



SterlingCRE
A D V I S O R S

Lease-Ready Offices & Retail/Industrial Flex Unit
4404 Expressway
Missoula, Montana
Flex Industrial Suites | Professional Offices

Exclusively listed by:
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Opportunity Overview

The **professional office suites** at 4404 Expressway offer flexible leasing options in a modern, well-maintained building just off Missoula's bustling Reserve Street corridor. These second-floor suites range from ± 460 to ± 681 square feet and are ideal for small businesses, independent professionals, or growing teams seeking a quiet, convenient location with available surface parking. Natural light, updated finishes, and gross lease terms make these offices a hassle-free choice for tenants looking for immediate occupancy.

On the ground floor, $\pm 2,765$ square feet of **retail/industrial flex space** is available, delivering a rare combination of visibility, functionality, and adaptability. This suite will be delivered in move-in ready condition with an overhead door, dedicated office and common area bathroom access. With M1R-2 zoning, high daily traffic counts along Expressway, and close proximity to Interstate 90, the flex suite is ideal for service-based users, material storage or showroom operators seeking an accessible Missoula location with professional curb appeal.



Address

4404 Expressway
Missoula, Montana 59808

Property Type

Office; Industrial

Lease Rate & Suite Sizes

Industrial Flex Unit:
Suite 102: \$13.00/SF NNN; $\pm 2,765$ SF

Office:

Suite 202: \$1,250/mo Gross; ± 681 SF
Suite 204: \$1,200/mo Gross; ± 460 SF

Estimated NNN (Flex Suite)

\$5.57/SF;
utilities separate at tenants expense

Total Acreage

± 1.17 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour \(Offices\)](#)



Interactive Links

Property Details

Address	4404 Expressway Missoula, Montana 59808
Property Type	Industrial; Professional Office
Lease Rate & Suite Sizes	Industrial Flex Unit: Suite 102: \$13.00/SF NNN; ±2,765 SF Office: Suite 202: \$1,250/mo Gross; ±681 SF Suite 204: \$1,200/mo Gross; ±460 SF
Services	City Water & Sewer; Broadband
Access	Expressway
Zoning	M1R-2
Geocode	04-2200-06-1-01-40-0000
Traffic Count	7,875 VPD (2024 AADT)
Year Built	2006
Parking	32 Surface Lot Spaces





Strategic Location Near Reserve Street & I-90 –
Quick access to Missoula's main commercial
corridors and regional transportation routes



Flexible Office & Retail / Industrial Suites –
Options for small offices or flex space with
overhead door



Highly Visible Location – ±7,875 VPD (2024 AADT)
along Expressway for brand exposure

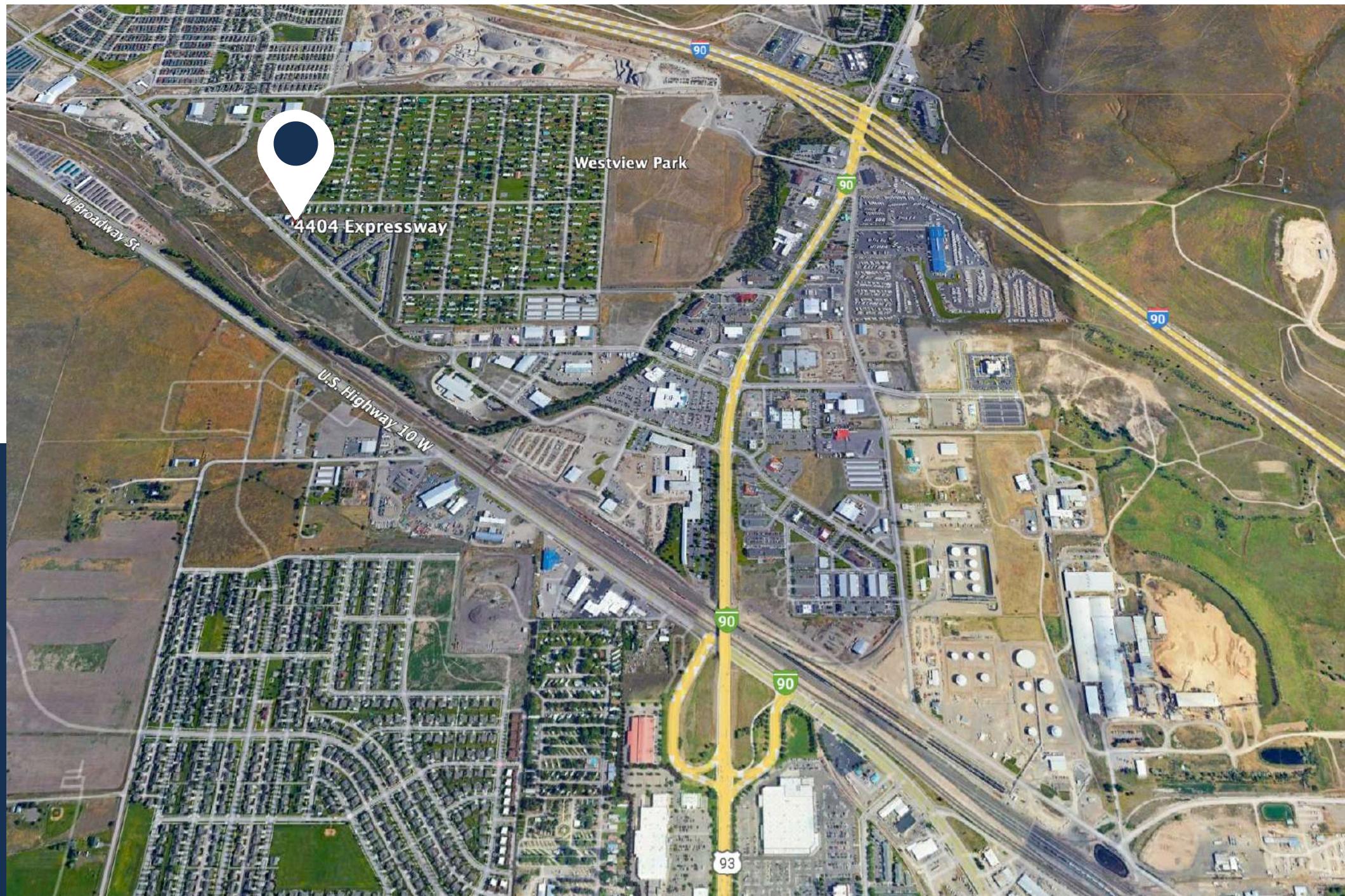


Surface Parking – 32 dedicated spaces on-site for
tenant and customer convenience



Zoned M1R-2 – Permissive zoning allows a wide
range of commercial and light industrial uses

Opportunity Highlights



Location Overview



Retailer Map

Expressway Exit



Interstate 90



Expressway
7,875 VPD (2024 AADT)



Property Photos





Office Photos

SUITE 202

Total SF: 681

Rate (Gross): \$1,250/Month

SUITE 204

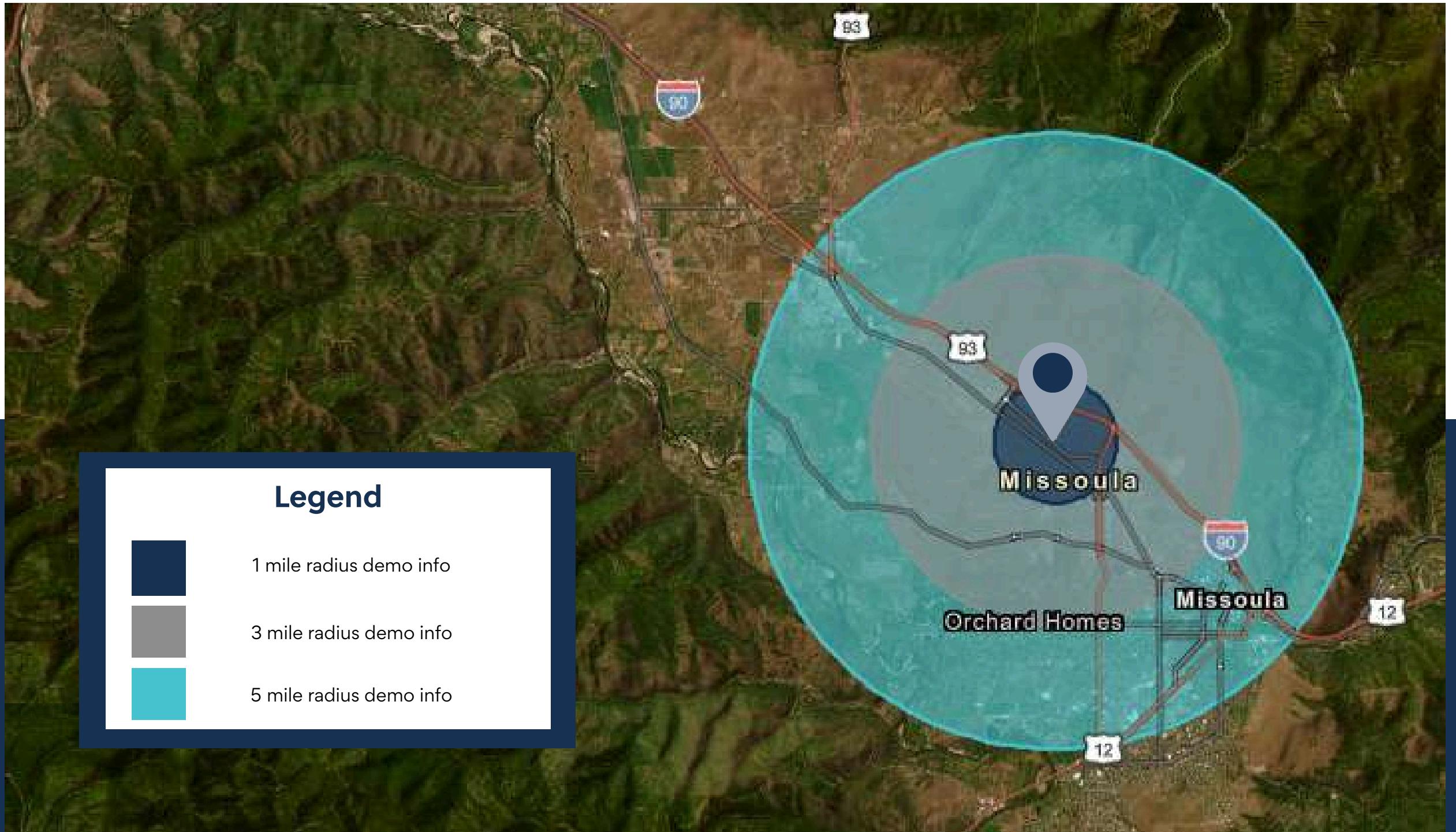
Total SF: 460

Rate (Gross): \$1,200/Month

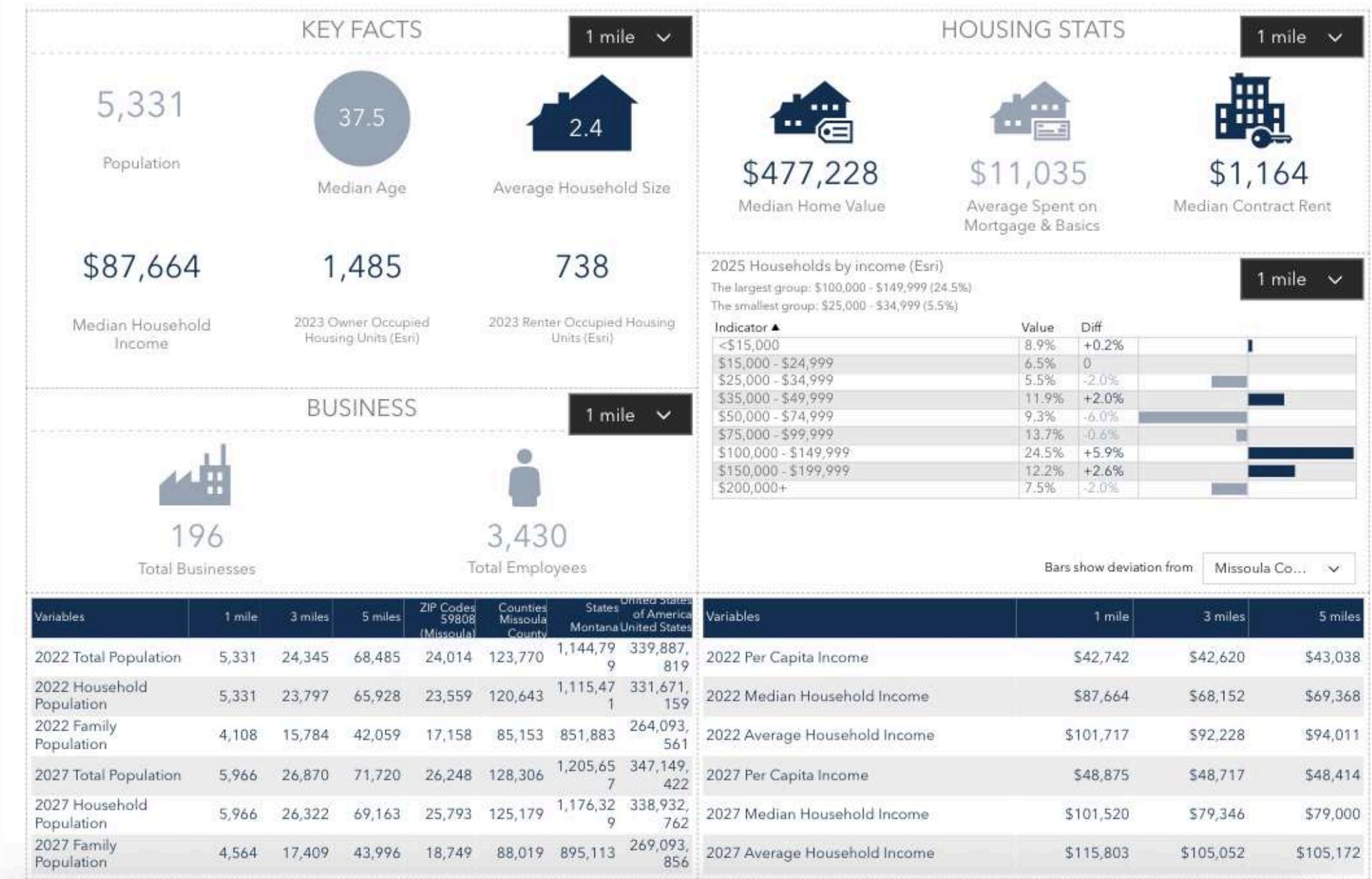
LEASED



Industrial Suite Photos



Key Facts



Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Lease Rate	\$18.19	\$20.15	10.78%	↑
Downtown Average Lease Rate	\$19.65	\$20.99	6.82%	↑
NNN Average	\$6.38	\$7.50	17.55%	↑
County Vacancy	6.39%	7.81%	1.42%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Sale Price PSF	\$224.70	\$295.92	31.70%	↑
Condominium Average Sale Price PSF	\$174.61	\$331.91	90.09%	↑
Freestanding Average Sale Price SF	\$274.79	\$280.96	2.25%	↑

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	±44,000 SF
Completed 2024	±0 SF



Missoula Air Service

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

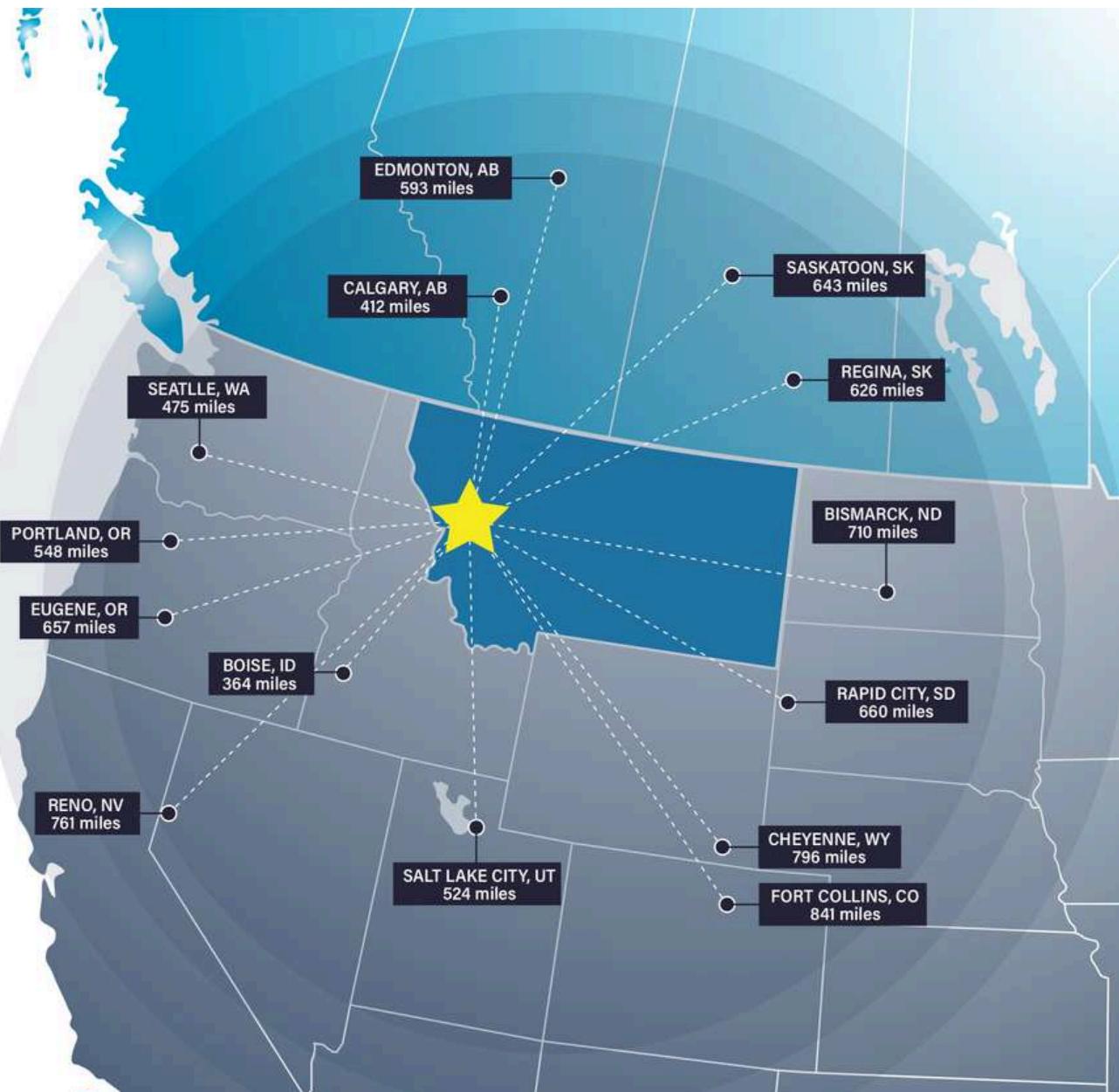


Missoula Access

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



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



About Missoula

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

WE 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 Advisor & Team



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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.



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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