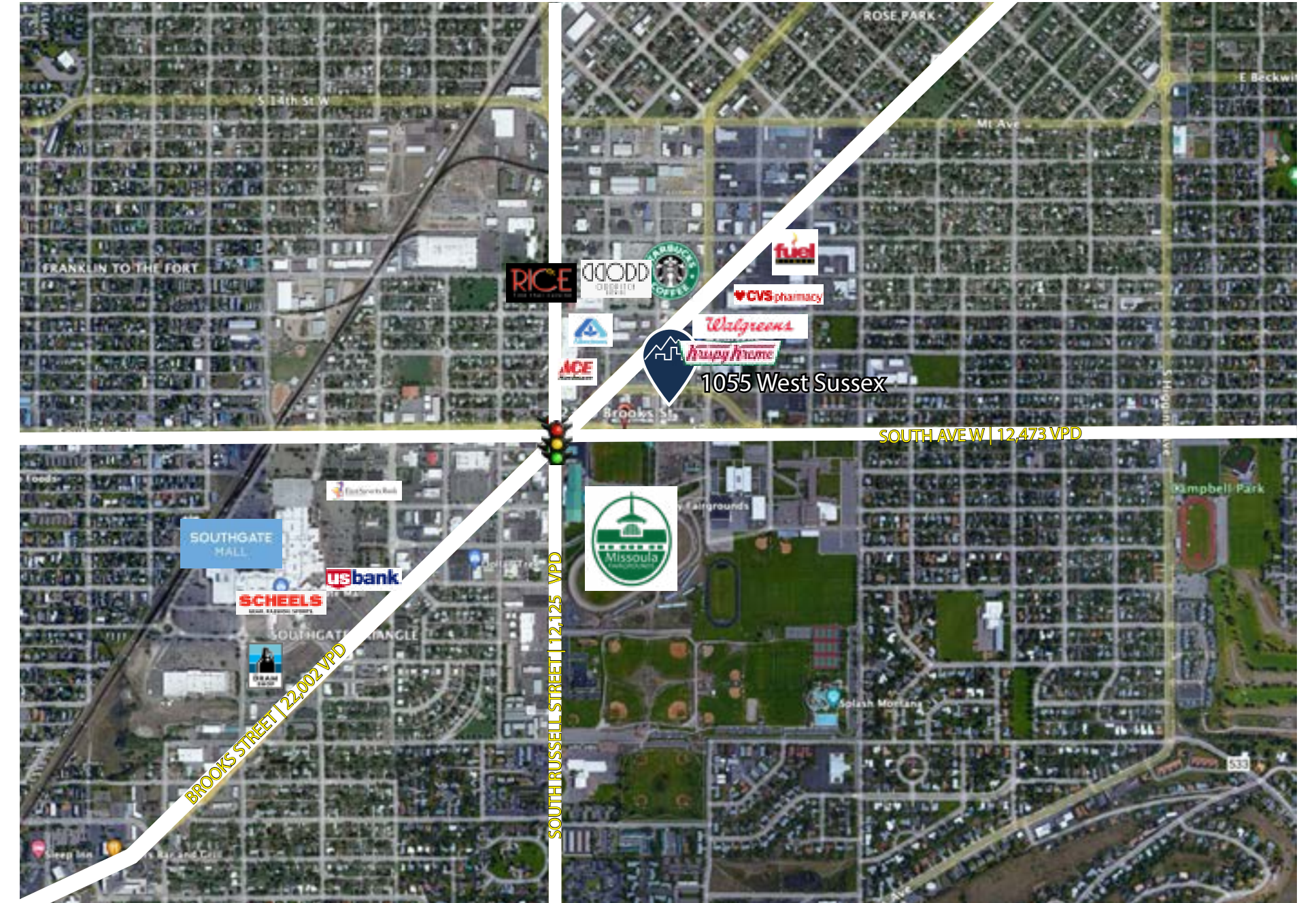
GROSS INTERNAL AREA FLOOR PLAN: 951 sq. ft



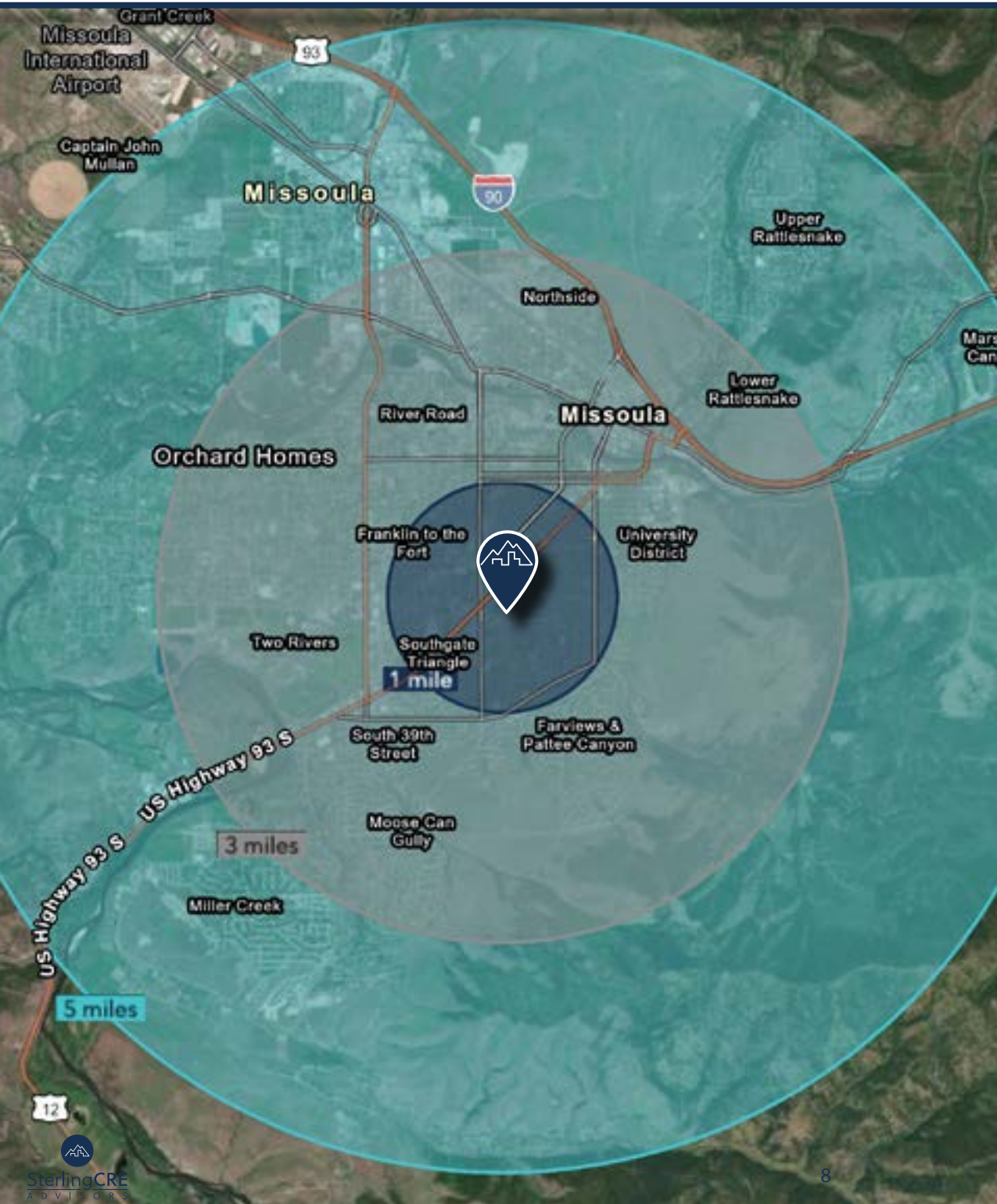
Additional Images




Locator Aerial & Walk Score








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

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Southgate Mall  
Destination retail serving western Montana

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University of Montana  
Home to 10,000+ students

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

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

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Missoula International Airport  
Non-stop service to 16 major U.S. cities, with service expansion ongoing

## Key Facts

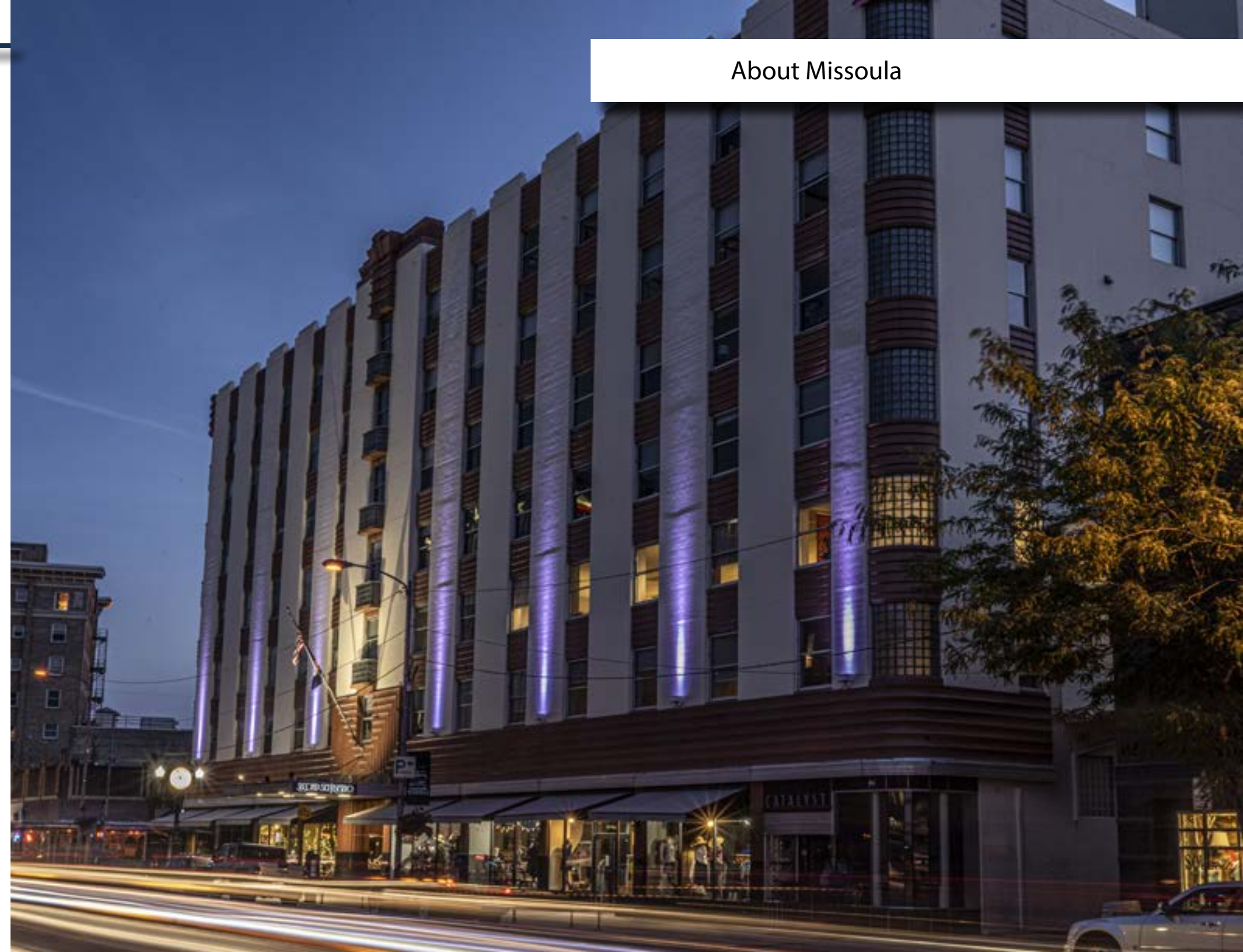






Source: Census on the Map

## About Missoula





## ACCOLADES

**#2 BEST PLACES TO LIVE IN THE AMERICAN WEST**

Sunset Magazine

**#10 AMERICA'S MOST CREATIVE SMALL CITIES**

Creative Vitality Index

**#4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS**

Verizon

**#10 BEST SMALL METROS TO LAUNCH A BUSINESS**

CNN Money

**#9 MOST FORWARD THINKING CITIES IN AMERICA**

Trip.com

**GOLD RANKING FOR BIKE FRIENDLINESS**

One of only 38 cities in America- League of American Bicyclists

**#6 BEST CITIES FOR FISHING**

Rent.com

**#1 CITY FOR YOGA**

Apartment Guide

**TOP 10 CITIES FOR BEER DRINKERS**

2015, 2016, 2017, 2019

## PEOPLE

**#3 FASTEST GROWING STATES**

By population

**10.1% POPULATION GROWTH SINCE 2010**

Missoula ranks among highest net migration cities in US

**54.3% GROWTH**

Growth in the number of residents over age 25 with a bachelors degree or higher from 2010 to 2020

**51.0 % DEGREED**

Of the population 25 and up have a bachelors degree or higher vs 32.9% in the US

**20.5% HIGH INCOME HOUSEHOLDS**

Of households have incomes over \$100,000 a year, up from 12.4% in 2010

**52.6% RENTERS**

Of residents are renters; 2.67% rental vacancy rate vs 5.6% in the US

## ACCESS

**16 MINUTES**

Average commute time, vs 27 minutes in the US

**15.6%**

Walk or bike to work versus 3.1% in the US overall

**18 HOURS**

Lost in Missoula traffic congestion yearly, vs 99 hours in the US overall

**16 NON-STOP DESTINATIONS FROM MSO**

With an upgraded terminal under construction

**62 MILES**

Of bike lanes with a Gold rating from the League of American Bicyclists

**14 ROUTES**

Provide a bus network across the City of Missoula

## ECONOMY

**DIVERSITY AMONG TOP EMPLOYERS**

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

**\$196,600,000** Value of Missoula Residential Building Permits, 2021**36% OF NEW JOBS ARE KNOWLEDGE JOBS**

Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience

**10% UPTICK IN OFFICE BASED JOBS**

From 2010 to 2019, with 36% in Professional Services

**GROWING TECH HUB**

Cognizant, onX Maps, Submittable, and Lumenad are some examples of tech firms that call Missoula home

**# 5 BEST BUSINESS TAX CLIMATE**

The state of Montana, per Business Facilities' 18th Annual State Rankings

**# 6 RECOVERY LEADERS**

The state of Montana, per Business Facilities' 18th Annual State Rankings

This offering memorandum contains select information pertaining to the Property and Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective purchasers may require to evaluate a purchase of the Property. The information contained in this offering memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not present the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This offering memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective investors. You are advised to independently verify the accuracy and

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A D V I S O R S

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