



SterlingCRE
ADVISORS

Light Filled Office Space for Lease

5463 Trumpeter Way
Missoula, Montana
±3,264 SF | Office

Exclusively listed by:
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Opportunity Overview

Located at 5463 Trumpeter Way off Expressway, this ±3,200 SF office space offers quick access to I-90, the airport, and North Reserve Street, making it easy to reach from every part of Missoula. Ample street and lot parking keep it convenient for both staff and clients.

Zoned LU-MU, the space supports a wide range of uses and is configured to maximize functionality. Six private offices and an open bullpen workstation area all benefit from oversized windows that bring natural light throughout, giving the space a bright, open feel. A large conference room, kitchen and break area, and private restrooms round out the layout. The building is well-maintained and move-in ready.



Address	5463 Trumpeter Way
Property Type	Office
Lease Rate	\$20.00/SF/YR + NNN
Estimated NNN	\$5.75/SF/YR
Total Square Feet	± 3,264 Square Feet

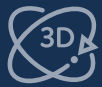
Interactive Links



[Link to Listing](#)



[Street View](#)



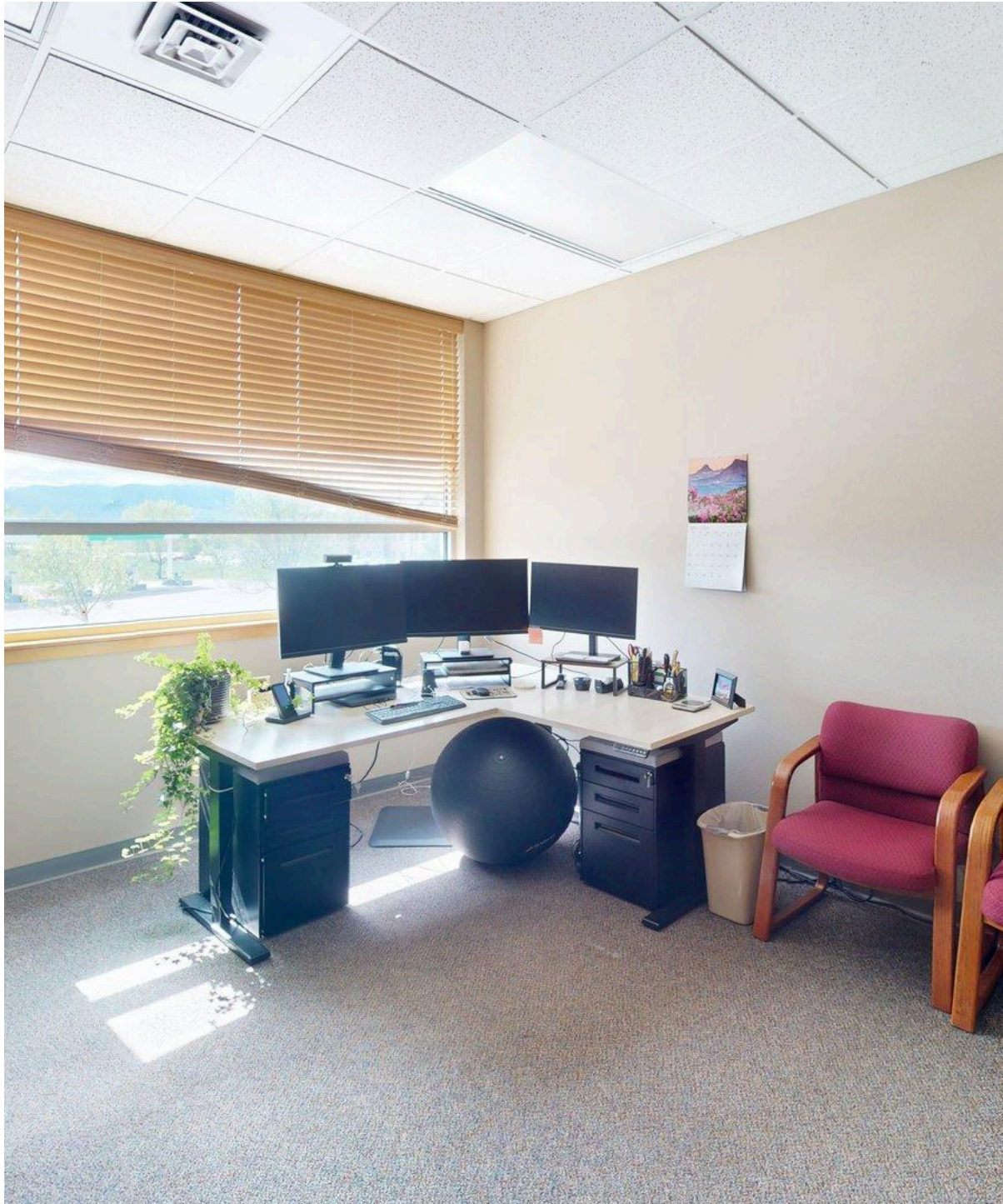
[3D Tour](#)



Property Details

Address	5463 Trumpeter Way
Property Type	Office
Total Acreage	±1.39 Acres
Services	City water & sewer
Access	Trumpeter Way
Zoning	LU-MU
Geocode	04-2325-36-3-02-01-0000
Private Office Count	6 Offices 1 Bullpen Style Space 1 Conference Room Break Area
Year Built	2007
Parking	On site surface & street





Close to North Reserve Street, I-90 and the Airport



Bright, light filled space- all offices & bullpen feature large windows



Permissive LU-MU zoning allows for a wide range of commercial uses



Ample on-site parking



Functional mix of offices, breakroom, private restrooms and open spaces

Conveniently Located Office Space for Lease

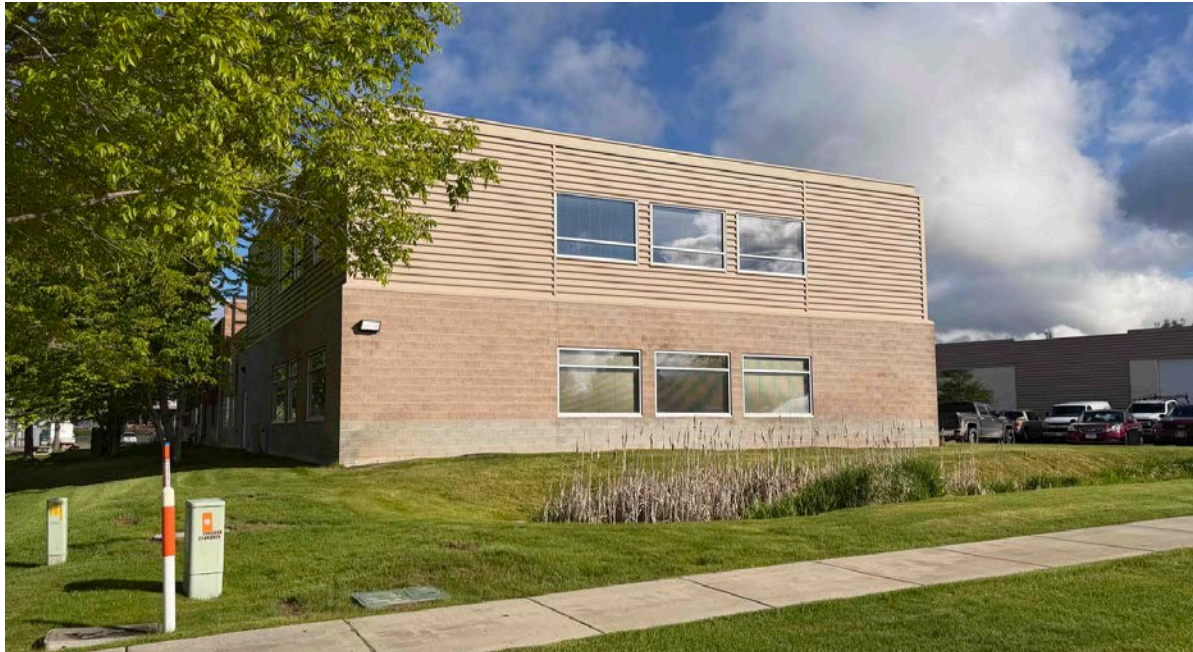
Located in near I-90 and the Missoula International Airport





Retailer Map







FLOOR 2

GROSS INTERNAL AREA



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

2,524

Population



2.5

Average Household Size

37.2

Median Age

\$109,693

Median Household Income

EDUCATION

5.2%

No High School Diploma



15.3%

High School Graduate



26.5%

Some College/
Associate's Degree



53.0%

Bachelor's/Grad/
Prof Degree

BUSINESS



163

Total Businesses



2,356

Total Employees

EMPLOYMENT



58.6%

White Collar



20.4%

Blue Collar



21.1%

Services

3.1%

Unemployment Rate

INCOME



\$109,693

Median Household Income



\$51,284

Per Capita Income



\$306,208

Median Net Worth

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (26.9%)

The smallest group: \$25,000 - \$34,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	6.9%	-1.8%	
\$15,000 - \$24,999	2.9%	-3.6%	
\$25,000 - \$34,999	2.2%	-5.3%	
\$35,000 - \$49,999	13.2%	+3.3%	
\$50,000 - \$74,999	7.5%	-7.8%	
\$75,000 - \$99,999	13.0%	-1.3%	
\$100,000 - \$149,999	26.9%	+8.3%	
\$150,000 - \$199,999	12.6%	+3.0%	
\$200,000+	14.7%	+5.2%	

Missoula Air Service

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

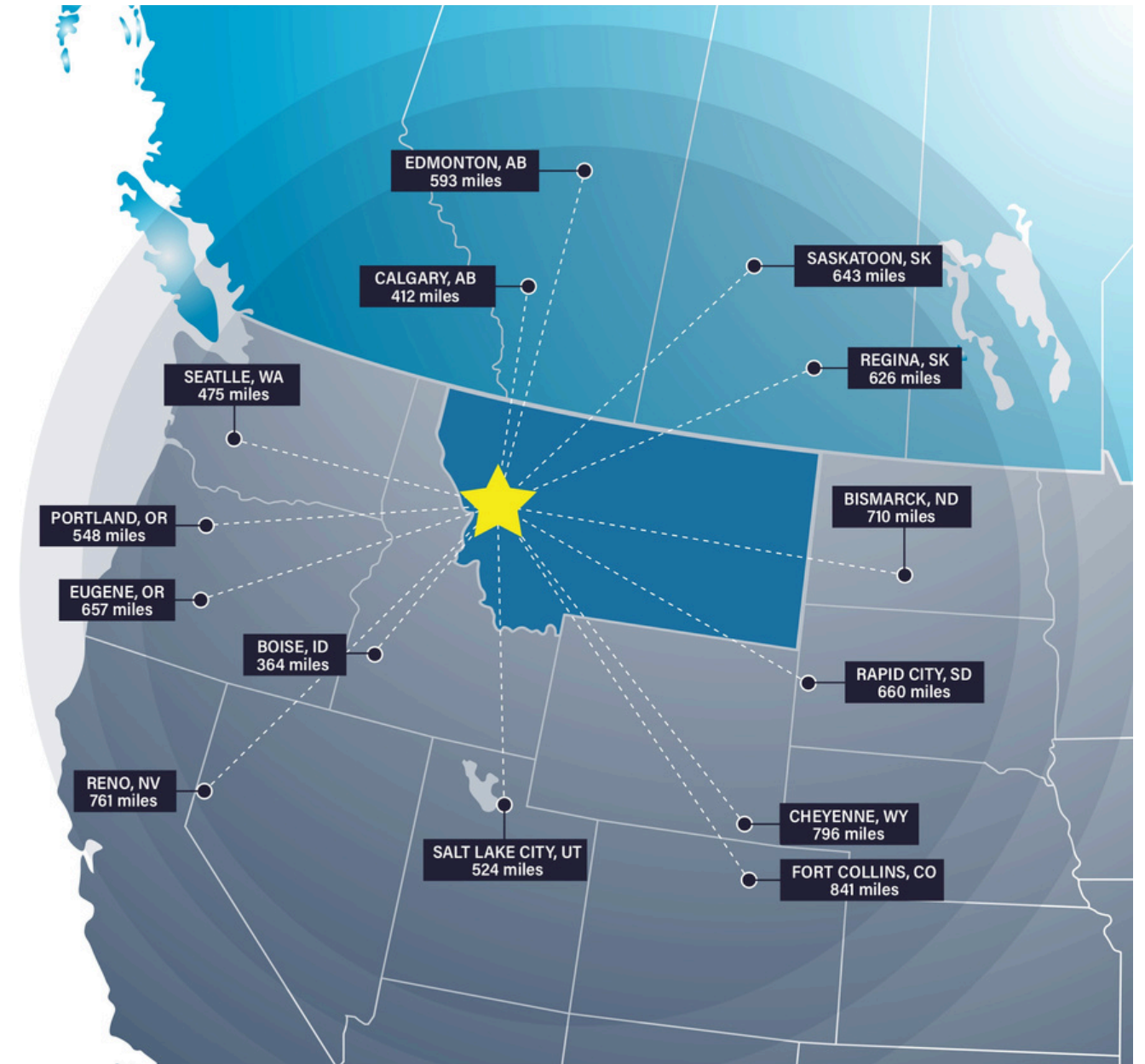


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | 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 Team



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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.



DEAN WILSON
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.



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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