



**SterlingCRE**  
ADVISORS

## Lease-Ready Offices & Retail/Industrial Flex Unit

**4404 Expressway**  
**Missoula, Montana**

Flex Industrial Suites | Professional Offices

Exclusively listed by:

**Matt Mellott, CCIM | SIOR**

[Matt@SterlingCREadvisors.com](mailto:Matt@SterlingCREadvisors.com)

406.203.3950



# 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, ±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	<b>Industrial Flex Unit:</b> Suite 102: \$13.00/SF NNN; ±2,765 SF  <b>Office:</b> 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	<b>Industrial Flex Unit:</b> Suite 102: \$13.00/SF NNN; ±2,765 SF <b>Office:</b> 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 –  $\pm 7,875$  VPD (2024 AADT) along Expressway for brand exposure**

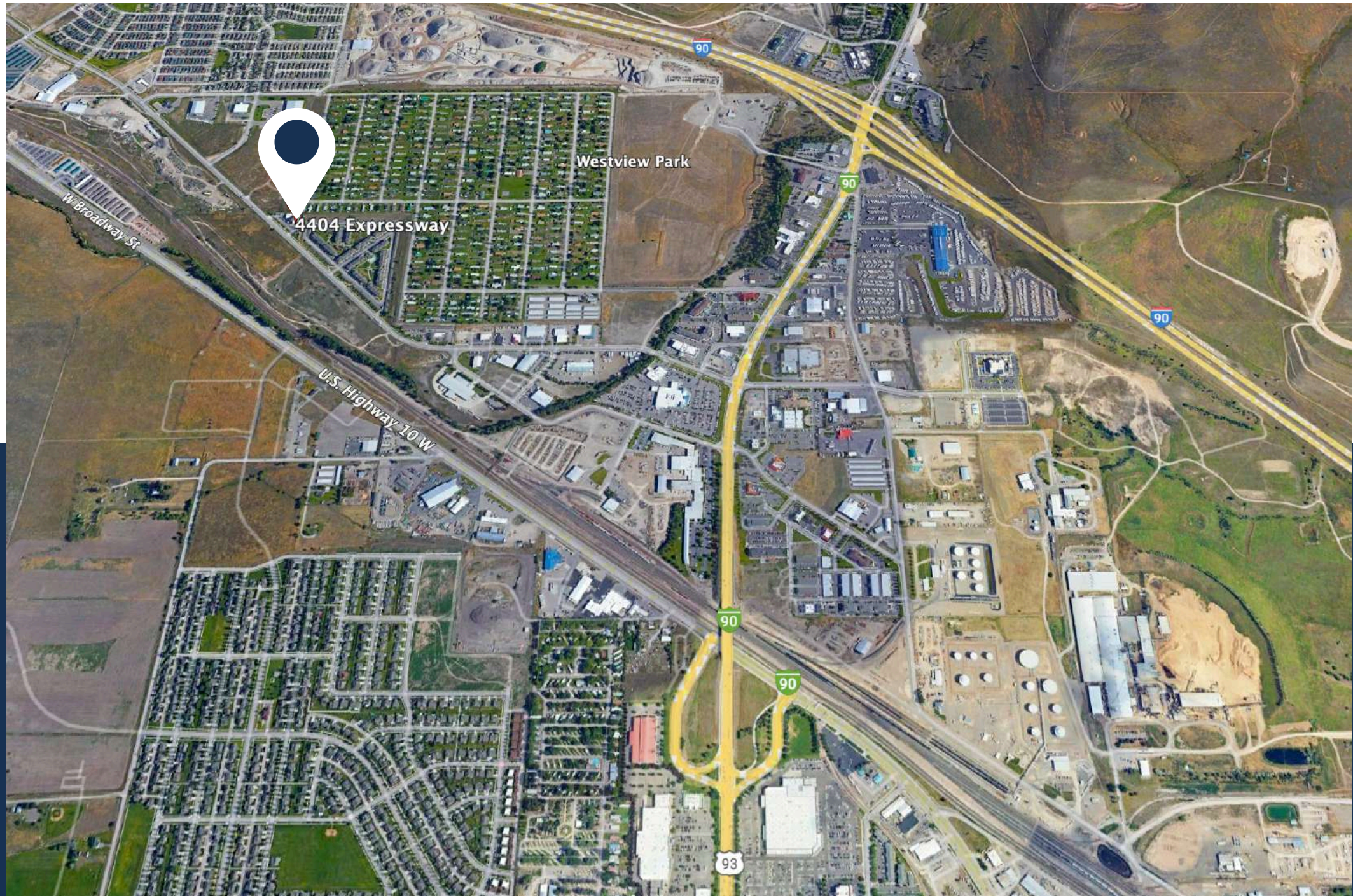


**Surface Parking – 32 dedicated spaces on-site for tenant and customer convenience**



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





Location Overview





Retailer Map



Expressway Exit



Interstate 90



Expressway  
7,875 VPD (2024 AADT)













## SUITE 202

Total SF: 681  
Rate (Gross): \$1,250/Month

## SUITE 204

Total SF: 460  
Rate (Gross): \$1,200/Month

**LEASED**





Suite 102



Suite 105

Suite 102

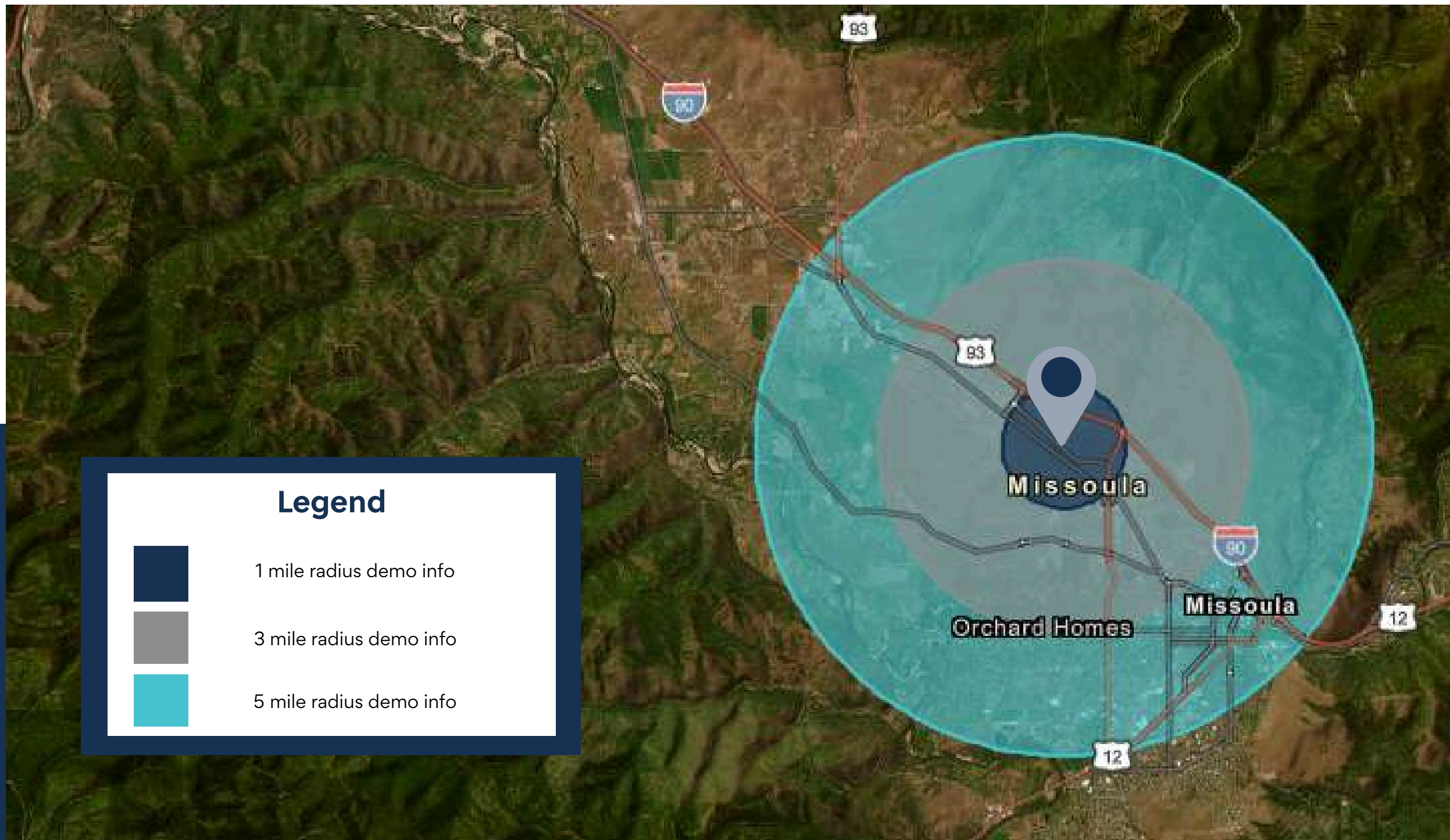


Suite 105



Suite 105





### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



# Key Facts

## KEY FACTS

1 mile ▼

5,331

Population

37.5

Median Age

2.4

Average Household Size

\$87,664

Median Household Income

1,485

2023 Owner Occupied Housing Units (Esri)

738

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile ▼



196

Total Businesses



3,430

Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	5,331	24,345	68,485	24,014	123,770	1,144,799	339,887,819
2022 Household Population	5,331	23,797	65,928	23,559	120,643	1,115,471	331,671,159
2022 Family Population	4,108	15,784	42,059	17,158	85,153	851,883	264,093,561
2027 Total Population	5,966	26,870	71,720	26,248	128,306	1,205,657	347,149,422
2027 Household Population	5,966	26,322	69,163	25,793	125,179	1,176,329	338,932,762
2027 Family Population	4,564	17,409	43,996	18,749	88,019	895,113	269,093,856

## HOUSING STATS

1 mile ▼



\$477,228

Median Home Value



\$11,035

Average Spent on Mortgage & Basics



\$1,164

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.5%)

The smallest group: \$25,000 - \$34,999 (5.5%)

1 mile ▼

Indicator ▲	Value	Diff	
<\$15,000	8.9%	+0.2%	
\$15,000 - \$24,999	6.5%	0	
\$25,000 - \$34,999	5.5%	-2.0%	
\$35,000 - \$49,999	11.9%	+2.0%	
\$50,000 - \$74,999	9.3%	-6.0%	
\$75,000 - \$99,999	13.7%	-0.6%	
\$100,000 - \$149,999	24.5%	+5.9%	
\$150,000 - \$199,999	12.2%	+2.6%	
\$200,000+	7.5%	-2.0%	

Bars show deviation from: Missoula Co... ▼

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$42,742	\$42,620	\$43,038
2022 Median Household Income	\$87,664	\$68,152	\$69,368
2022 Average Household Income	\$101,717	\$92,228	\$94,011
2027 Per Capita Income	\$48,875	\$48,717	\$48,414
2027 Median Household Income	\$101,520	\$79,346	\$79,000
2027 Average Household Income	\$115,803	\$105,052	\$105,172



# 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+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

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 Advisor & 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.



**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.



# 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.