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## Dynamic Midtown Missoula Building Suited for Many Uses

**1100 South Avenue**  
Missoula, Montana

±10,276 SF | Midtown  
Commercial Building

Exclusively listed by:

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# Opportunity Overview

Sterling CRE Advisors is pleased to present 1100 South Avenue West, a turnkey ±10,276 square foot commercial building offering exceptional functionality, flexibility, and security in the heart of Missoula’s vibrant Midtown District.

Strategically positioned just off Brooks Street—one of the city’s busiest commercial corridors—this well-appointed property delivers a rare blend of open-plan workspaces, private offices, a conference room, updated restrooms, and a kitchenette, all anchored by a centrally located, climate-controlled vault ideal for secure storage of data, materials, or high-value inventory.

Recent renovations bring modern finishes and a robust HVAC system with separate zones for secure and general-use areas. A rear delivery door with alley access enhances operational efficiency, while on-site parking ensures convenience for employees and visitors alike.

With C1-1 zoning (future U-MU4) allowing a wide variety of commercial uses, 1100 South Avenue West is a compelling opportunity for professional service providers, tech users, medical operators, and showroom-retail tenants seeking a secure and strategically located Missoula presence.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1100 South Ave West Missoula, MT 59801
Purchase Price	\$2,950,000 (\$287/SF)
Property Type	Retail/Office
Building Size	±10,276 SF
Total Acreage	±0.381 (16,596 SF)
Construction Type	Wood Frame
Year Built/Renovated	1966/2011

### Interior Buildout

- Extensive HVAC System
- Central Location
- Bullpen Area
- Two (2) secure vaults
- Conference Room
- Renovated Restrooms
- Kitchenette/Breakroom
- Ample Surface Parking

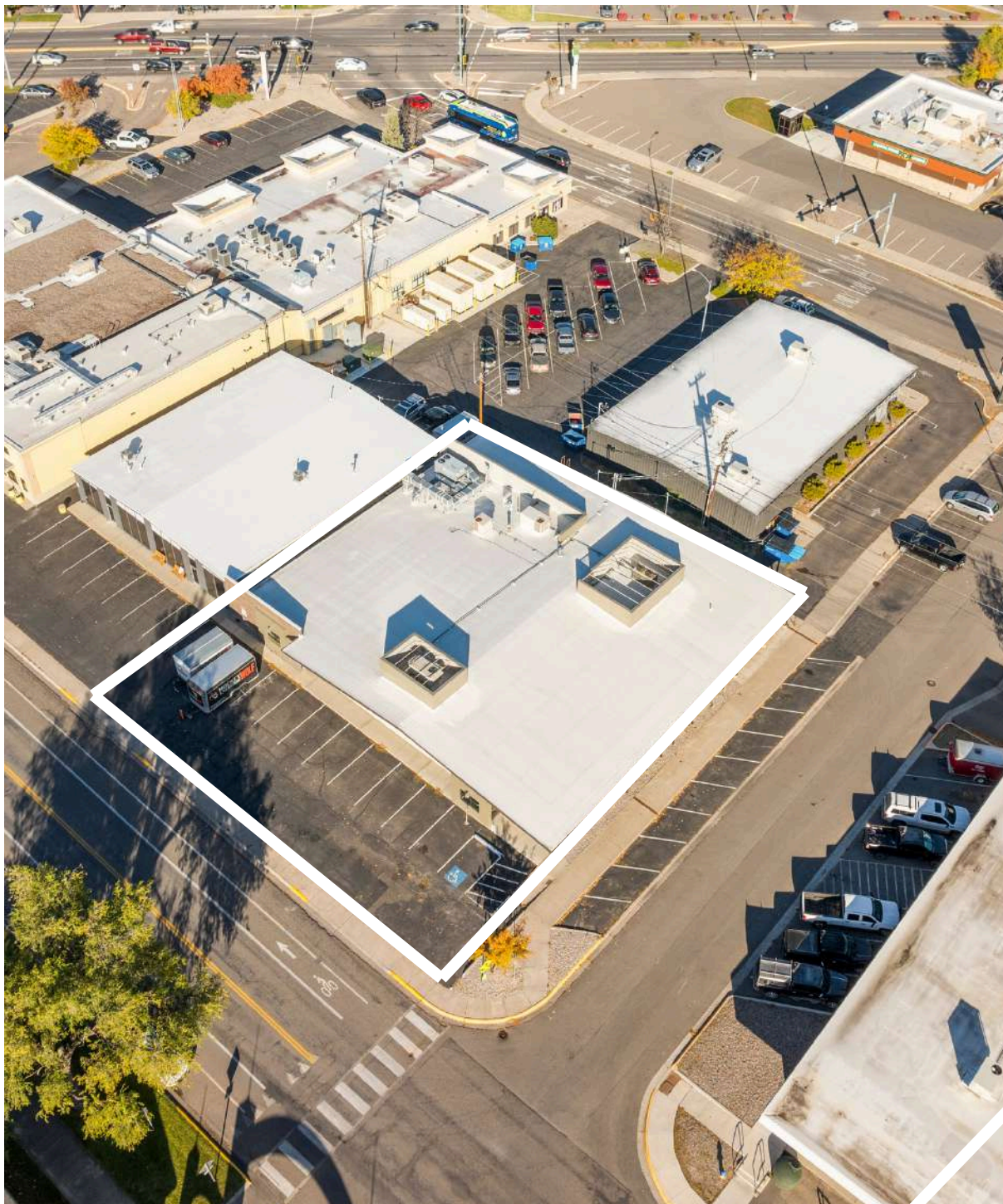
# 1100 South Avenue

\$2,950,000 (\$287/SF)

Building SF	±10,276 SF
Geocode	04-2200-28-3-03-03-0000
Year Built/Renovated	1982/2011
Zoning	C1-1 (TIF District)
Access	South Ave West via Brooks Street
Services	City Water and Sewer
Taxes	\$40,733.29 (2025)
Parking	Potential up to 2.72/1,000
Traffic Count	±27,778 VPD (AADT 2024 Brooks Street)
Interstate Proximity	±2.6 miles to I-90







**Located  $\pm 2.6$  miles from the Interstate 90 Interchange and six (6) minutes from downtown Missoula**



**Functional office buildout with multiple points of ingress/egress for demising capabilities**



**Permissive neighborhood commercial (C1-1) zoning (Future U-MU4)**



**Located in Missoula's busy Midtown District and across the street from the fairgrounds**



**Surrounded by local businesses, and a wide array of infrastructure**



An aerial photograph of a town, likely in the Pacific Northwest, showing a mix of commercial and residential buildings, parking lots, and green spaces. In the foreground, a large, multi-story commercial building with a flat roof and several air conditioning units is prominent. To its left is a smaller building with a sign that reads "LIQUOR STORE & CASINO". The town is surrounded by rolling hills and mountains in the background, with some areas showing autumn foliage. A large, semi-transparent dark blue rectangle is overlaid in the center of the image, containing the word "LOCATION" in white, bold, sans-serif capital letters.

# LOCATION



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Image Courtesy of Google Earth

Regional Map





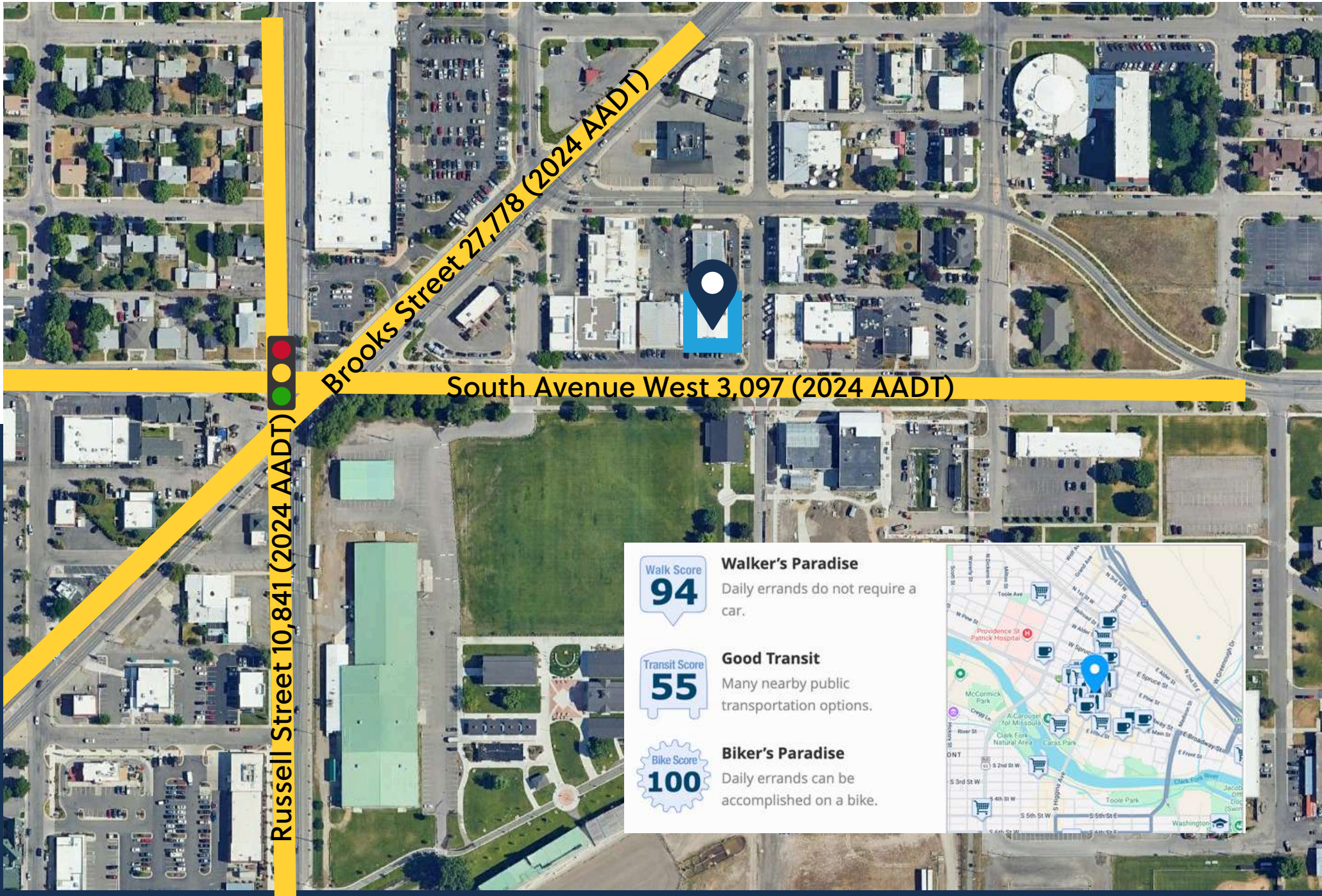
Locator Map





Retailer Map





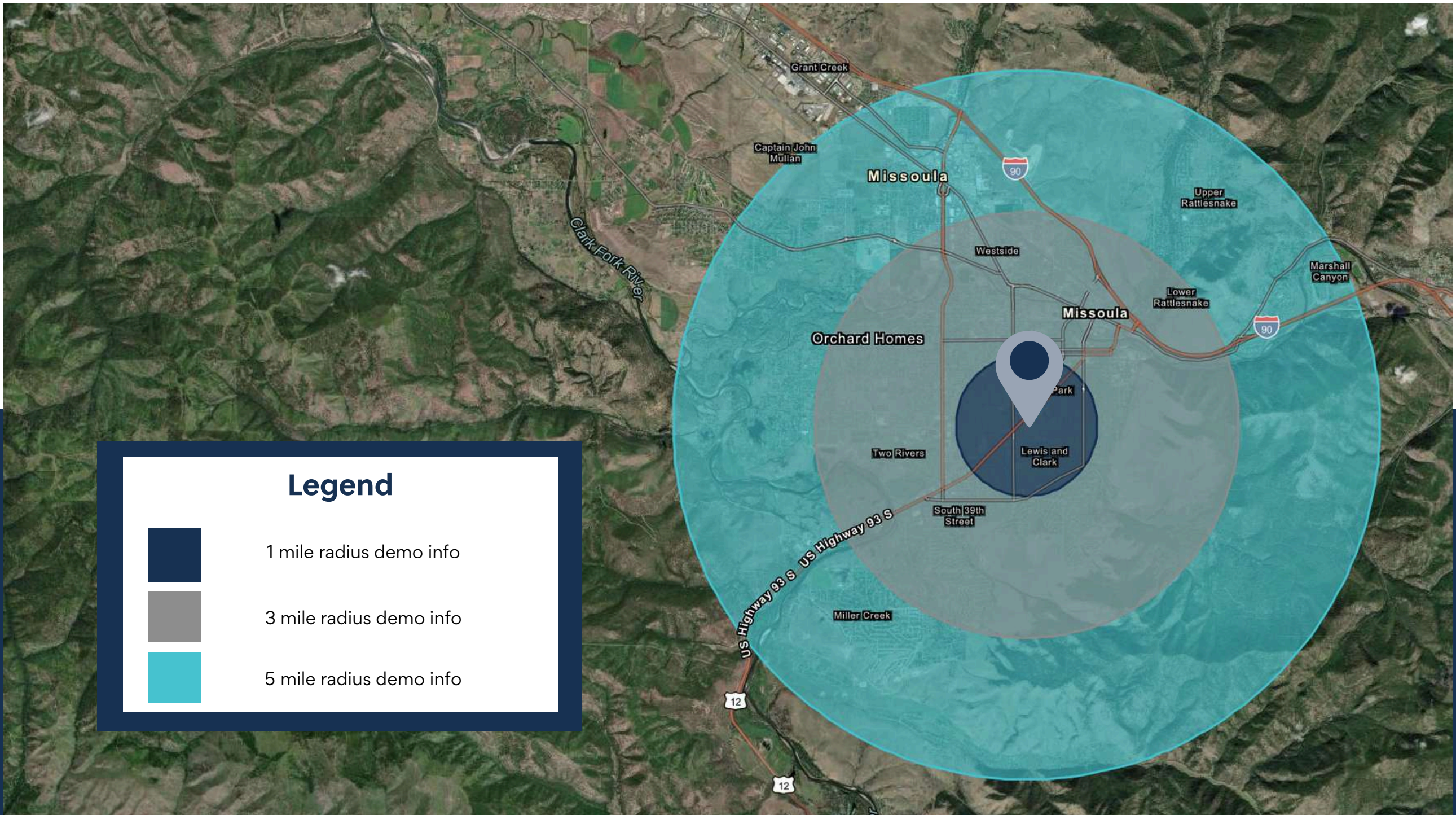
**Walk Score 94**  
**Walker's Paradise**  
Daily errands do not require a car.

**Transit Score 55**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score 100**  
**Biker's Paradise**  
Daily errands can be accomplished on a bike.



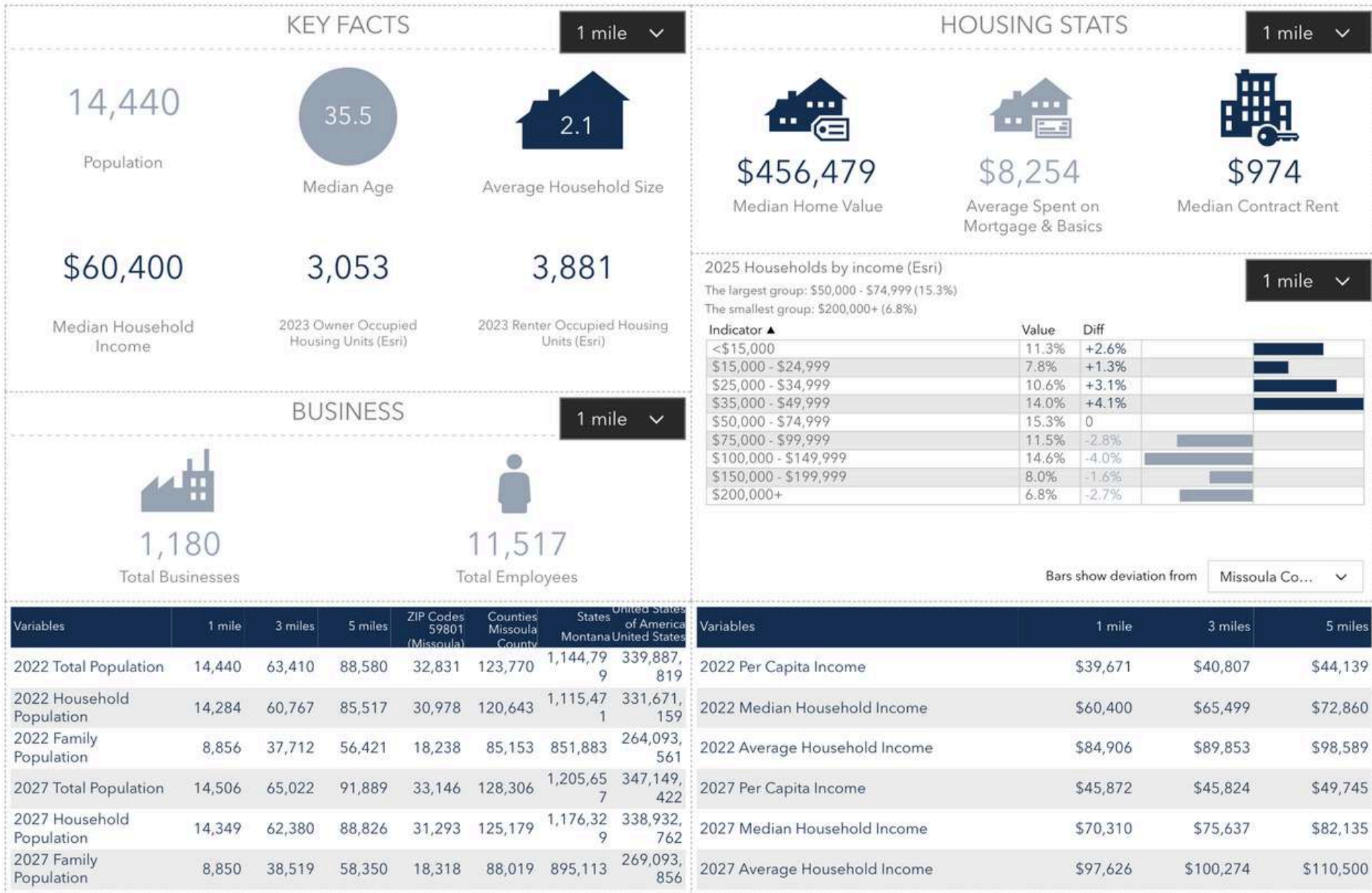




Radius Map



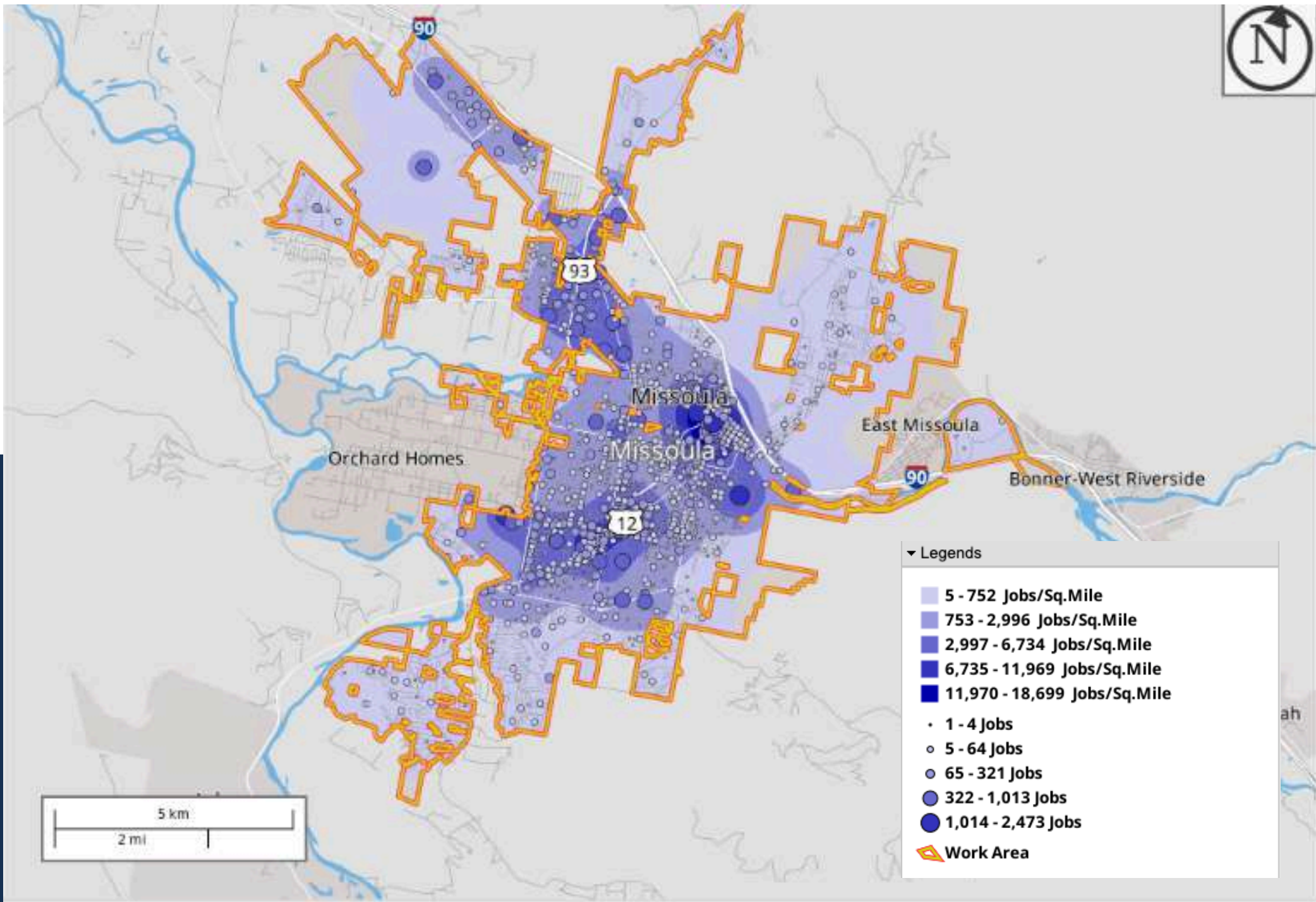
# Key Facts



This infographic contains data provided by Esri, Esri-U.S, BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Area Employment Heat Map



# PROPERTY DETAILS



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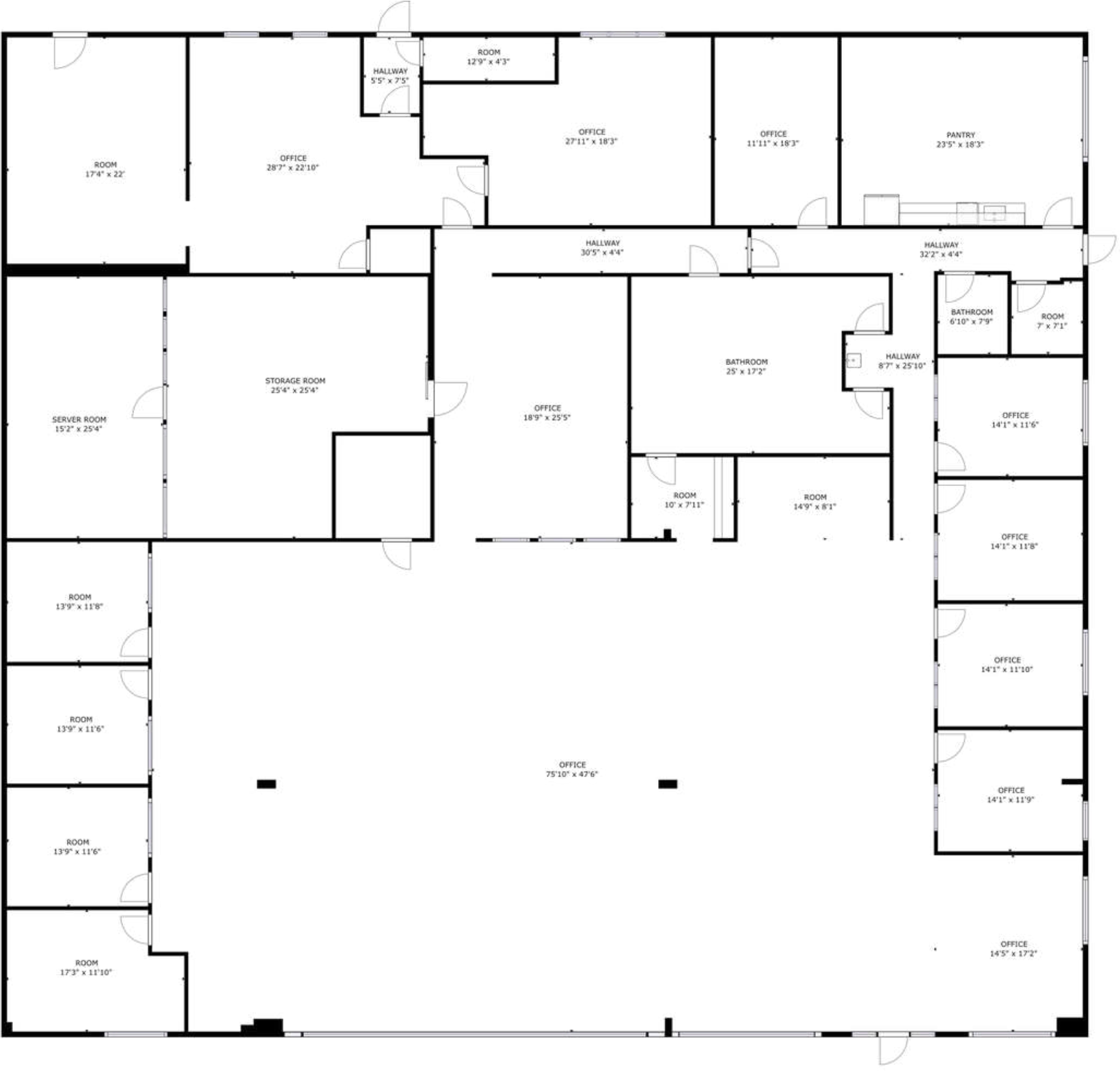












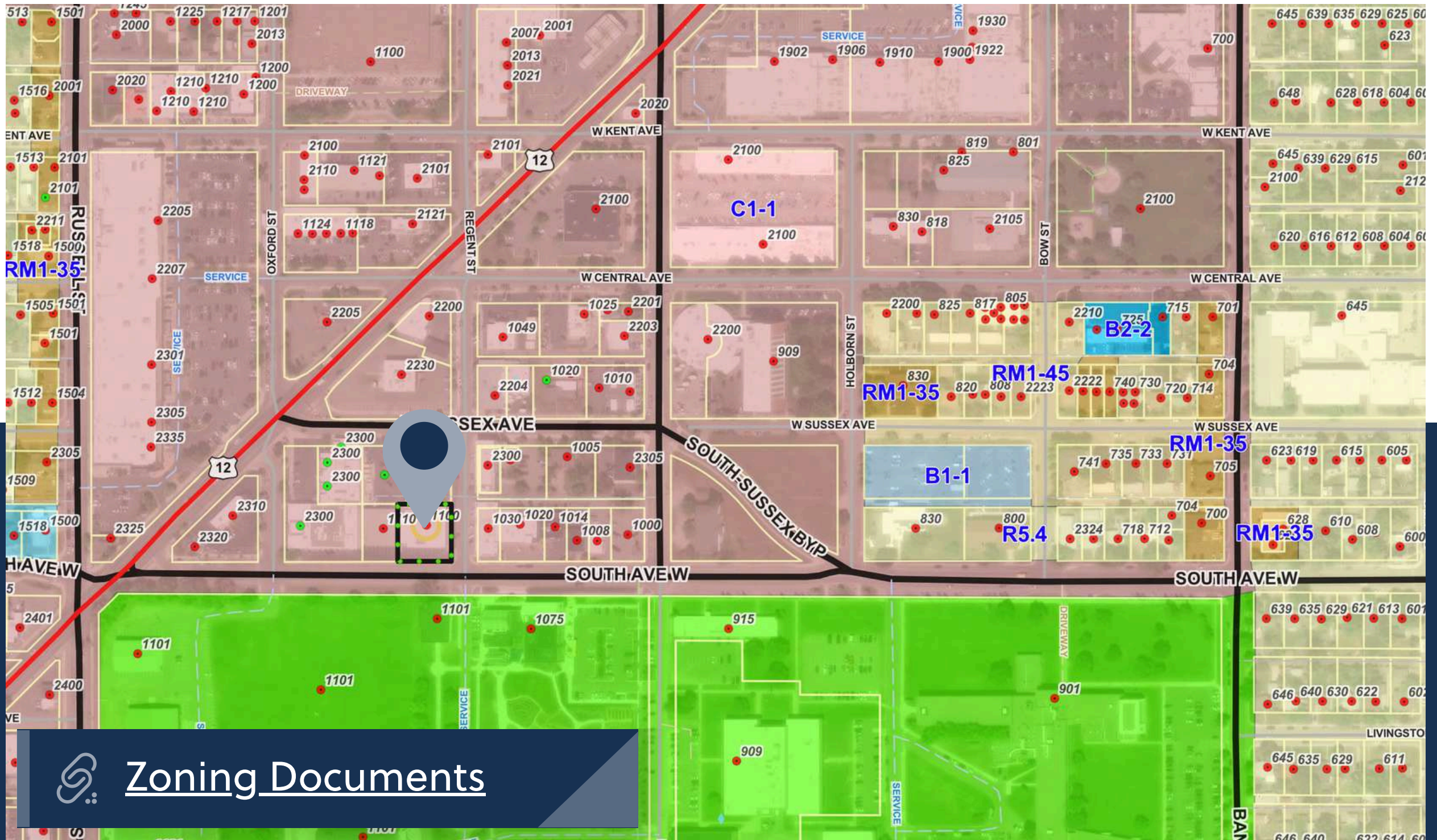


## Site Plans & Surveys



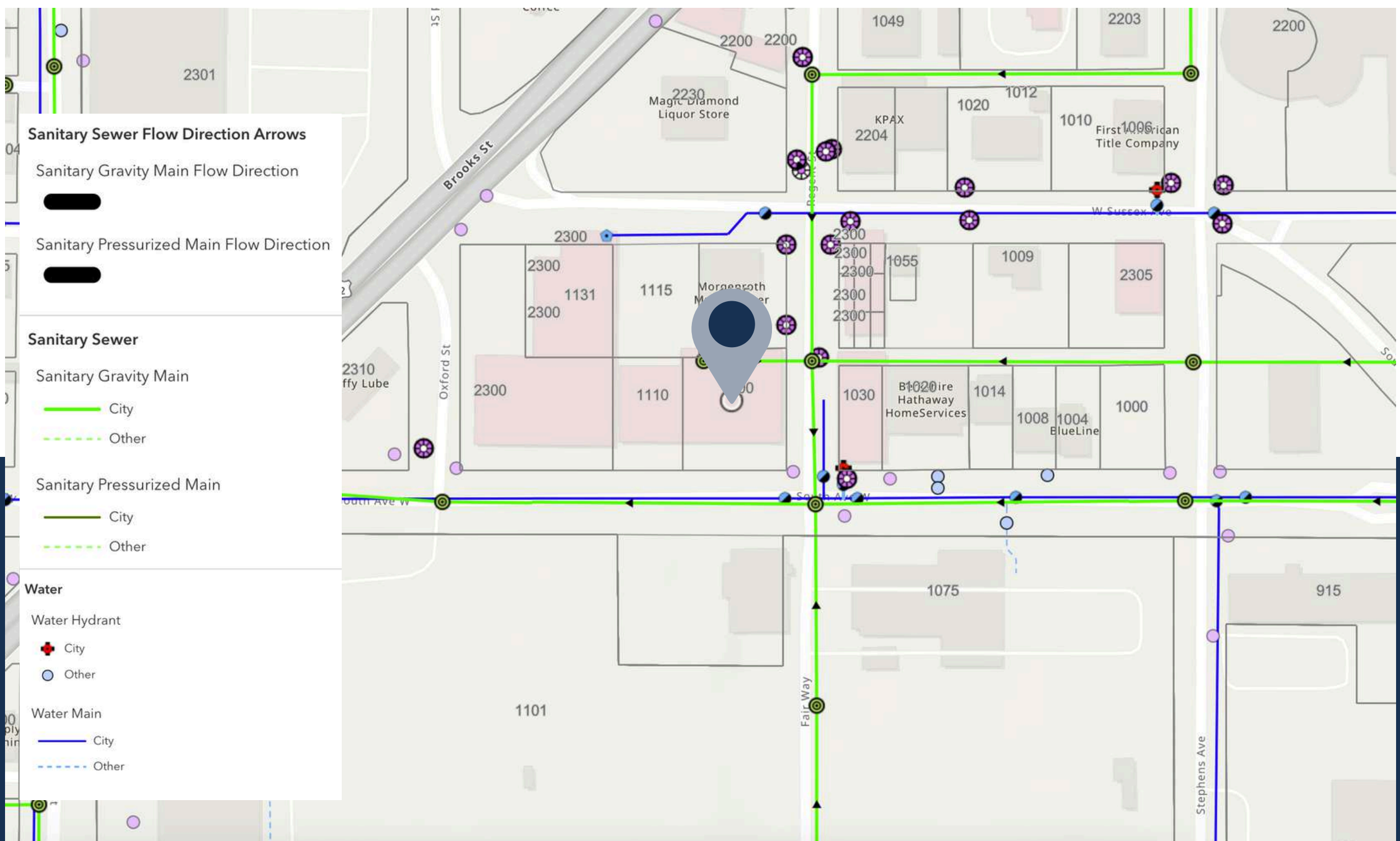






[Zoning Documents](#)







# MARKET OVERVIEW



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# Missoula Office Market Data | Q3 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 SF
Completed 2025	±10,394 SF





# 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.



Access Across the Northwest



# 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+ employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



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





# ACCOLADES

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

Sunset Magazine

## **Top 10 Medium Cities for the Arts**

2023 Southern Methodist University

## **University of Montana Top Tier R1 Designation**

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

## **#9 Best Performing US City**

The Milken Institute- Smaller Metros under 275,000 Residents

## **#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

## **#1 Most Fun City for Young People**

Smart Assets

# 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





# Brokerage Advisors



**CLAIRE MATTEN, CCIM | SIOR**  
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



**JOE TREDIK**  
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



**SIERRA PIERCE**  
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.



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