



SterlingCRE
ADVISORS

Downtown Flexible Office Suites for Lease

**240 N Higgins
Missoula, Montana**

±196 SF - ±213 SF | Small Office Suites

Exclusively listed by:

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Opportunity Overview

Located in the heart of Downtown Missoula, 240 N Higgins offers flexible office suites within one of the city's most recognizable historic commercial corridors. Positioned directly on Higgins Avenue, tenants benefit from exceptional walkability, convenient access to restaurants, coffee shops, retail amenities, professional services, and public transportation.

Multiple office suites are available, accommodating a variety of users ranging from sole practitioners and startups to established professional service firms. The building features private offices with natural light, common area restrooms, and a professional downtown business environment at a competitive lease rate.

With immediate access to Downtown Missoula's vibrant business district and proximity to the University of Montana, St. Patrick Hospital, and Interstate 90, 240 N Higgins provides an ideal location for businesses seeking a central and highly visible presence in the market.

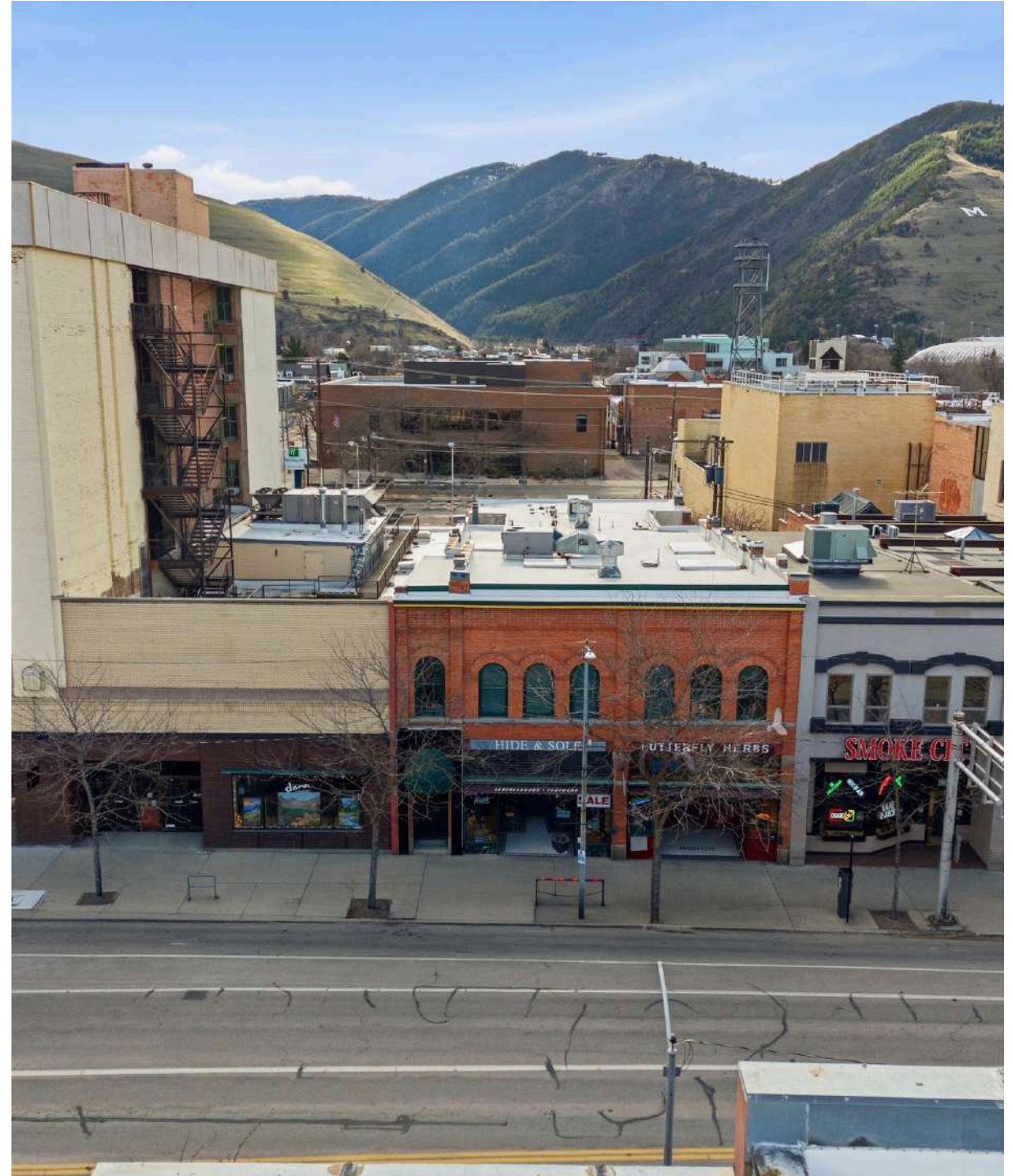


Address	240 N Higgins Missoula, Montana 59802
Property Type	Downtown Office Suites
Lease Rate & Office Sizes	Office sizes range from ±196 SF - 213 SF (Inquire for availability and pricing)

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

Property Details

Property Type	Office
Square Footage	Office sizes range from ±196 SF - 213 SF (Inquire for availability)
Total Acreage (CAMA)	±0.12 Acres
Services	City of Missoula Water & Sewer
Access	via N Higgins; Alley
Zoning	D-C; Downtown Core
Geocode	04-2200-22-2-24-05-0000
Parking	Metered Street Parking
Year Built	1910
Features	Common area restrooms Direct access from Higgins Flexible Terms





Prime Higgins Ave Location



Multiple Office Suites Available



Walkable to Restaurants, Coffee Shops & Retail



Historic Downtown Building Character



Natural Light in Select Suites

Opportunity Highlights



UNIVERSITY OF MONTANA

INTERSTATE 90



PINE STREET

NORTH HIGGINS

NORTH PATTEE STREET

EAST BROADWAY

MAIN STREET

RYMAN STREET

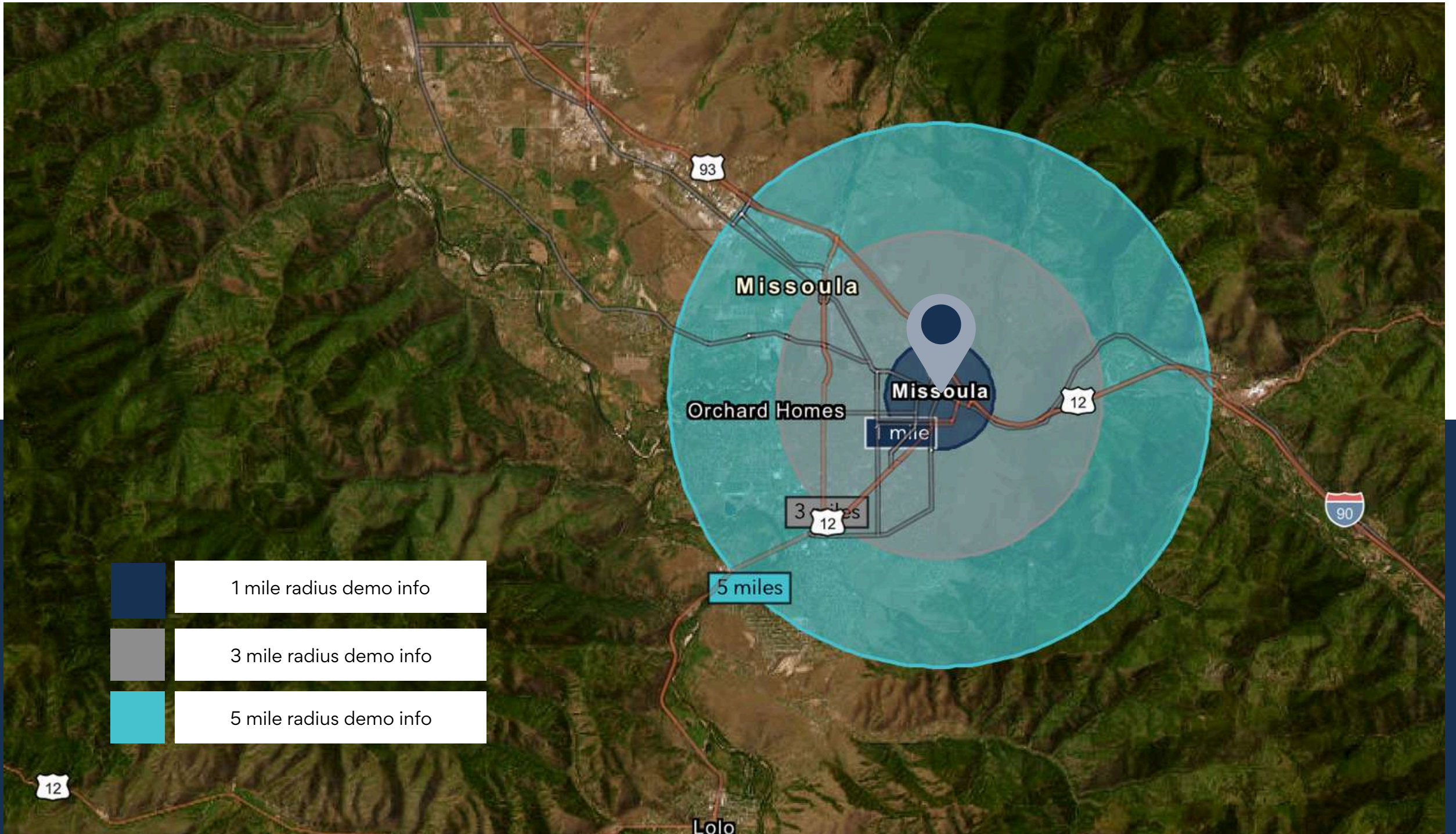


Retailer Map









Key Facts

KEY FACTS 1 mile

12,130

Population

31.6

Median Age

1.8

Average Household Size

\$55,054

Median Household Income

1,820

2023 Owner Occupied Housing Units (Esri)

3,996

2023 Renter Occupied Housing Units (Esri)

BUSINESS 1 mile

1,522

Total Businesses

18,950

Total Employees

HOUSING STATS 1 mile

\$573,044

Median Home Value

\$6,287

Average Spent on Mortgage & Basics

\$892

Median Contract Rent

2025 Households by income (Esri) 1 mile

The largest group: \$75,000 - \$99,999 (16.1%)
The smallest group: \$200,000+ (4.0%)

Indicator ▲	Value	Diff
<\$15,000	15.6%	+6.9%
\$15,000 - \$24,999	9.2%	+2.7%
\$25,000 - \$34,999	10.8%	+3.3%
\$35,000 - \$49,999	10.6%	+0.7%
\$50,000 - \$74,999	14.7%	-0.6%
\$75,000 - \$99,999	16.1%	+1.8%
\$100,000 - \$149,999	11.3%	-7.3%
\$150,000 - \$199,999	7.7%	-1.9%
\$200,000+	4.0%	-5.5%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59802 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	12,130	61,359	86,107	21,739	123,770	1,144,799	339,887,819
2022 Household Population	10,693	58,714	83,182	21,460	120,643	1,115,471	331,671,159
2022 Family Population	4,971	34,672	54,131	13,017	85,153	851,883	264,093,561
2027 Total Population	12,374	62,753	89,622	22,577	128,306	1,205,657	347,149,422
2027 Household Population	10,937	60,108	86,697	22,298	125,179	1,176,329	338,932,762
2027 Family Population	5,058	35,198	56,231	13,423	88,019	895,113	269,093,856

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Missoula Office Market Data | Q1 2026

LEASING ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Lease Rate	\$18.88	\$18.81	-0.37%	↓
Downtown Average Lease Rate	\$19.41	\$19.40	-0.05%	↓
NNN Average	\$7.05	\$8.11	15.04%	↑
County Vacancy	7.66%	8.22%	0.56%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Sale Price PSF*	\$242.04	\$259.47	7.20%	↑
Condominium Average Sale Price PSF**	\$249.17	\$331.71	33.13%	↑
Freestanding Average Sale Price SF**	\$282.50	\$261.88	-7.30%	↓

All data covers the trailing 12 months
 *Weighted Average **Non-weighted Average
 Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±4,000 SF
Completed 2026	0 SF



Missoula Air Service

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

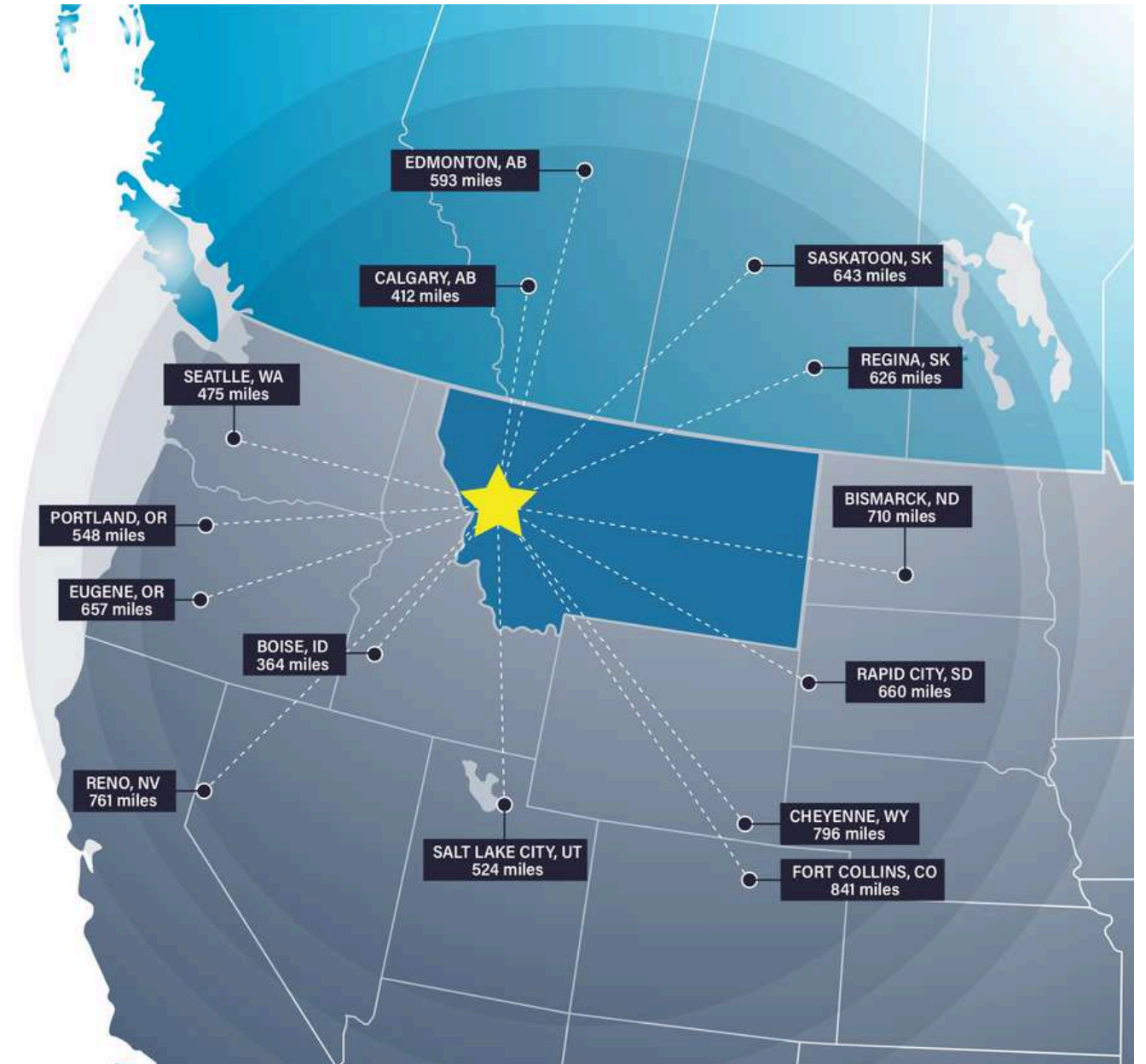


Missoula Access

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.



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



Brokerage Advisor & Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



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.



DEAN WILSON
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.



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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