

Boundary lines are approximate



SterlingCRE
ADVISORS

High-Visibility Office Space for Lease on Reserve Street

1900 S Reserve Street
Missoula, Montana
±2,804 SF | Commercial Office Building

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors presents a high-visibility lease opportunity at 1900 S Reserve Street in Missoula, MT.

This ±2,804 SF building with signage and private parking is located along the highly trafficked South Reserve Street. It is also less than a quarter mile from the Brooks Street corridor.

With exposure to ±35,243 daily drivers, this property gives you a billboard on one of Missoula's busiest commercial corridors. The property fronts on the main north-south commercial road in Missoula, making it ideal for businesses in search of visibility to car traffic.

This offering provides ample space for your office needs and includes 5 offices, a conference room, reception area, breakroom, 2 restrooms and storage as well as a private parking lot with ±17 spaces.



Address	1900 S Reserve Street
Property Type	Office
Lease Rate	\$21/SF + NNN
Estimated NNN	\$4.27/SF/YR
Total Square Feet	±2,804 SF (±1,786 above grade, ±1,018 below grade)
Total Acreage	0.46 acres

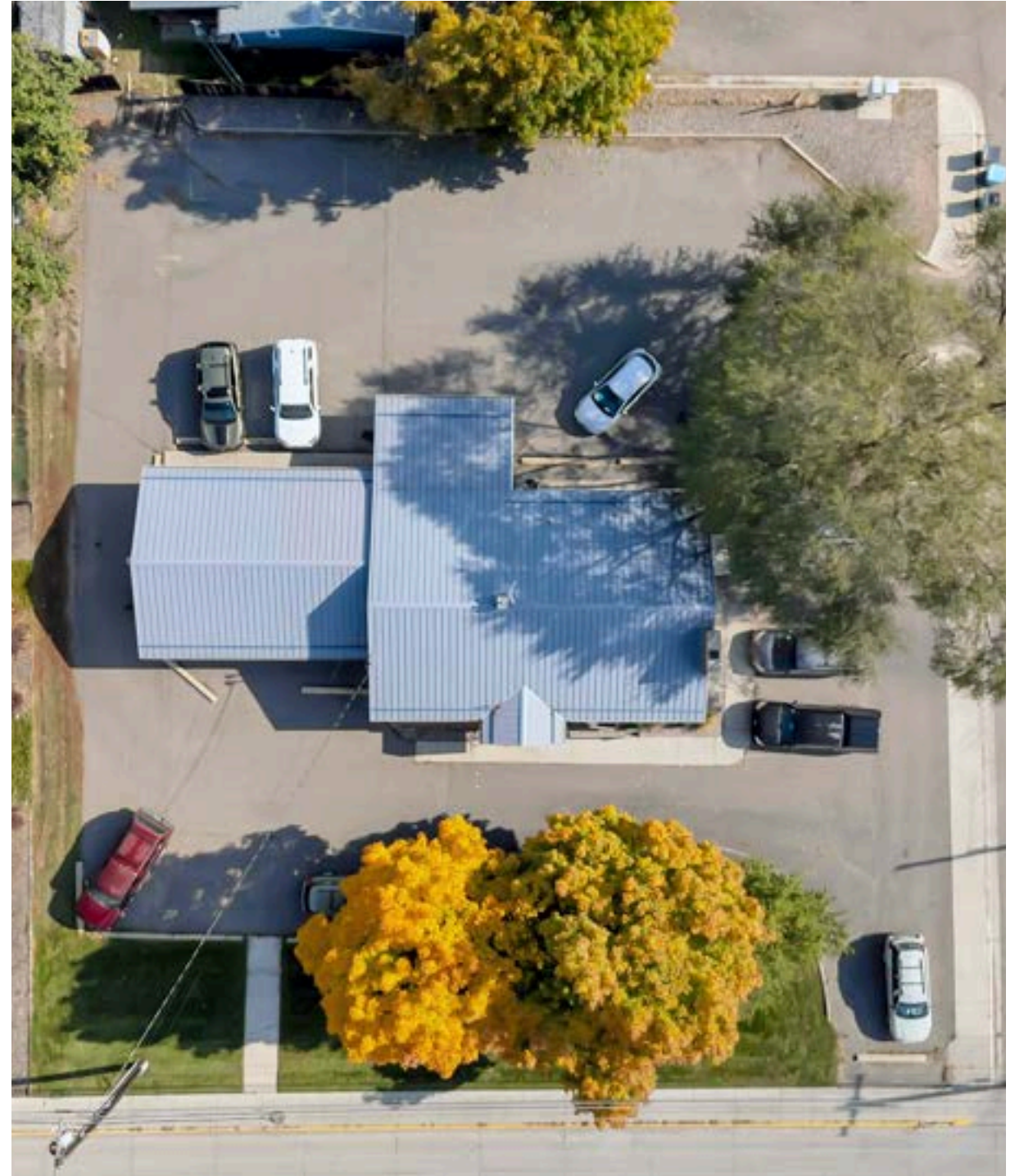
Interactive Links

 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	1900 S Reserve Street
Property Type	Office
Total Acreage	0.46 acres
Services	City water and sewer; electrical
Access	South Reserve Street, Dirk Drive
Zoning	C1-2 (Neighborhood Commercial)
Geocode	04-2200-29-3-07-01-0000
Space Count	5 Offices, 1 Conference Room, 2 Restrooms, 1 Breakroom, Storage Area(s)
Traffic Count	±35,243 (AADT 2023)
Year Built	1959 /1992
Parking	Private lot; ±17 Spaces





Boundary lines are approximate



High visibility to ±35,243 daily drivers along South Reserve Street



Surrounded by a mix of commercial and residential properties in a central location



±2,804 SF building on bustling South Reserve Street

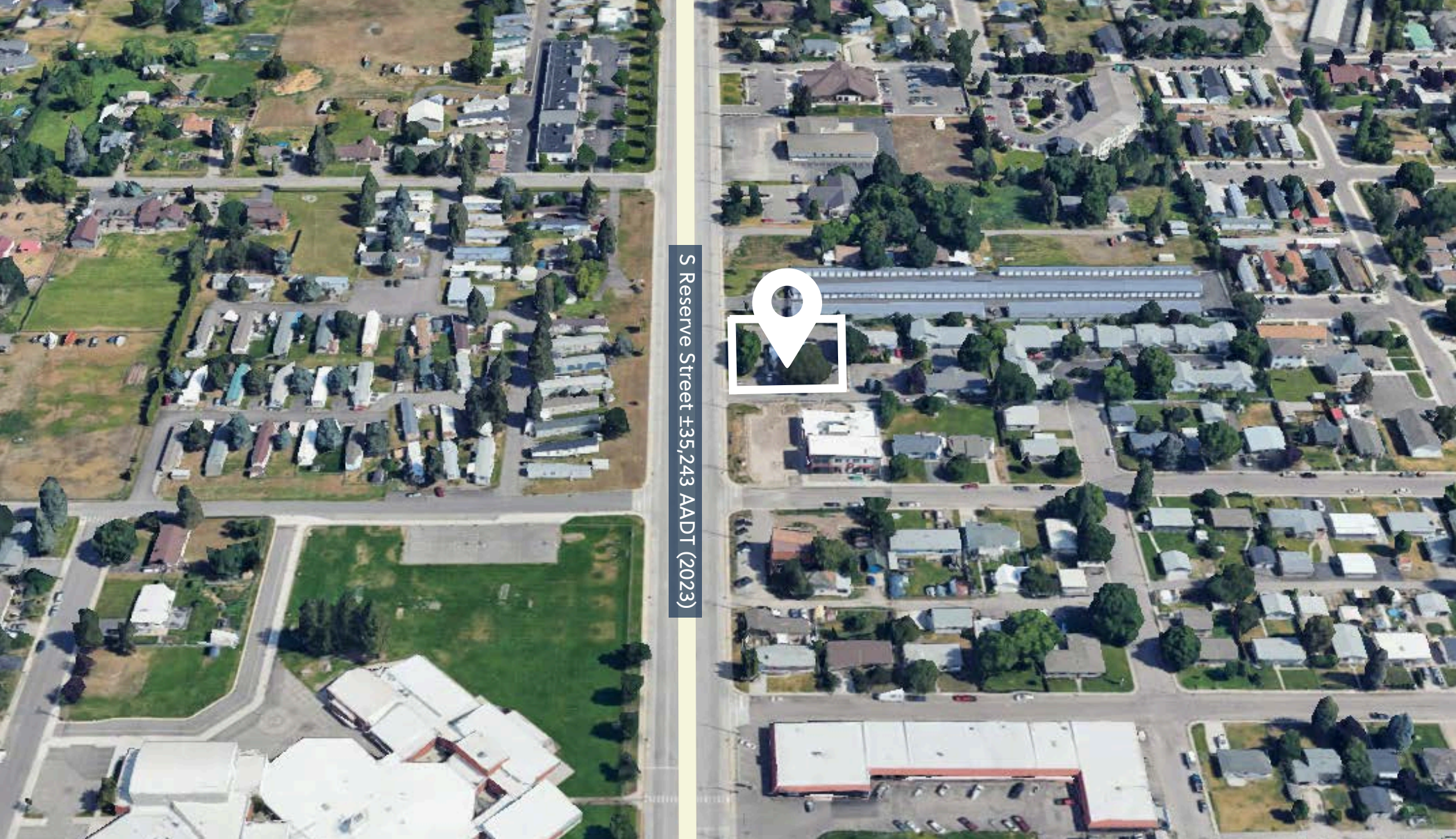


Ideal for office, medical practices or retail uses in a high-traffic location



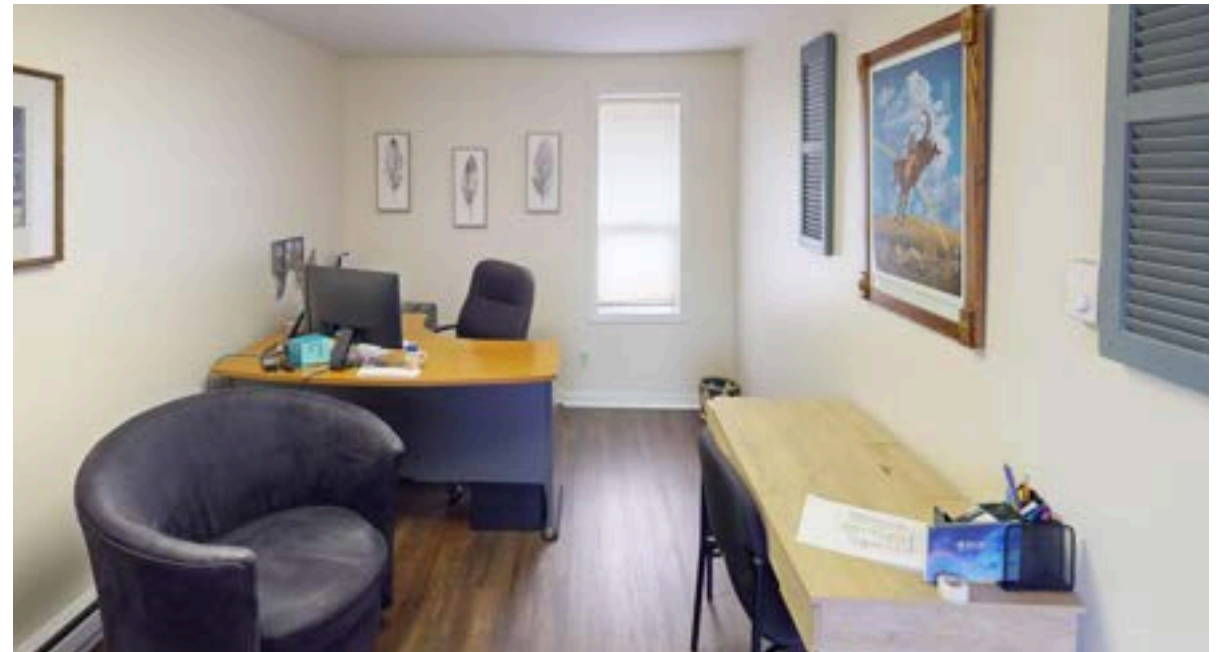
Flexible commercial zoning C1-2 (City of Missoula)

High-Visibility Office Space for Lease

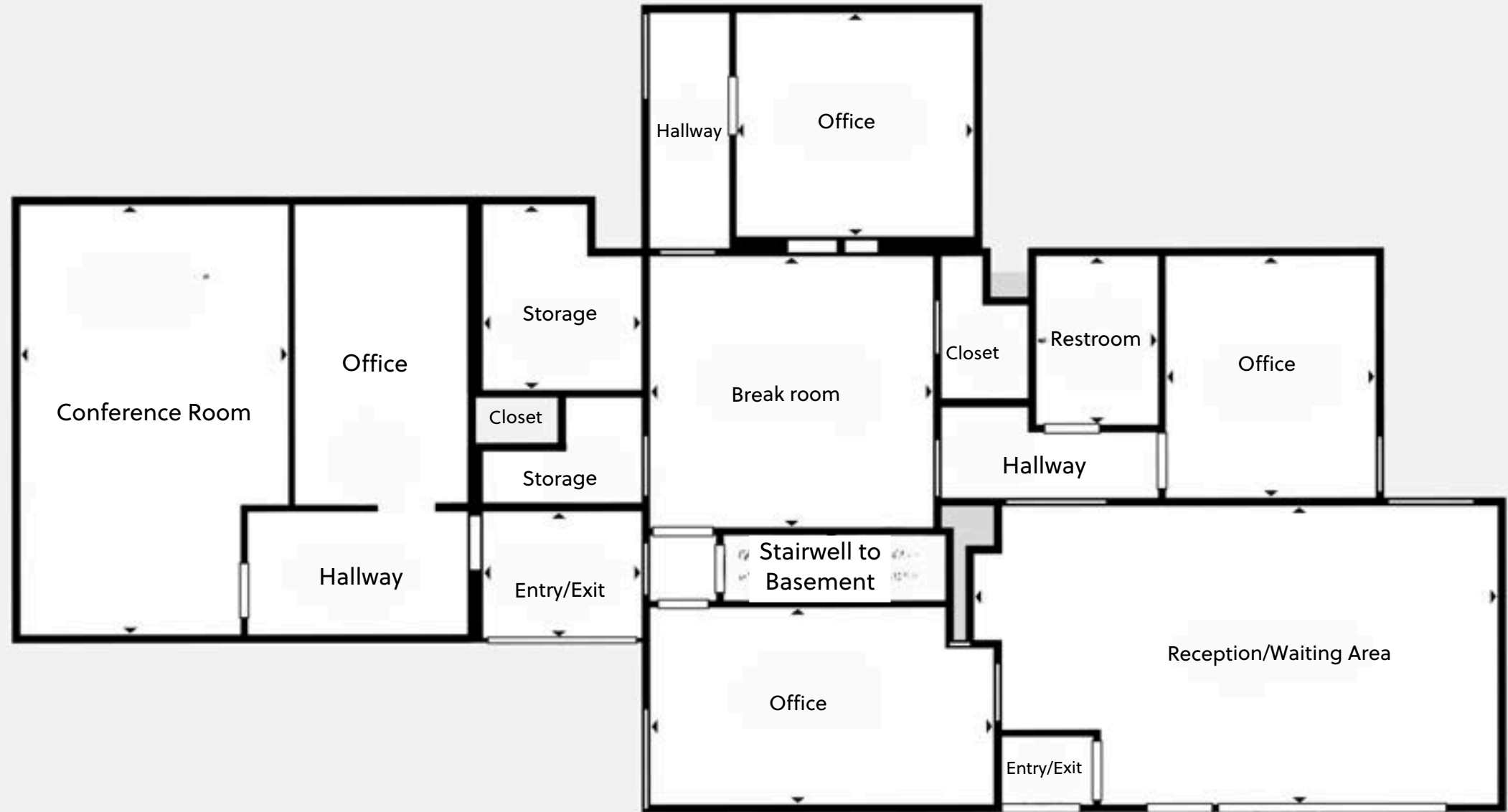








First Floor



Approximate representation

Basement



Approximate representation



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

9,503

Population

36.5

Median Age

2.2

Average Household Size

\$62,441

Median Household Income

2,085

2023 Owner Occupied Housing Units (Esri)

2,242

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



863

Total Businesses



9,381

Total Employees

HOUSING STATS

1 mile



\$392,290

Median Home Value



\$8,258

Average Spent on Mortgage & Basics



\$955

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator ▲	Value	Diff
<\$15,000	9.9%	+2.7%
\$15,000 - \$24,999	7.1%	+0.2%
\$25,000 - \$34,999	10.8%	+4.2%
\$35,000 - \$49,999	12.1%	-3.0%
\$50,000 - \$74,999	17.1%	+1.6%
\$75,000 - \$99,999	16.6%	-0.2%
\$100,000 - \$149,999	17.3%	+1.2%
\$150,000 - \$199,999	4.4%	-2.4%
\$200,000+	4.7%	-4.3%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	9,503	65,933	89,950	2022 Per Capita Income	\$37,337	\$38,474	\$41,086
2022 Household Population	9,363	63,120	86,924	2022 Median Household Income	\$62,441	\$60,261	\$66,657
2022 Family Population	5,858	39,349	57,937	2022 Average Household Income	\$81,368	\$84,134	\$92,766
2027 Total Population	9,651	67,258	92,786	2027 Per Capita Income	\$44,479	\$45,860	\$49,025
2027 Household Population	9,511	64,445	89,760	2027 Median Household Income	\$77,074	\$75,382	\$80,053
2027 Family Population	5,909	39,800	59,449	2027 Average Household Income	\$96,358	\$99,361	\$109,761

Missoula Air Service

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

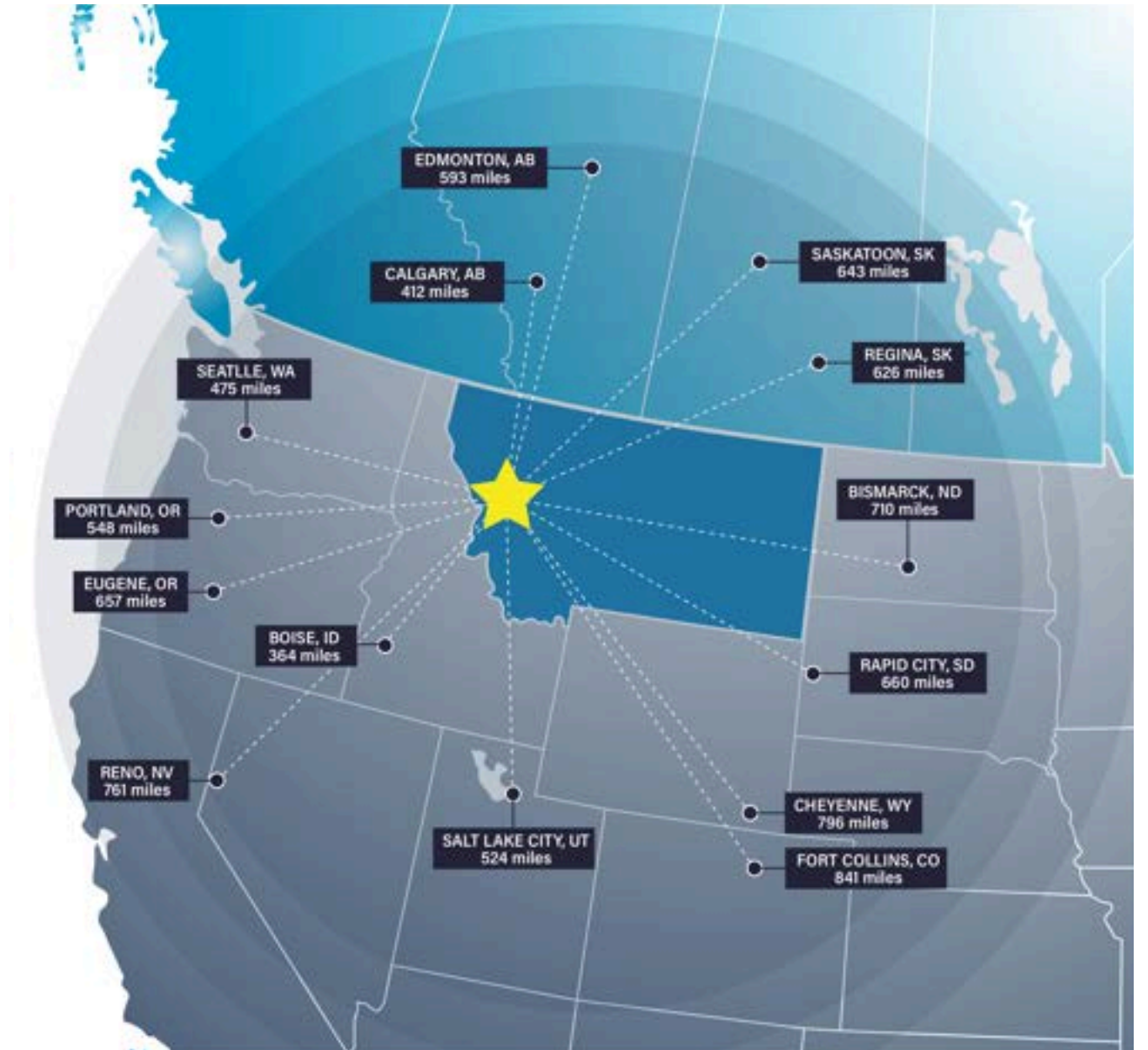


Missoula Access

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

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 & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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.



CHRIS BRISTOL
Commercial Real Estate Advisor
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



JOE TREDIK
Leasing Specialist

Joe 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. Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team.

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