



**SterlingCRE**  
ADVISORS

## For Lease | Medical Office Suite/Lab Space/Storage

2875 Tina Avenue  
Missoula, MT

Up To ±21,000 SF

Contact:

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# Opportunity Overview

SterlingCRE Advisors is pleased to present a premier leasing opportunity at the Reserve Street Medical Center and Wellness Campus in Missoula, Montana.

This modern, thoughtfully designed facility offers space options ideal for a wide range of medical, laboratory, or professional office users. Among the available spaces is Suite 101—a fully built-out, first-floor medical suite that provides immediate functionality for clinical operations. This turn-key space offers prime visibility and ease of access, making it an excellent choice for healthcare providers seeking a high-quality, ready-to-use environment.

Additional space within the building includes customizable shell areas, allowing tenants the flexibility to design a tailored buildout that fits their specific needs. With full ADA accessibility, elevator access, and shared waiting areas on the beautifully finished main floor, the building is equipped to support both patient comfort and operational efficiency.

Notable features include a covered entryway with heated sidewalks for year-round access, professionally maintained landscaping, and ample surface parking.

Located within an established wellness campus, this property offers convenience, flexibility, and a professional setting for long-term growth.



<b>Address</b>	2875 Tina Avenue, Missoula
<b>Property Type</b>	Medical Office
<b>Lease Rate</b>	\$27.00/SF/YR NNN
<b>Estimated NNN</b>	\$7.50/SF
<b>Square Feet Available</b>	± 10,171 Square Feet on main level 11,400 Square Feet in Basement level
<b>Total Acreage</b>	±2.8 Acres

# Property Details

<b>Address</b>	2875 Tina Avenue, Missoula, Montana
<b>Property Type</b>	Office   Medical Office   Lab
<b>Total Acreage</b>	±2.8 Acres
<b>Services</b>	City water & sewer
<b>Access</b>	North Reserve Street & Tina Avenue
<b>Zoning</b>	LU-MU (Limited Urban Mixed-Use)
<b>Geocode</b>	04-2200-18-1-01-02-0000
<b>Year Built</b>	2000
<b>Parking</b>	Surface parking, covered pull-up entrance
<b>Security</b>	RFID entry system





**Located right off of North Reserve Street with quick access to I-90**



**Close to restaurants and shopping, and easy to access to both St Patrick's and Community Medical Center**



**Well-maintained and professionally managed building designed for medical practitioners**



**Dedicated parking lot with a heated sidewalks and a drive-up covered entrance for patient convenience**



**Flexible space can be designed to meet tenant needs, with elevator access in place**

# North Reserve Office Space for Lease

Located on North Reserve Street, near Target and Costco and the I-90 interchange.





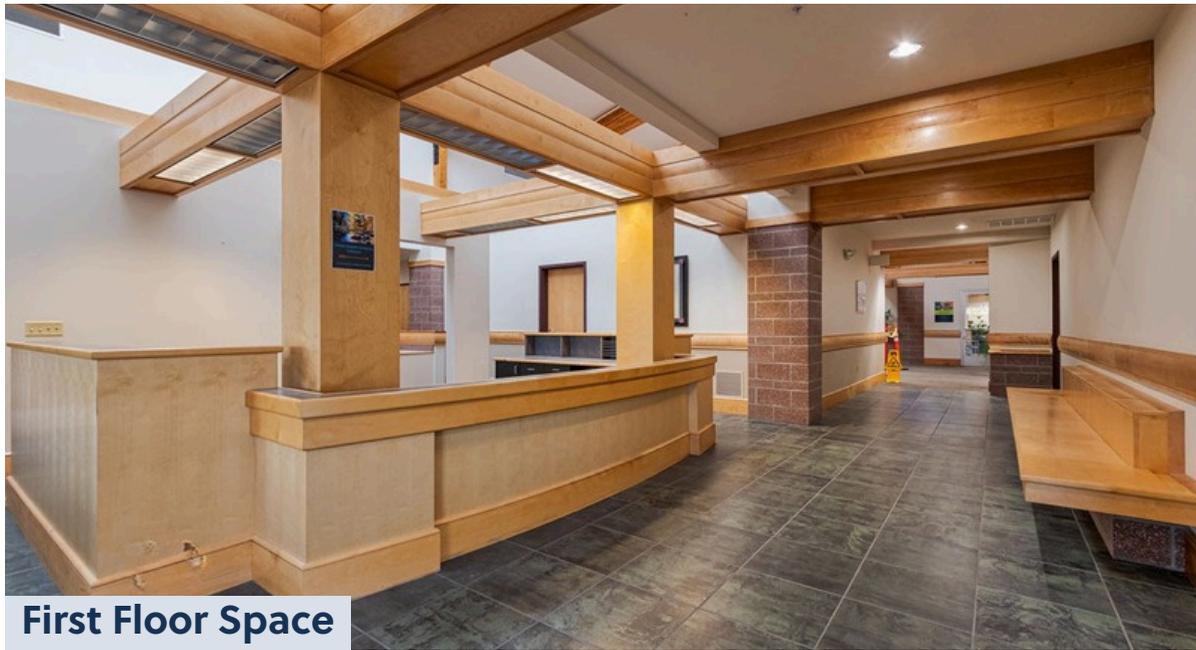
Retailer Map



**Common Waiting Area**



**Covered Patient Drop Off**



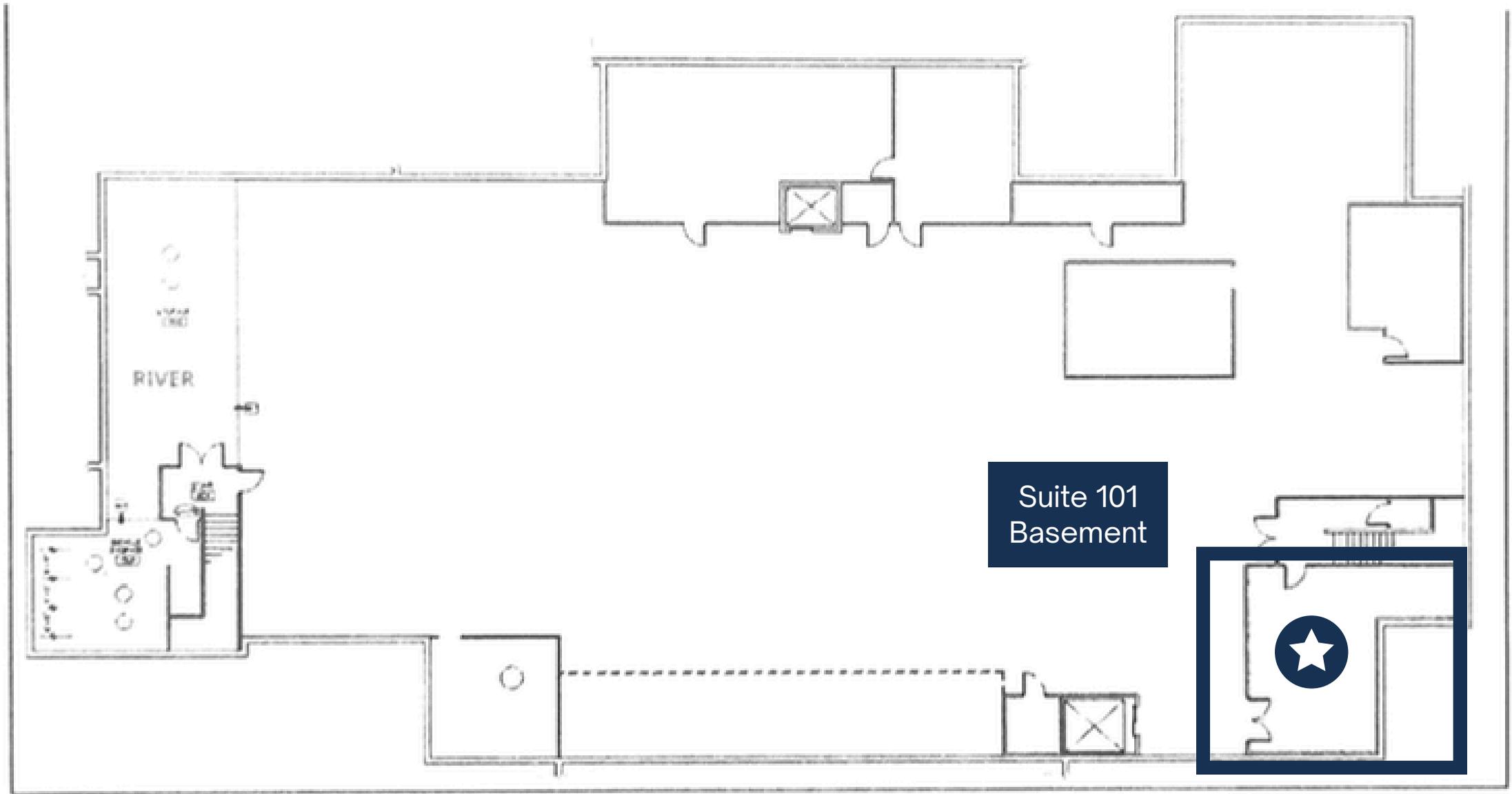
**First Floor Space**



**Main Entrance**

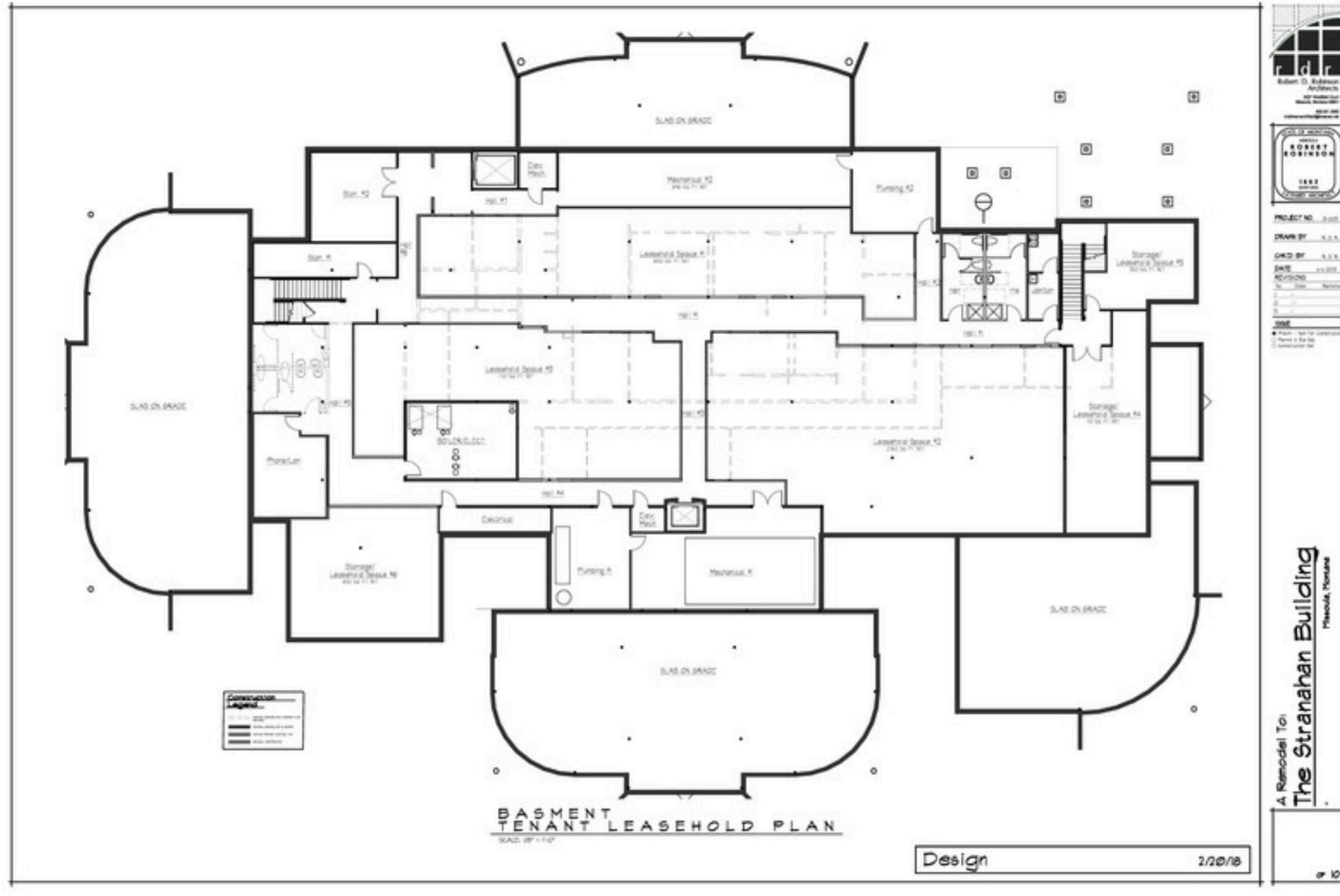


**Suite 101**  
± 10,735 Leasable Square Feet  
Available September 1<sup>st</sup>, 2026

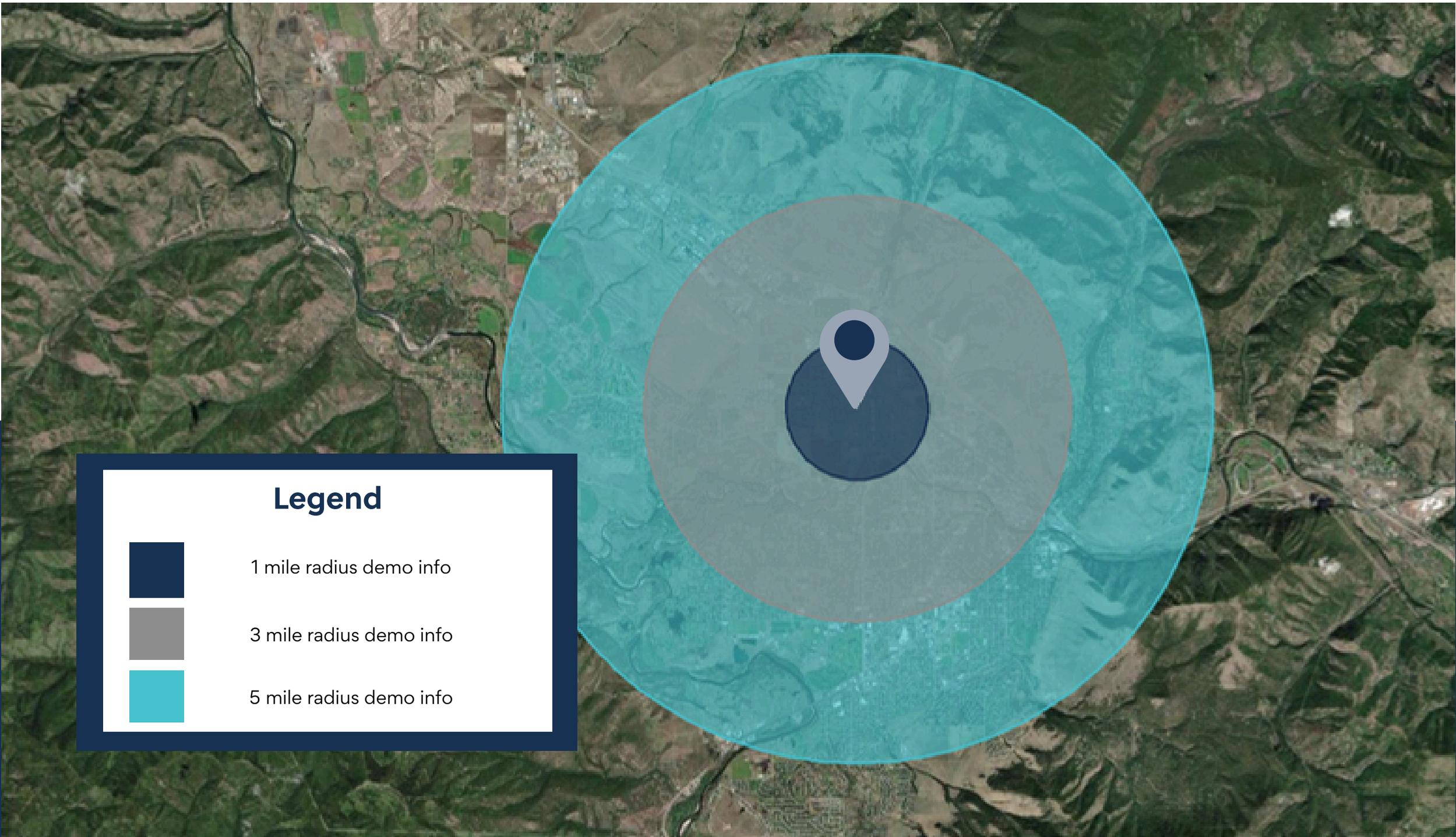


Suite 101  
Basement

**Suite 101**  
± 10,735 Leasable Square Feet  
Available September 1<sup>st</sup>, 2026



**Basement** ±500 SF -11,400 SF  
 Available Immediately



**Legend**



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

6,392

Population

36.2

Median Age

1.9

Average Household Size

\$53,892

Median Household Income

1,101

2023 Owner Occupied Housing Units (Esri)

2,136

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



678

Total Businesses



10,209

Total Employees

## HOUSING STATS

1 mile



\$371,791

Median Home Value



\$8,041

Average Spent on Mortgage & Basics



\$1,119

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (23.0%)

The smallest group: \$150,000 - \$199,999 (3.7%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	8.0%	+0.8%	
\$15,000 - \$24,999	8.6%	+1.7%	
\$25,000 - \$34,999	7.3%	+0.7%	
\$35,000 - \$49,999	23.0%	+7.9%	
\$50,000 - \$74,999	14.8%	-0.7%	
\$75,000 - \$99,999	12.8%	-4.0%	
\$100,000 - \$149,999	16.7%	+0.6%	
\$150,000 - \$199,999	3.7%	-3.1%	
\$200,000+	5.0%	-4.0%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	6,392	46,506	84,793
2022 Household Population	6,115	45,658	81,766
2022 Family Population	3,341	27,702	53,488
2027 Total Population	7,084	49,456	88,596
2027 Household Population	6,807	48,607	85,569
2027 Family Population	3,705	29,520	55,821

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$42,082	\$39,352	\$40,730
2022 Median Household Income	\$53,892	\$58,568	\$64,125
2022 Average Household Income	\$79,339	\$81,897	\$90,743
2027 Per Capita Income	\$50,939	\$47,199	\$48,773
2027 Median Household Income	\$70,413	\$74,995	\$78,577
2027 Average Household Income	\$95,931	\$97,800	\$107,856

# Missoula Air Service

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

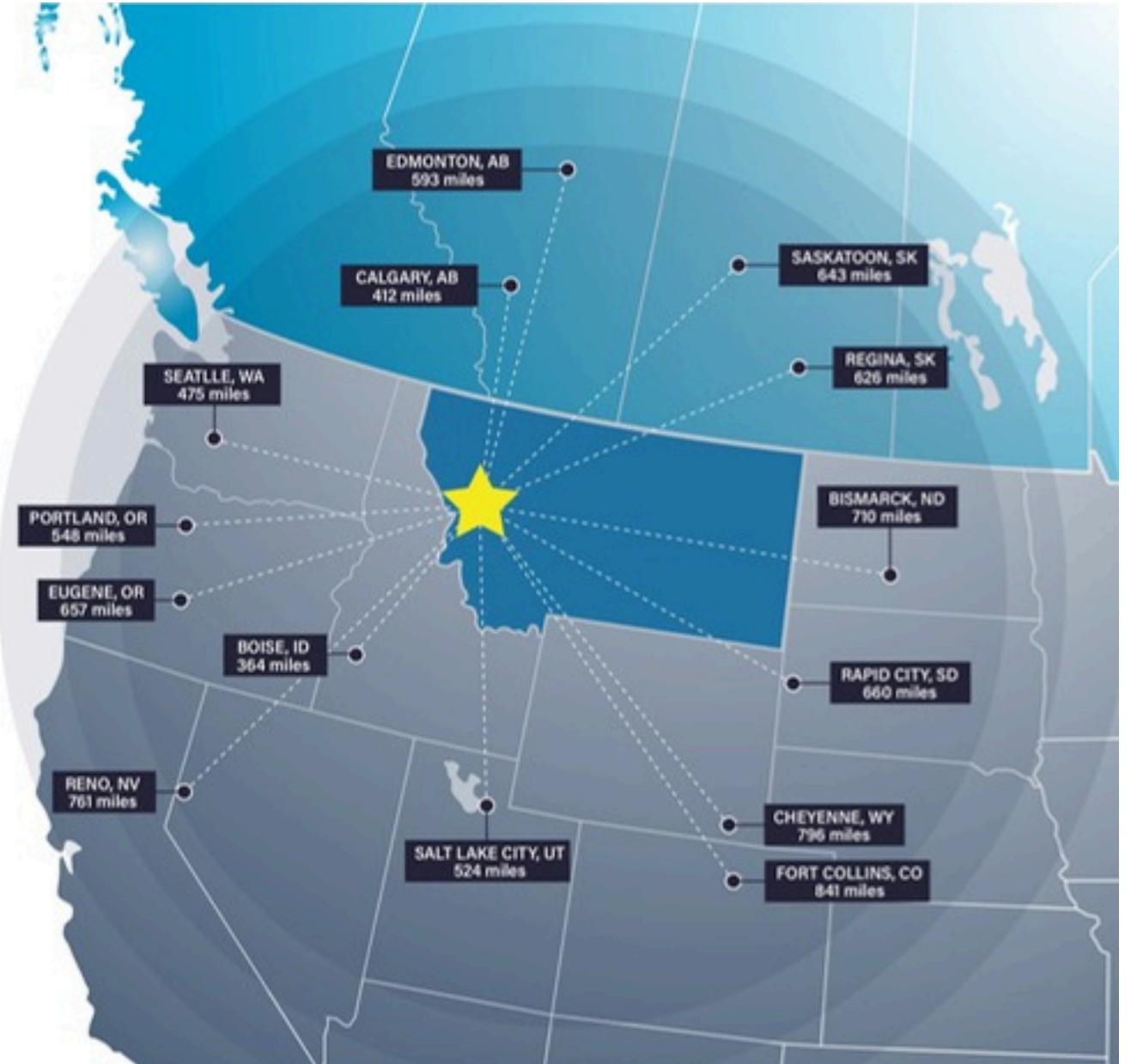


# Missoula Access

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](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 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.



**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.

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