



**SterlingCMG**  
COMMERCIAL MANAGEMENT

## Start-Up Space Available at MonTEC

**1121 East Broadway Street  
Missoula, Montana**

**BioScience and Tech-Focused Business Incubator**

Exclusively Managed by:

**Jessica Morina**

Jessica@SterlingCMG.com

406.290.9800 Ext 704

# Opportunity Overview

Sterling Commercial Management Group is proud to present 1121 East Broadway Street, home to Montana Technology Enterprise Center, also known as “MonTEC.”

“MonTEC is a high-growth, technology-focused business incubator that is building a community of high-growth enterprises on the Clark Fork River by connecting people and linking them with support services to help get their venture on the right track.”

With multiple spaces available, including lab and office space, this unique offering also features secure access, a shared break room/kitchen, and large conference rooms for your diverse needs.

This is a BioScience and Tech-Focused Business Incubator space; proposed tenants must meet eligibility criteria. Please inquire for further details.



<b>Address</b>	1121 East Broadway Street
<b>Property Type</b>	Office/Lab
<b>List Rate</b>	Inquire for further details
<b>Estimated NNN</b>	Inquire for further details

# Interactive Links

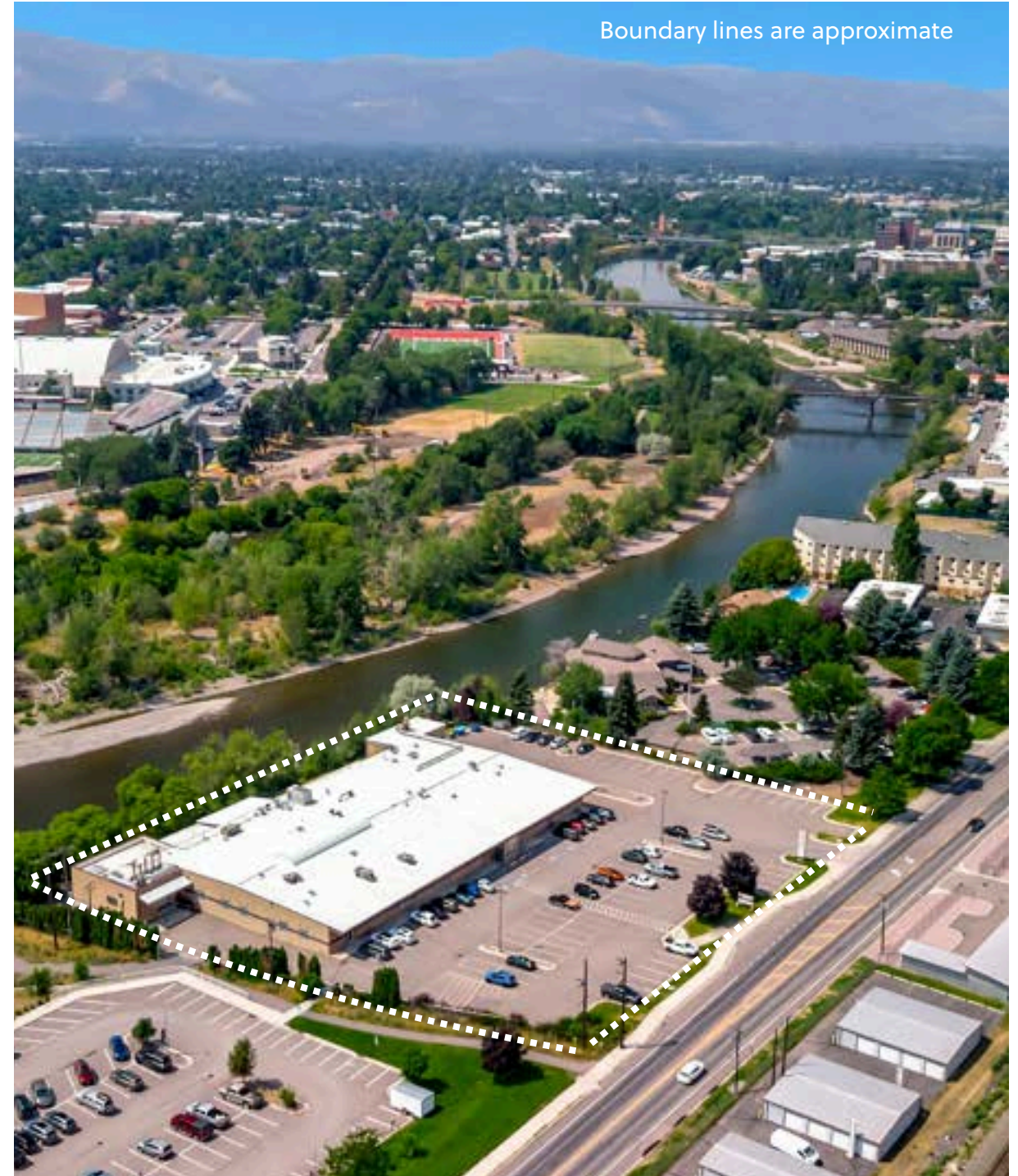
 Link to Listing

 Street View

 3D Tour - Unit 123 (Lab)

 3D Tour - Unit 146 (Office)

 3D Tour - Unit 149 (Office)



# Property Details

<b>Address</b>	1121 East Broadway Street
<b>Property Type</b>	Office/Lab
<b>Suite 123</b>	±672 SF lab space with fume hood, sink, and DI water available
<b>Suite 146</b>	±165 SF office space
<b>Suite 149</b>	±120 SF office space
<b>Geocode</b>	04-2200-22-4-06-08-0000
<b>Traffic Count</b>	±6,831 (AADT 2023)
<b>Year Built/Renovated</b>	1982/2001
<b>Parking</b>	Ample parking in dedicated lot
<b>Access</b>	East Broadway Street



Boundary lines are approximate



**Easily accessible location on East Broadway next to the Missoula College**



**Secure building with keycard access**



**MonTEC is a BioScience and Technology-focused business incubator making it the perfect place for start-ups**



**Dedicated parking lot**



**Multiple spaces available within the building**

# Tech-Incubator Spaces for Lease

“MonTEC is a high-growth, technology-focused business incubator that is building a community of high-growth enterprises on the Clark Fork River by connecting people and linking them with support services to help get their venture on the right track.”



Boundary lines are approximate

Location Overview



Suite 123 Lab Space

A floor plan outline for Suite 123, shown as a white polygon with a thick black border. The shape is irregular, with a small rectangular protrusion on the left side and a notch on the right side. The text "Suite 123" is centered within the white area.

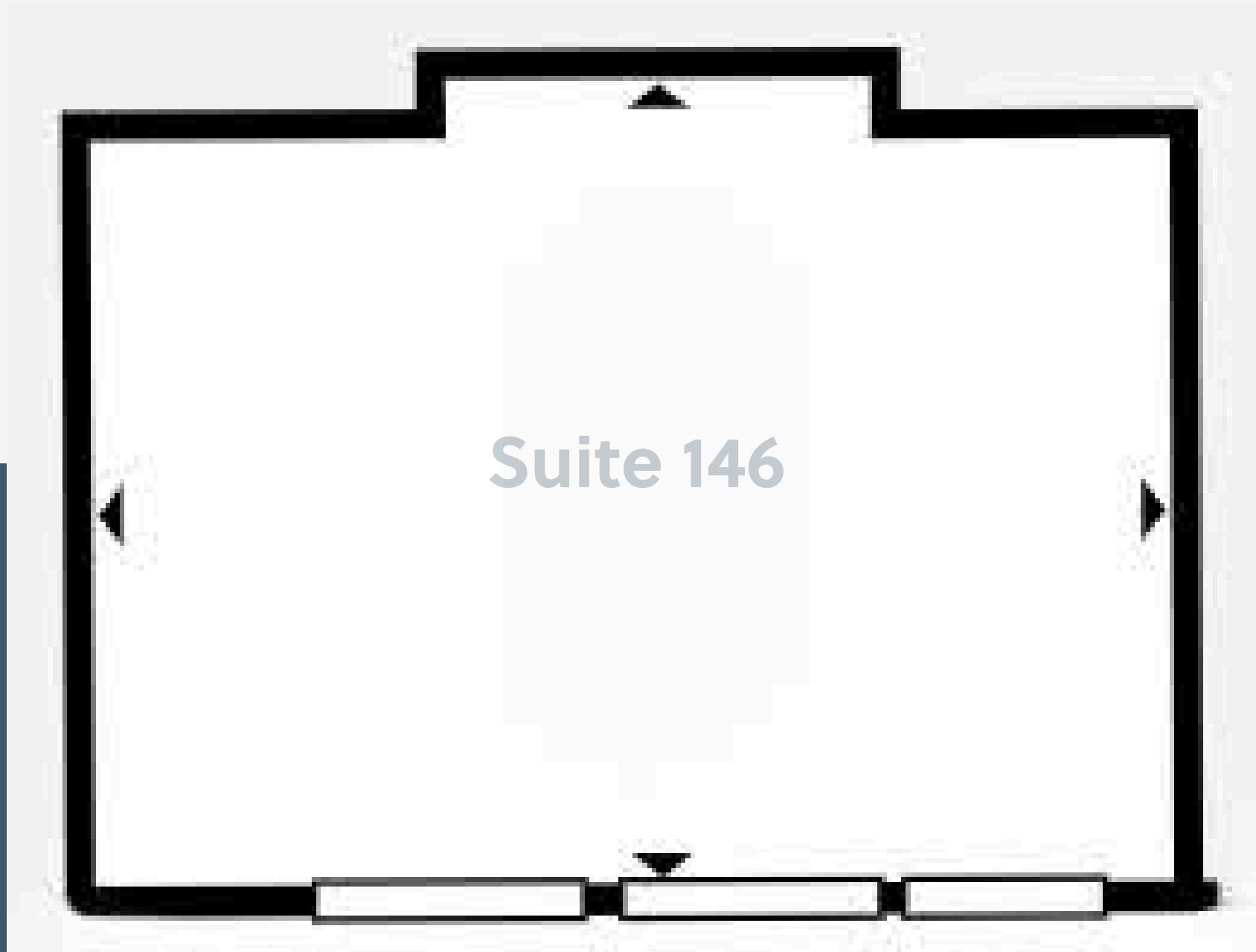
Suite 123

Approximate representation



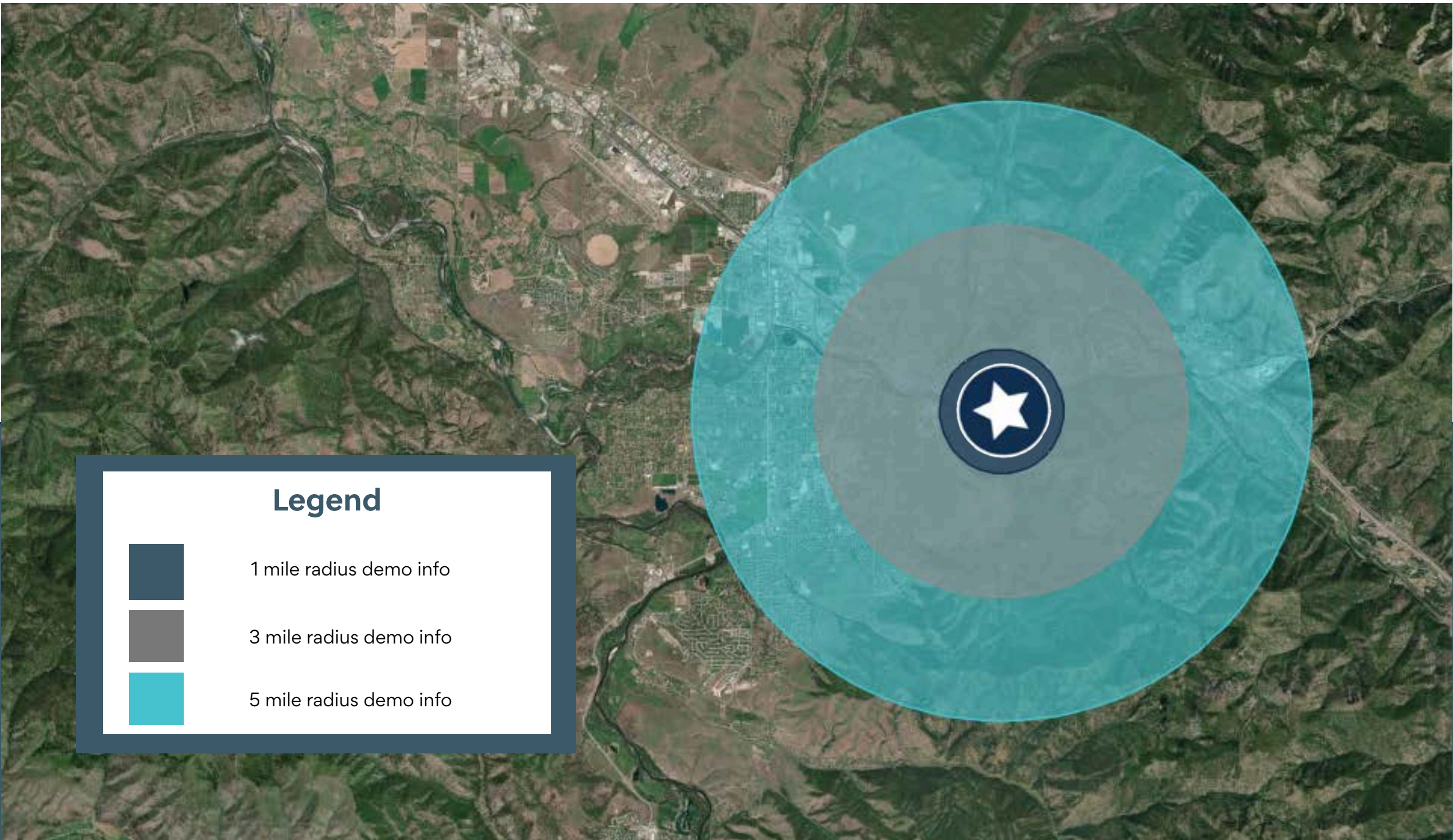


Suite 146 Office Space



Approximate representation

Floor Plans



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

2,108

Population

38.2

Median Age

2.1

Average Household Size

\$50,631

Median Household Income

399

2023 Owner Occupied Housing Units (Esri)

555

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



81

Total Businesses



1,187

Total Employees

## HOUSING STATS

1 mile



\$563,578

Median Home Value



\$8,579

Average Spent on Mortgage & Basics



\$988

Median Contract Rent

### 2024 Households by income (Esri)

1 mile

The largest group: \$35,000 - \$49,999 (24.1%)

The smallest group: \$150,000 - \$199,999 (4.5%)

Indicator ▲	Value	Diff
<\$15,000	13.0%	+5.8%
\$15,000 - \$24,999	7.0%	+0.1%
\$25,000 - \$34,999	5.3%	-1.3%
\$35,000 - \$49,999	24.1%	+9.0%
\$50,000 - \$74,999	14.5%	-1.0%
\$75,000 - \$99,999	15.4%	-1.4%
\$100,000 - \$149,999	7.7%	-8.4%
\$150,000 - \$199,999	4.5%	-2.3%
\$200,000+	8.5%	-0.5%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	2,108	38,523	74,832	2022 Per Capita Income	\$36,289	\$40,472	\$39,755
2022 Household Population	2,039	36,538	72,058	2022 Median Household Income	\$50,631	\$58,687	\$61,051
2022 Family Population	1,264	21,555	45,220	2022 Average Household Income	\$86,080	\$87,901	\$87,127
2027 Total Population	2,162	39,238	76,449	2027 Per Capita Income	\$43,327	\$48,172	\$47,357
2027 Household Population	2,094	37,253	73,675	2027 Median Household Income	\$59,410	\$72,501	\$75,584
2027 Family Population	1,291	21,786	45,824	2027 Average Household Income	\$102,275	\$103,680	\$102,852

# Missoula Air Service

Missoula International Airport offers direct flights to major cities on the west coast and midwest.

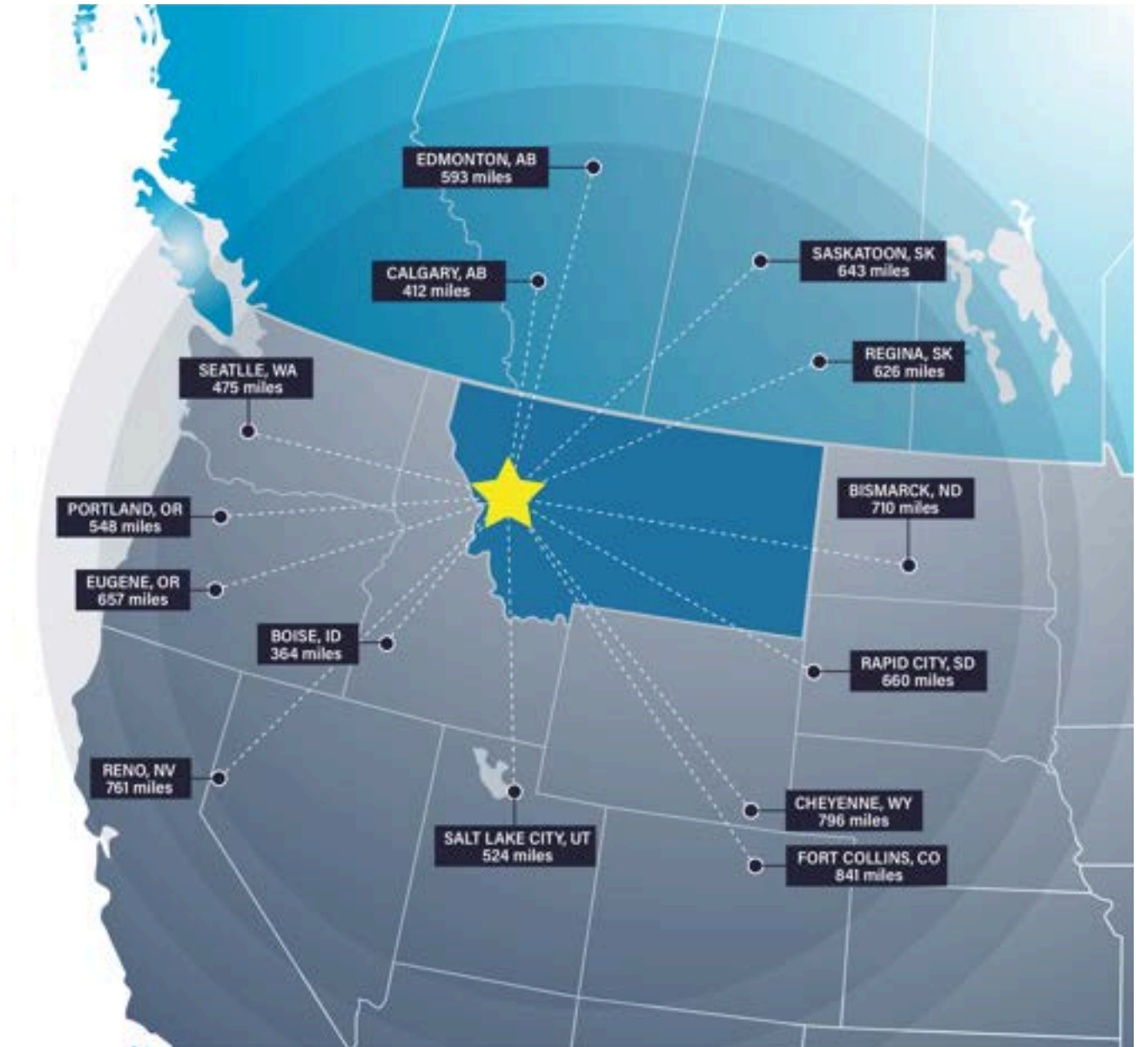


# Missoula Access

**Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.**

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



# Top Employers

## University of Montana

3,000+ employees

## Missoula County Public Schools

3,000+ employees

## St. Patrick Hospital

1000+ employees

## Montana Rail Link

1,000+r employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy

Submittable 



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



# ACCOLADES

## #1 Most Fun City for Young People

Smart Assets

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## #4 Best Small Cities in America to Start a Business

Verizon Wireless

## #10 Best Small Metros to Launch a Business

CNN Money

## #6 Best Cities for Fishing

Rent.com

## #1 City for Yoga

Apartment Guide

## Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

## International Public Library of 2022

The International Federation of Library Associations World Congress

# PEOPLE

## 12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

## Median Age 34 Years Old

The median age in the US is 39

## 58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

## 24.7% High Income Households

Incomes over \$100,000 a year

## 53.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation



# ACCESS

## **16 Minutes**

Average Commute Time

## **15.6% Multimodal Commuters**

Walk or bike to work

## **81 Hours Saved**

81 hours saved in commute yearly over national average

## **14 Non-Stop Air Destinations**

With a recently upgraded terminal at the Missoula International Airport

## **62 Miles**

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

## **12 Routes**

Provided by a bus network across the City of Missoula

## **11 EV Charge Stations**

Available to the public across Missoula

# ECONOMY

## **Designated as a Tech Hub**

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

## **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)

## **High Labor Participation**

Missoula consistently offers one of the highest labor force participation rates in the country.

## **Expanding Industries**

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

## **Growing Number of Technology Companies**

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



# Leasing Contact



**JESSICA MORINA, CAM**  
Property Management Director

406-290-9800 x704  
Jessica@sterlingcmg.com

# Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE 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, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of 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. SterlingCRE 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. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE 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 SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.