



SterlingCRE
ADVISORS

Professional Office Space For Lease Near Downtown

820 West Spruce Street
Missoula, Montana

Up to ± 14,422 Rentable Square Feet | Office

Exclusively listed by:

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Opportunity Overview

Flexible, Fully-Equipped Office Suites at 820 West Spruce Street

Position your business for success at 820 West Spruce Street. Situated at the entrance to downtown Missoula and a few blocks away from St. Patrick Hospital, the location is easily accessible from all parts of town.

The modern property features well-maintained, light filled spaces with access to plenty of on-site surface parking.

Key Highlights:

Versatile Footprint Lease up to ±14,422 SF of space. The floorplan can also be demised into a variety of configurations with private entrances depending on the tenants needs.

Modern Interiors Concrete floors, high ceilings, an open mezzanine work space and exposed wood ceilings create an open and inviting work space ideal for creative industries.

Mix of Open Space + Offices A wide variety of options for tenants offer several open work spaces plus around 30 private offices. Additionally, a large break area with a kitchen is included. There are restrooms on both the first floor and on the mezzanine level.

For full details on demising options, reach out to SterlingCRE Advisors.



Address	820 West Spruce Street
Property Type	Office
Lease Rate	\$22.00/SF NNN
Estimated NNN	TBD
Total Square Feet	±1,721 to ± 14,422 Rentable Square Feet
Total Acreage	0.386 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

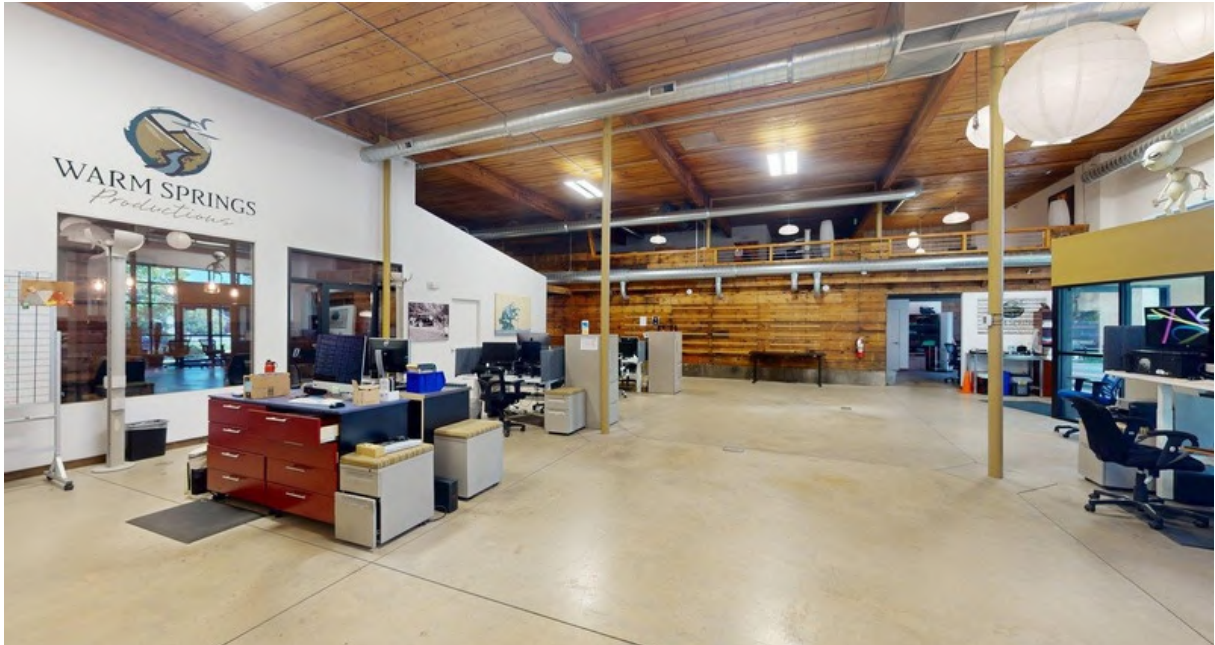
Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	820 West Spruce Street
Property Type	Office
Total Acreage	±0.386 Acres
Services	City water & sewer
Access	Toole Avenue & Spruce Street
Zoning	Missoula U-MU2
Geocode	04-2200-21-1-40-01-0000
Private Office Count	Estimated 30 for whole space
Traffic Count	±7,192 AADT on Spruce Street
Year Built	1956/2017 Remodel
Parking	On-site surface





Located at the intersection of Toole Avenue and West Spruce Street, easily accessed by car or bus



Bright open space with concrete floors, exposed wood ceilings for a modern vibe



Centrally located with quick access to downtown, I-90 and St. Patrick's Hospital



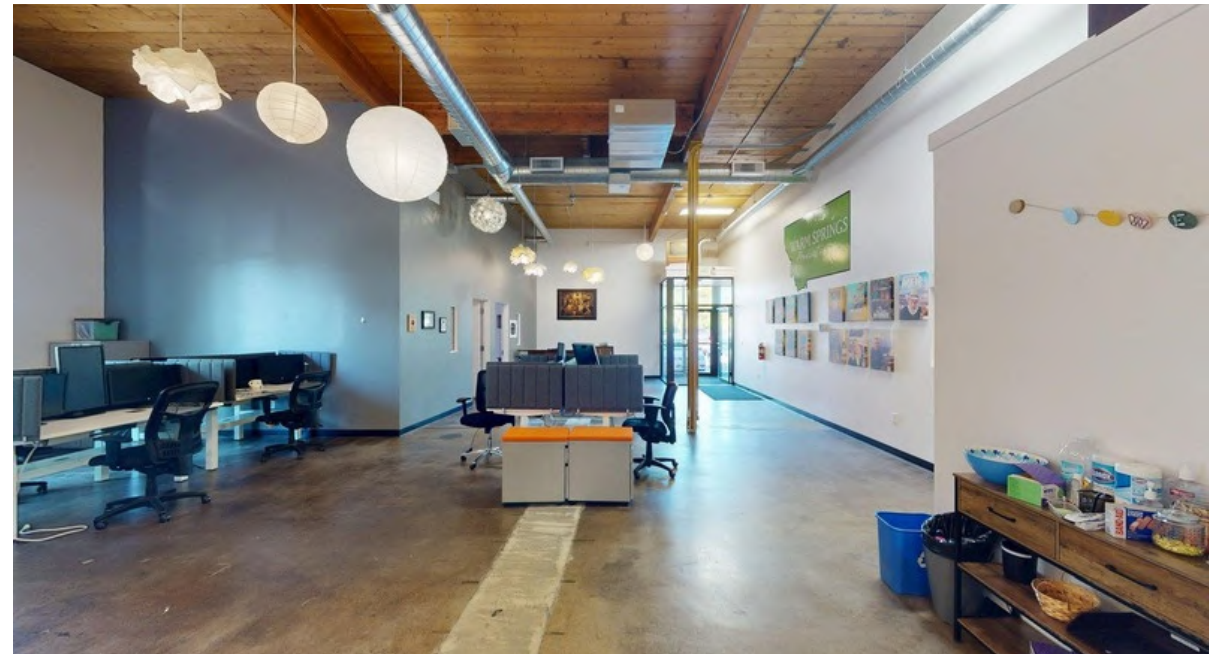
Parking lot available with ample on-street parking nearby

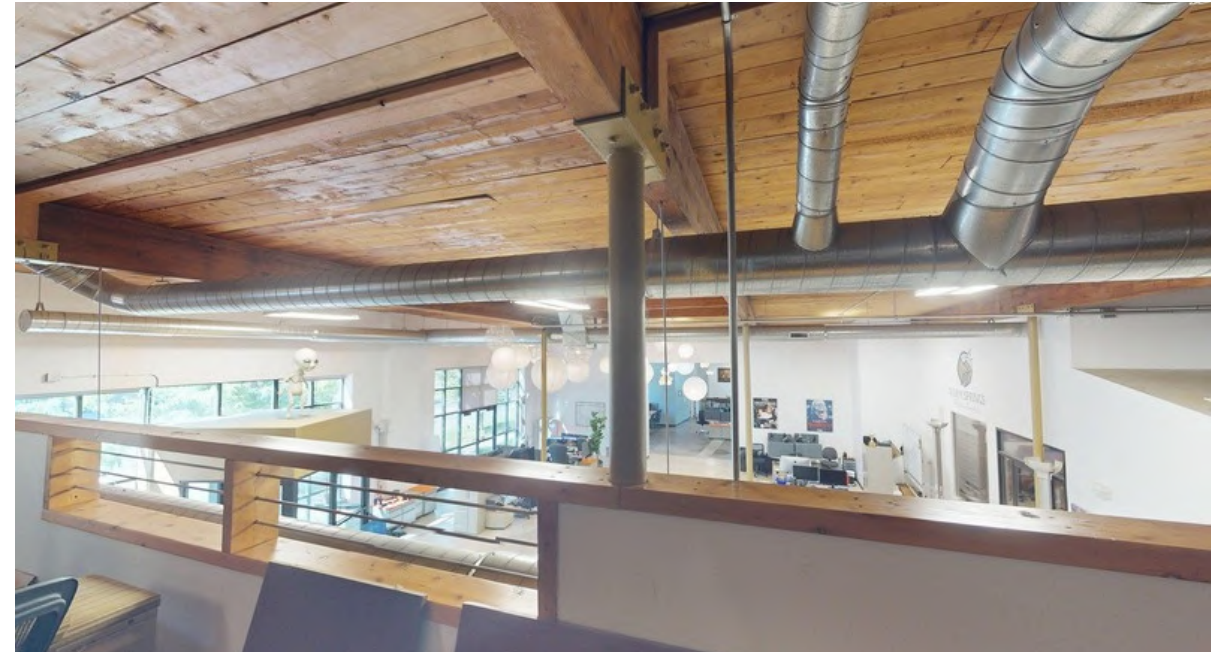
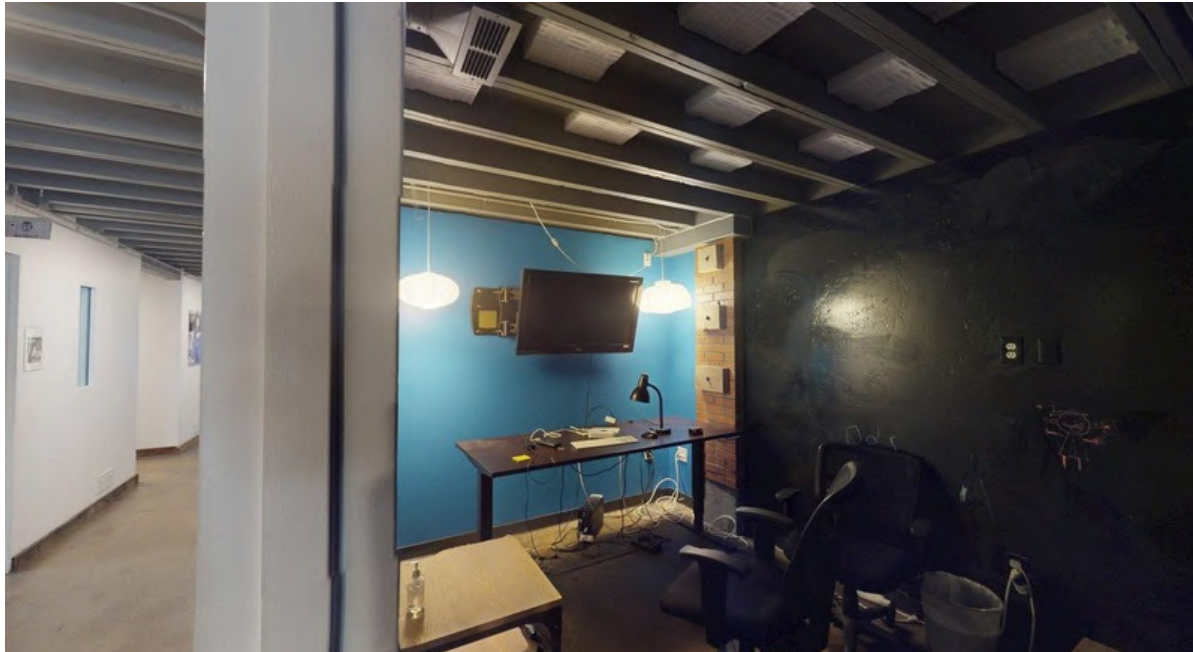


±14,422 SF are available with the flexibility to demise to smaller footprints

Centrally Located Office Space for Lease







111 North Higgins Ave.
Suite 420
Missoula MT 59802
tel:406.241.7707
email:
david@dvgarchitects.com

D V G

Architecture
and Planning P.C.

The diagram illustrates the 1st floor area with four distinct suites and a common area, each color-coded and labeled with its total and usable square footage. The layout includes various rooms, corridors, and stairwells. The building's exterior walls are marked with 'OUTSIDE FACE OF WALL' and 'CENTER OF WALL' lines. A vertical dimension line on the right side indicates a height of 119'-0".

Suite	Color	Total Area (s.f.)	Usable Area (s.f.)	Rentable Area (s.f.)
Suite #1	Green	3860	3993	3860
Suite #2	Orange	1603	1721	1603
Suite #3	Yellow	1838	1976	1838
Suite #4	Blue	3480	3621	3480
Common	Grey	474	-	-

1st Floor Area Diagram

Demised Floor Plan

111 North Higgins Ave.
Suite 420
Missoula MT 59802
tel:406.241.7707
email:
david@dvgaarchitects.com

D V G

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The diagram is a detailed architectural floor plan of the second floor. It features a central corridor and several rooms. Suite #1 is a large green-shaded area on the right side. Suite #2 is a white area on the left side. Suite #3 is a small white area in the center. Suite #4 is a purple-shaded area on the right side. The Common area is a white area in the center. The diagram includes dimensions for each suite and the common area.

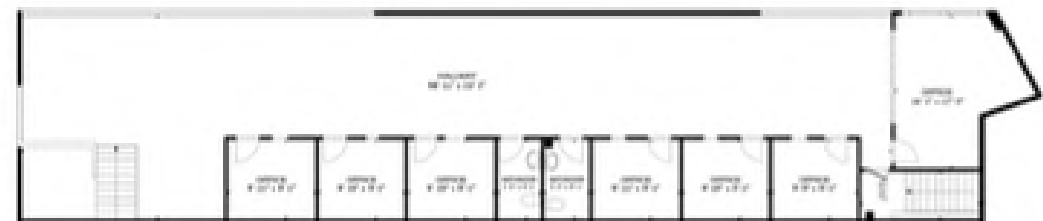
Suite	Area (s.f.)	Usable (s.f.)	Rentable (s.f.)
Suite #1	1270	1462	1462
Suite #2	-	-	-
Suite #3	-	-	-
Suite #4	1138	1205	1205

2nd Floor Area Diagram

Demised Floor Plan

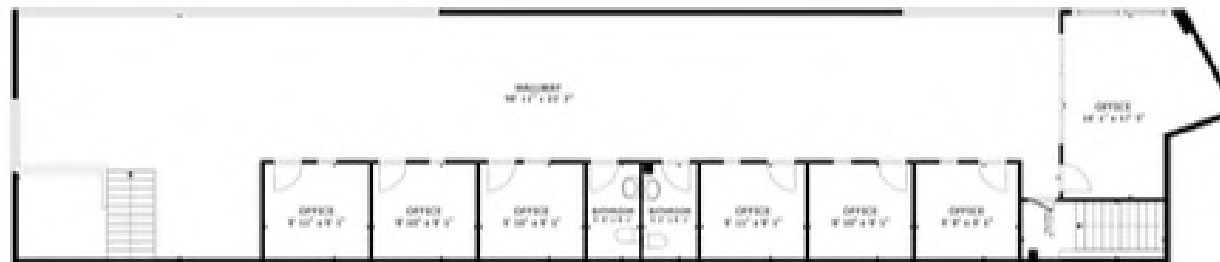


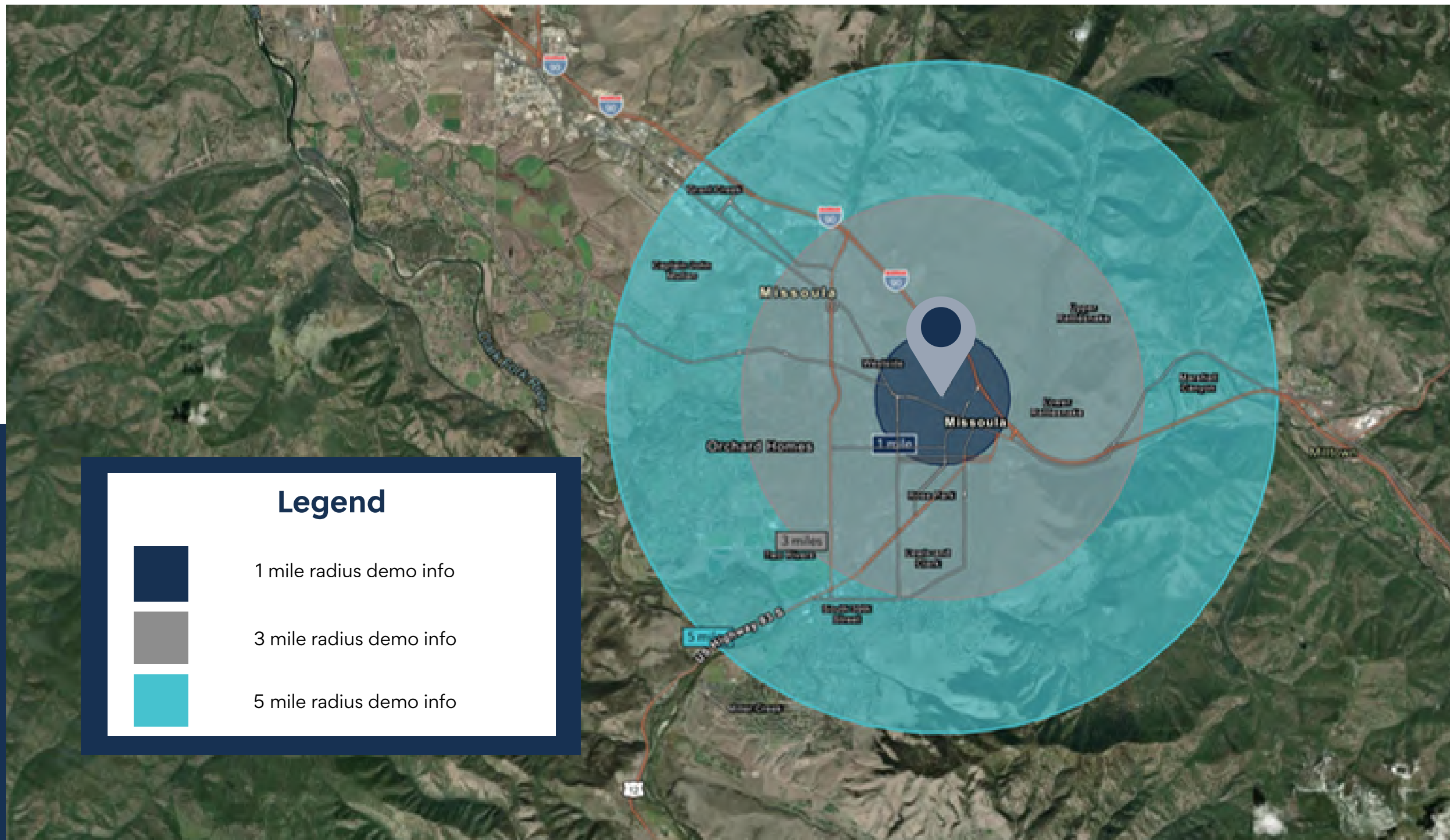
FLOOR 1



FLOOR 2







KEY FACTS

1 mile

14,077

Population

33.6

Median Age

1.8

Average Household Size

\$57,207

Median Household
Income

2,059

2023 Owner Occupied
Housing Units (Esri)

5,708

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



1,526

2026 Total Businesses (NAICS)



17,551

2026 Total Employees (NAICS)

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana United States	National
2025 Total Population	14,077	61,500	88,589	21,834	125,798	1,157,968	343,528,394
2025 Household Population	13,801	58,882	85,546	21,554	122,668	1,128,625	335,139,938
2025 Family Population	6,549	34,792	55,945	13,125	86,691	862,682	266,929,862
2030 Total Population	14,913	63,848	92,011	22,760	130,648	1,203,425	351,813,408
2030 Household Population	14,637	61,230	88,968	22,480	127,518	1,174,082	343,424,952
2030 Family Population	6,962	36,102	58,084	13,687	89,983	895,592	272,723,086

HOUSING STATS

1 mile



\$397,704

Median Home Value



\$5,679

Average Spent on
Mortgage & Basics

\$971

Median Contract Rent

2026 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.2%)

The smallest group: \$200,000+ (2.9%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	9.0%	+3.4%	
\$15,000 - \$24,999	10.9%	+4.5%	
\$25,000 - \$34,999	9.0%	+3.6%	
\$35,000 - \$49,999	14.1%	+3.4%	
\$50,000 - \$74,999	21.2%	+3.5%	
\$75,000 - \$99,999	16.2%	+3.4%	
\$100,000 - \$149,999	12.9%	-9.4%	
\$150,000 - \$199,999	3.7%	-4.3%	
\$200,000+	2.9%	-8.2%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana United States	National
2025 Per Capita Income	\$38,150	\$43,798	\$46,488	\$46,788	\$47,925	\$44,322	\$48,241
2025 Median Household Income	\$57,207	\$67,792	\$75,880	\$70,716	\$81,753	\$78,035	\$85,893
2025 Average Household Income	\$70,550	\$92,324	\$102,606	\$97,808	\$109,561	\$105,776	\$122,692
2030 Per Capita Income	\$43,535	\$50,861	\$53,867	\$53,187	\$55,833	\$50,939	\$55,073
2030 Median Household Income	\$64,796	\$78,240	\$88,666	\$78,863	\$97,365	\$89,868	\$100,053
2030 Average Household Income	\$79,998	\$106,290	\$117,913	\$110,423	\$126,650	\$121,053	\$138,579

Missoula Air Service

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

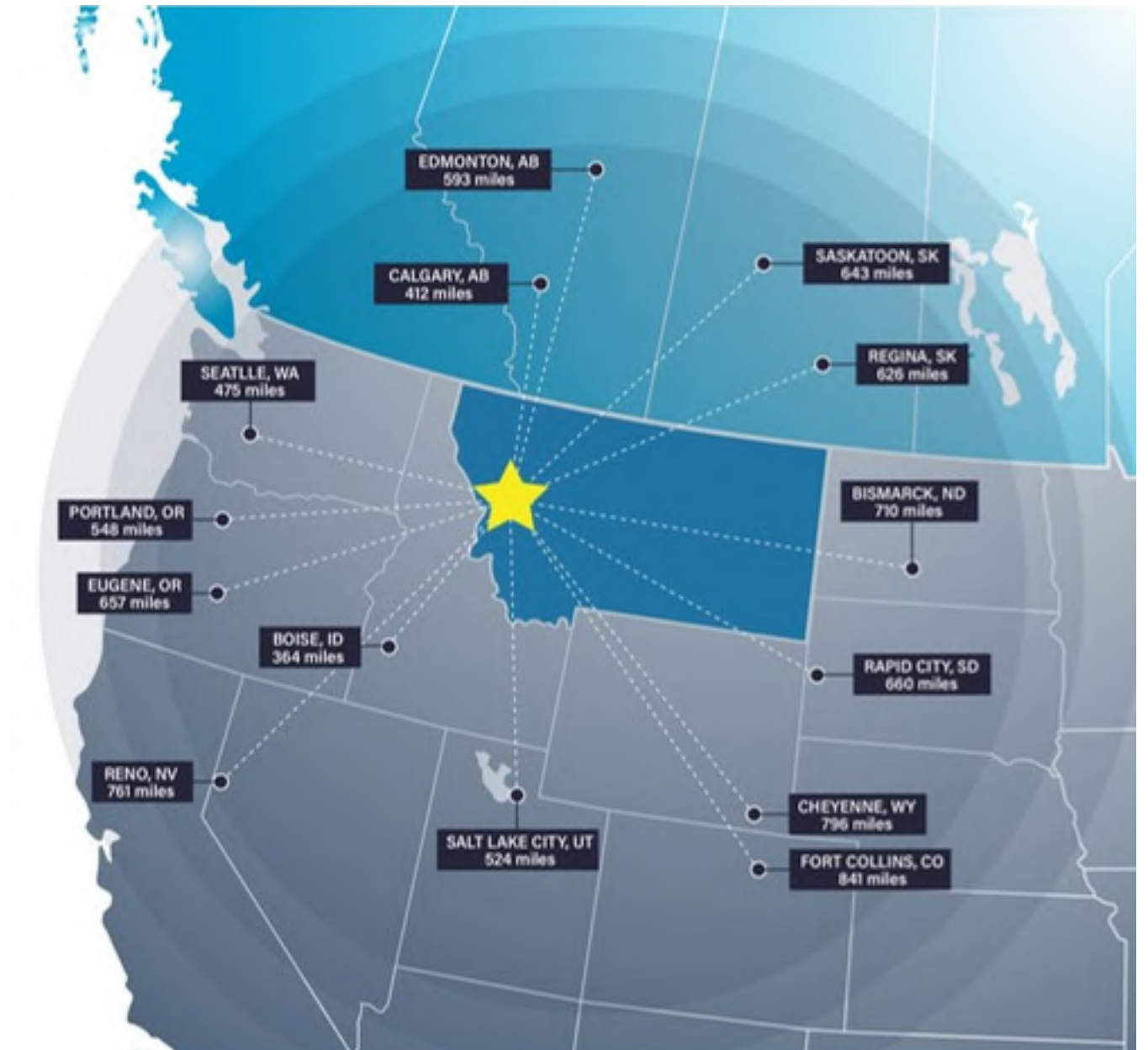


Missoula Access

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



Brokerage Advisors



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.

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