



# SterlingCRE

## Renovated Downtown Office Space

113 West Front Street Suite 203  
Missoula, MT

\$20.00/SF NNN | ±1,088 SF

Contact:

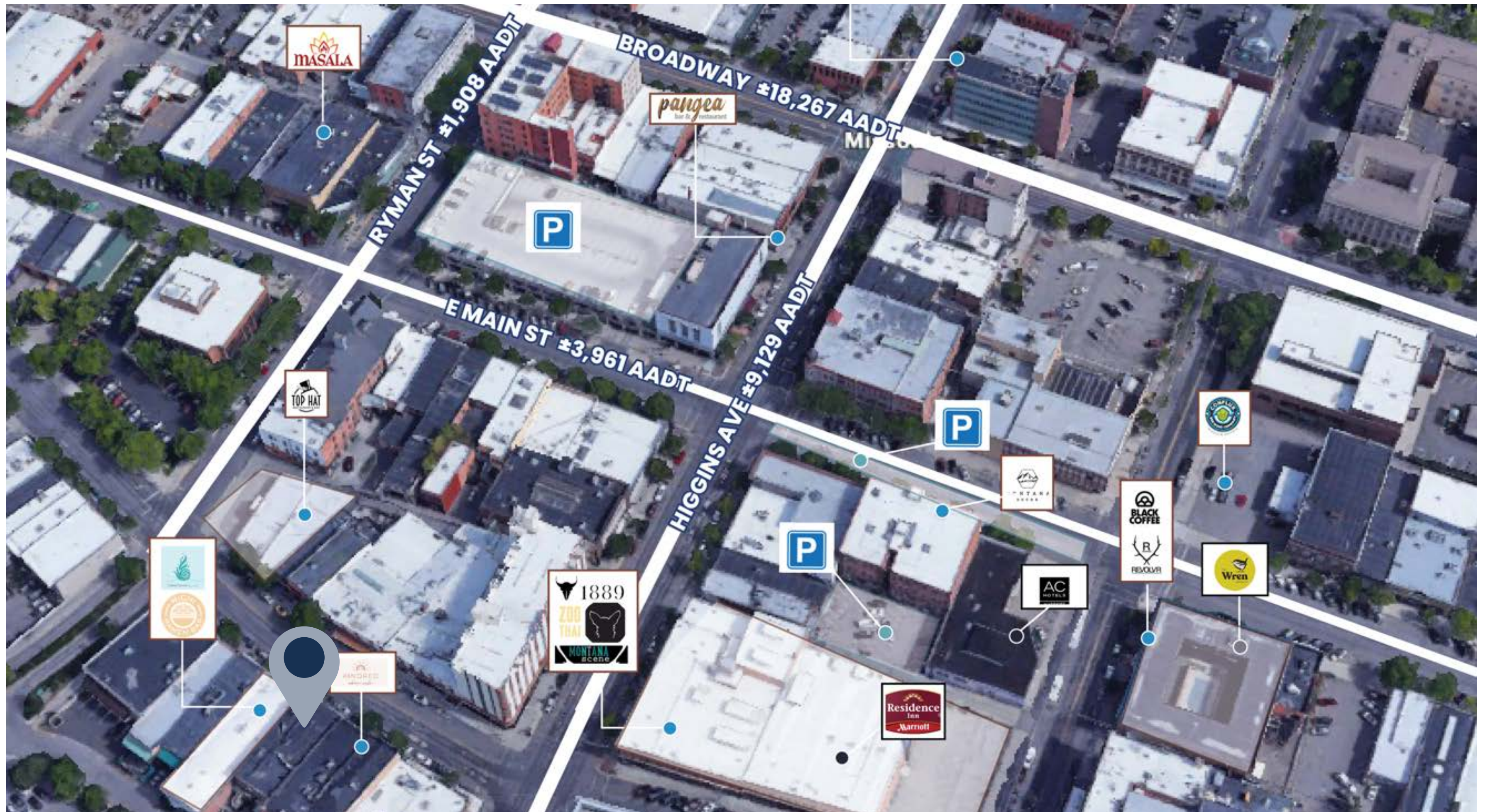
**Connor McMahon**

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

406.370.6424







Location Overview



# Opportunity Overview

SterlingCRE Advisors is pleased to present this recently renovated office space located at 113 West Front Street in the heart of downtown Missoula, Montana. Situated on the main retail corridor and just steps from the iconic Wilma Theater and Caras Park, the space offers a truly exceptional location.

This modernized space features an open floor plan with natural wood accents, and windows facing Caras park The highly coveted downtown area is home to many restaurants and retail shops as well as salons and hotels. Additionally, the area is highly walkable, bike-able and in close proximity to public on-street parking and two (2) parking garages. There is also a tenant lease space available for a fee.



Address	113 West Front Street
Property Type	Office
List Rate	\$20.00/SF
Estimated NNN	\$5.33/SF
Total Square Feet	±1,088 SF
Zoning	Commercial Business District (CBD-4)

# Interactive Links



[Link to Listing](#)



[Street View](#)



[Virtual Tour](#)



# Opportunity Highlights



**Centrally located in desirable Downtown Missoula**



**On-street and two (2) public parking garages nearby. Tenant lease spot(s) available for fee**



**Close proximity to North Higgins Avenue; positioned near bike trails off Caras park**



**A blank slate with room for potential for creativity with an in-suite sink**



**Natural light, in a high foot trafficked area of downtown Missoula**

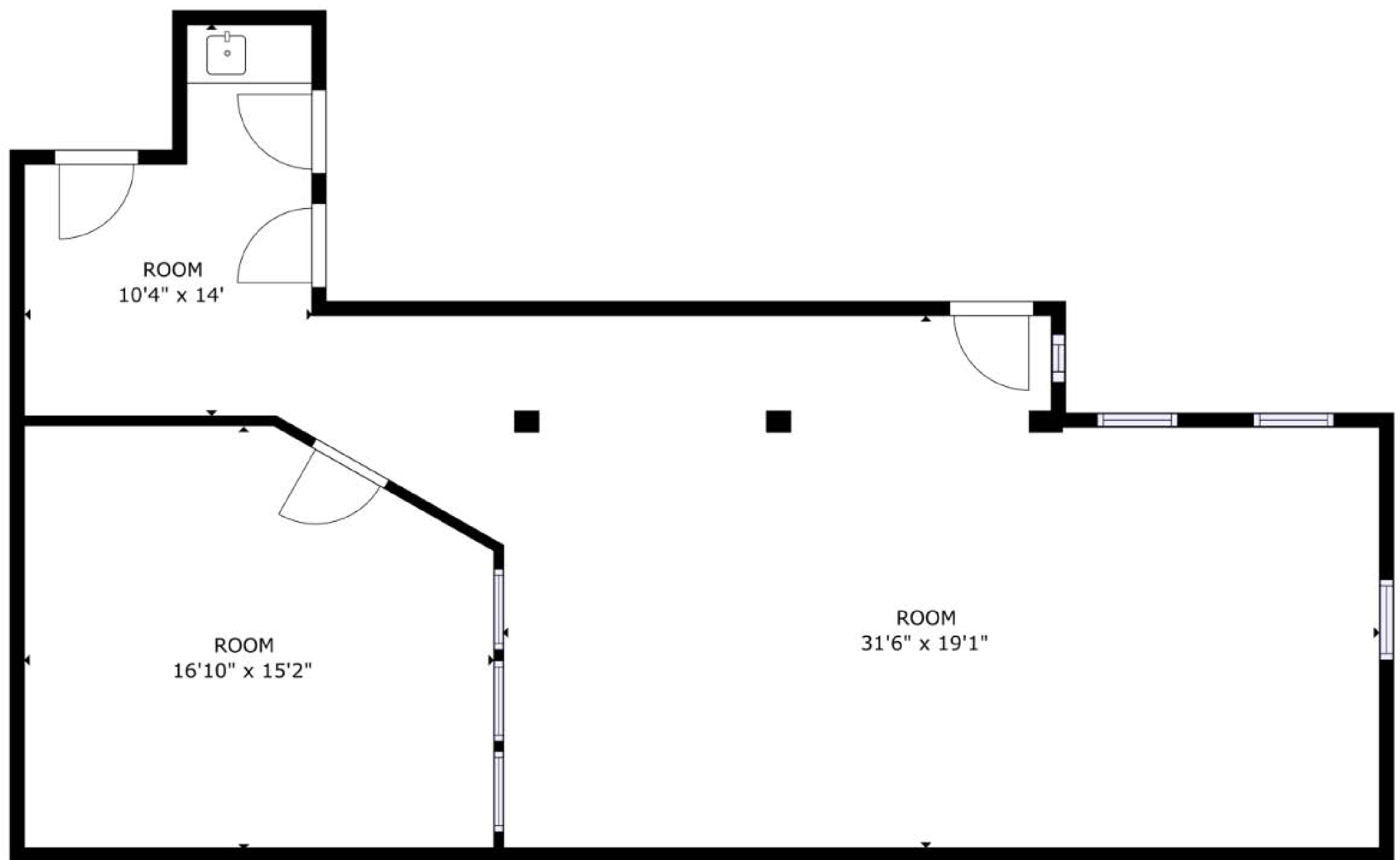




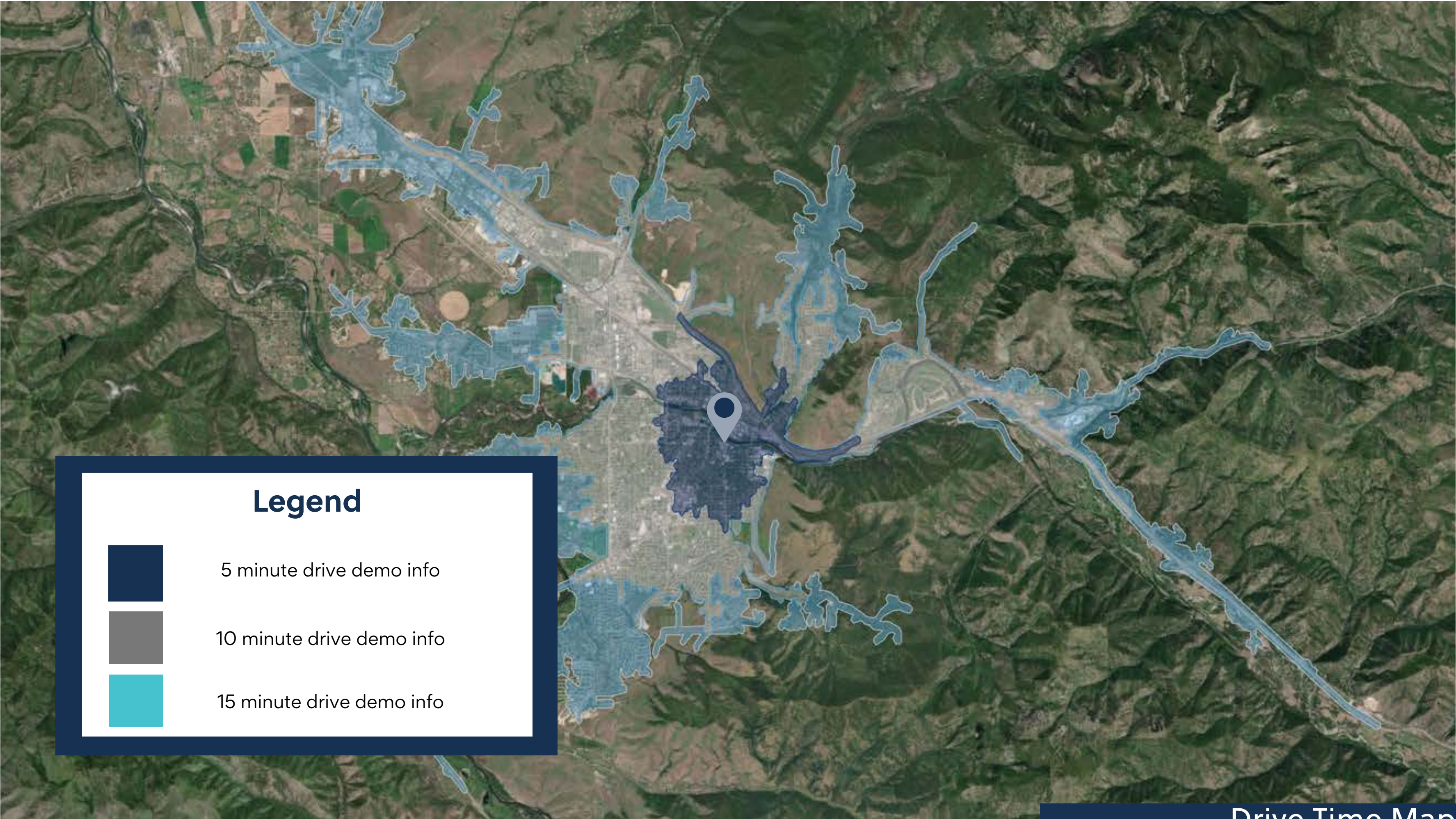
Retailer Map











**Legend**



5 minute drive demo info

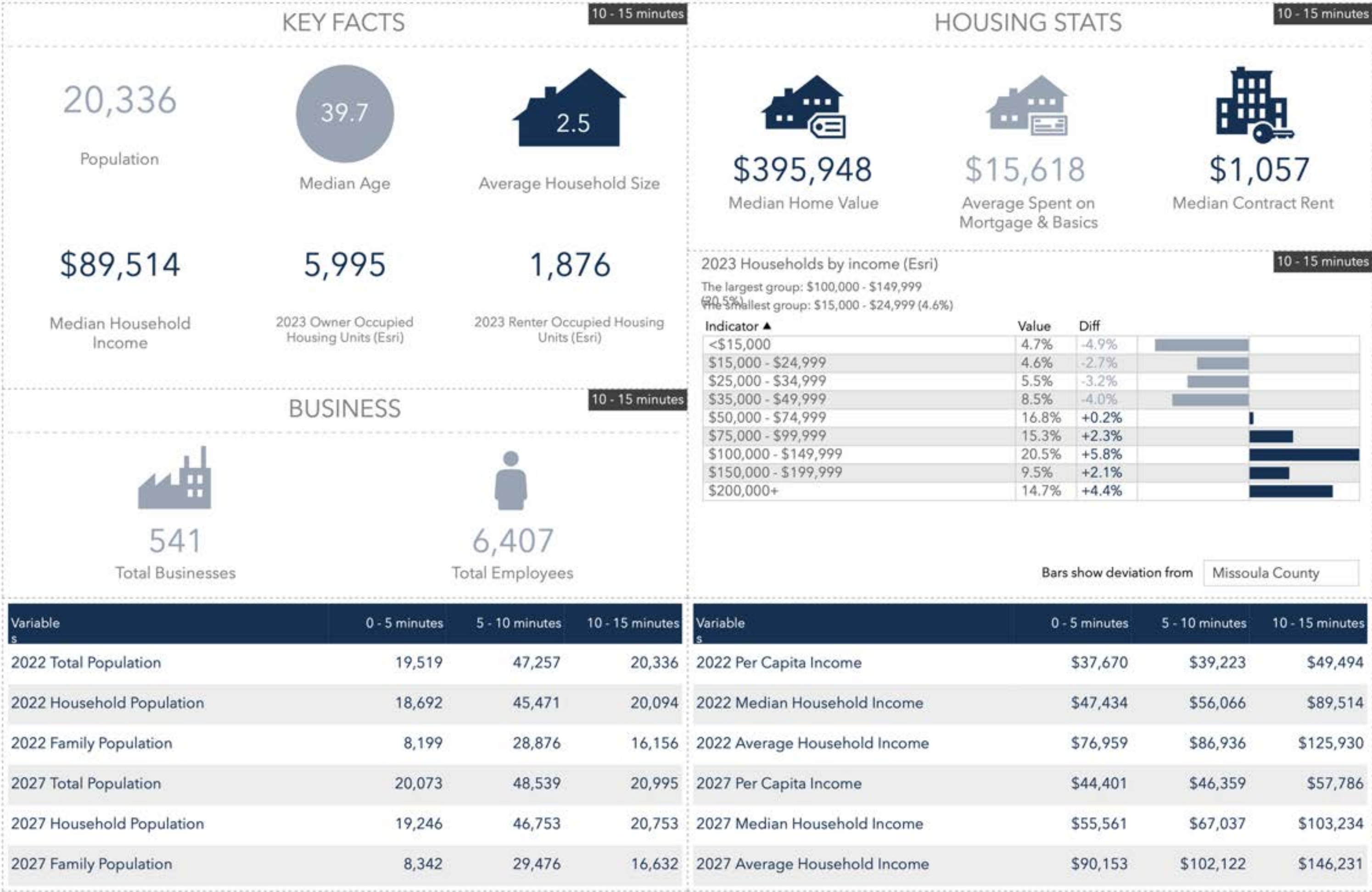


10 minute drive demo info



15 minute drive demo info







## #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

## 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



# Disclaimer

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# Listing Team



**CONNOR MCMAHON**

**Commercial Real Estate Advisor**

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



**CHRIS BRISTOL**

**Marketing & 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.