



**SterlingCRE**  
ADVISORS

## Midtown Office Space For Lease

910 Brooks Street  
Missoula, Montana  
±5,155 SF | Office Space

Exclusively listed by:  
**Connor McMahon**  
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406.370.6424

# Opportunity Overview

This versatile office space between Midtown and Downtown Missoula offers a quiet setting for your business.

Situated below-grade in the Rose Park Center, this space features a mix of private offices and open space. There are also shared bathrooms (with showers) and a full kitchen.

- Located in Midtown Missoula
- Central location with easy access to a variety of retail, restaurants, and professional services
- Modern, accessible building
- Ample parking
- Building signage is available



<b>Address</b>	910 Brooks Street
<b>Property Type</b>	Office
<b>Lease Rate</b>	\$12.00/SF NNN
<b>Estimated NNN</b>	\$7.09/SF
<b>Total Square Feet</b>	Up to ±5,155 Square Feet

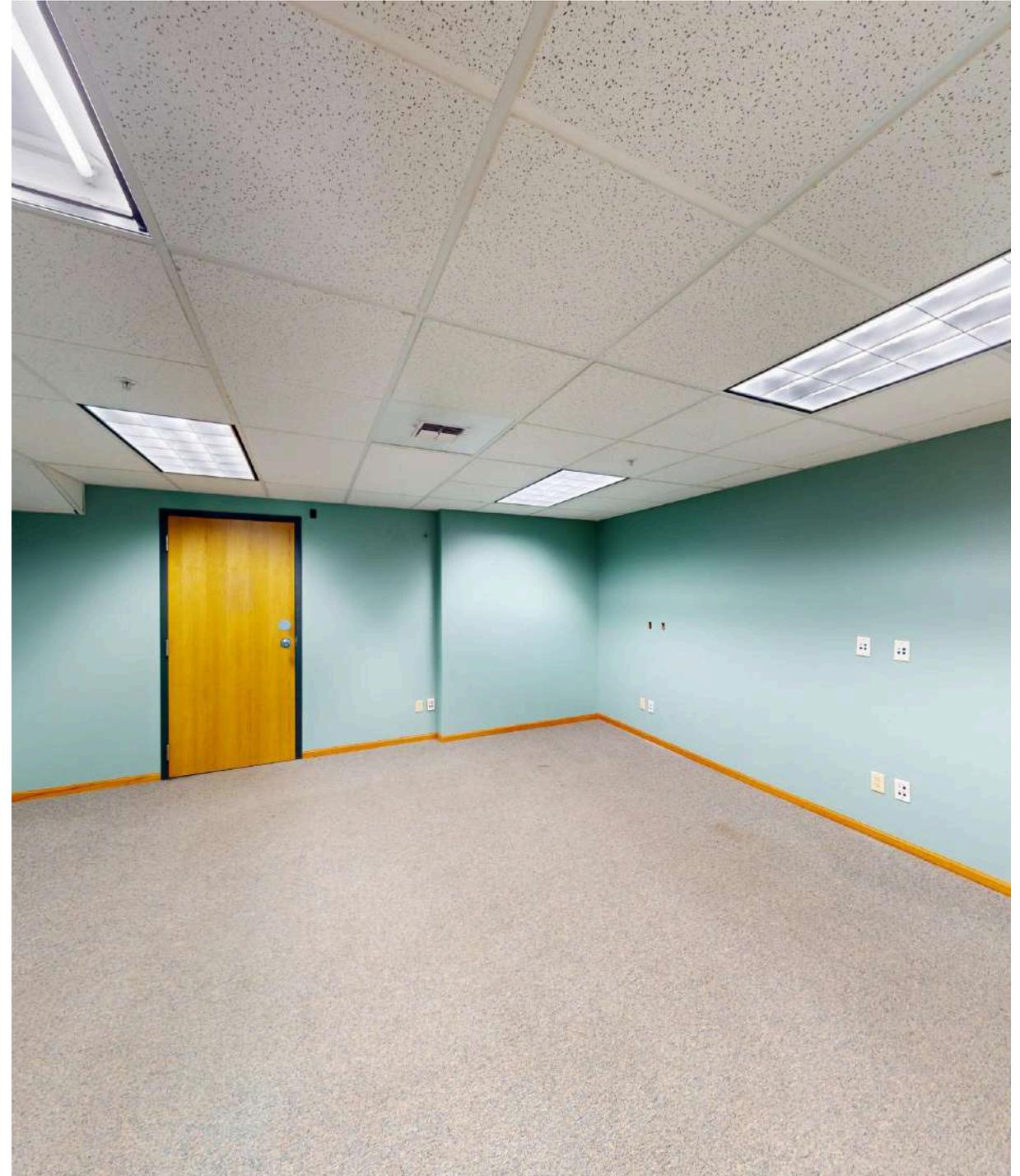
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

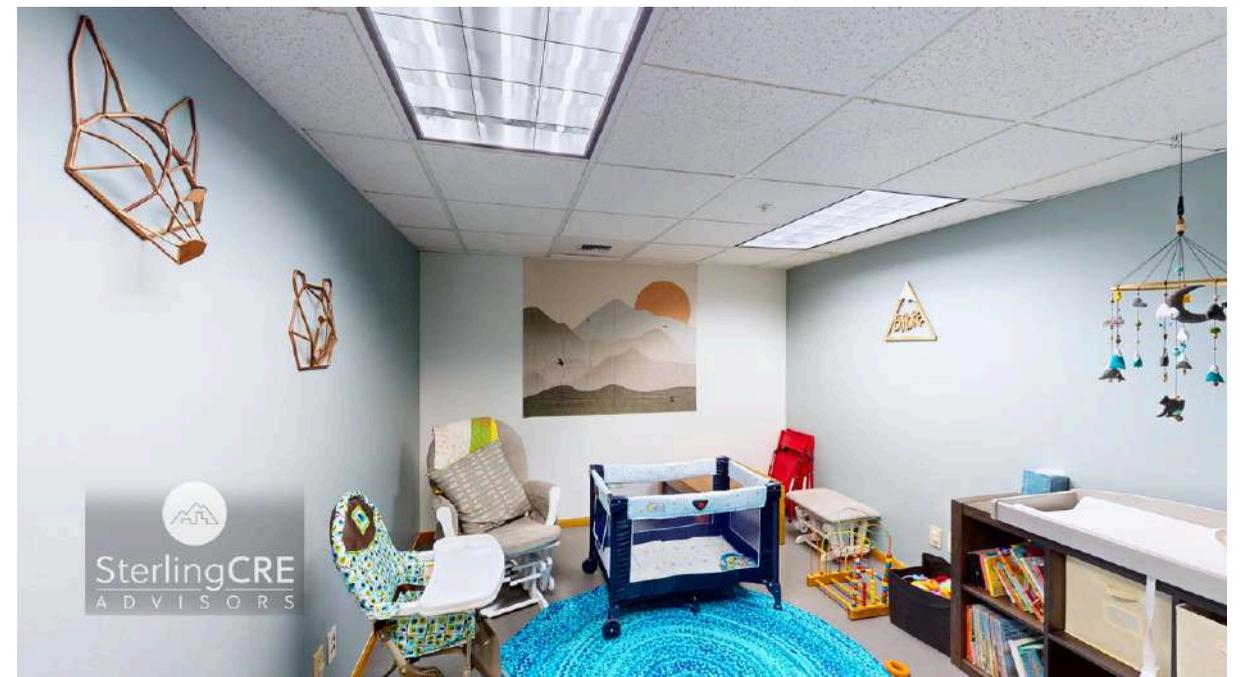
Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

# Property Details

<b>Address</b>	910 Brooks Street
<b>Property Type</b>	Office Space
<b>Access</b>	Brooks Street and Burlington Avenue
<b>Zoning</b>	M1R-3
<b>Geocode</b>	04-2200-28-4-37-01-0000
<b>Private Office Count</b>	6
<b>Traffic Count</b>	12,305 (AADT 2022)
<b>Year Built/Remodeled</b>	1998/2016





**Directly located on Brooks Street**



**Close to restaurants, shopping and professional services.**



**Centrally located and close proximity to downtown Missoula.**



**65 Surface Parking Spaces**



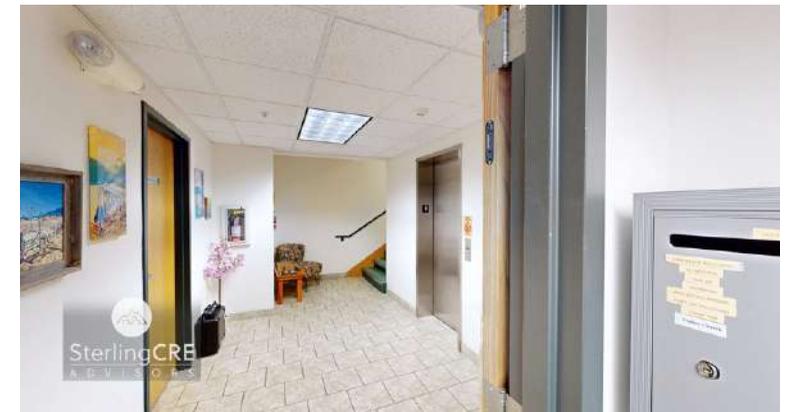
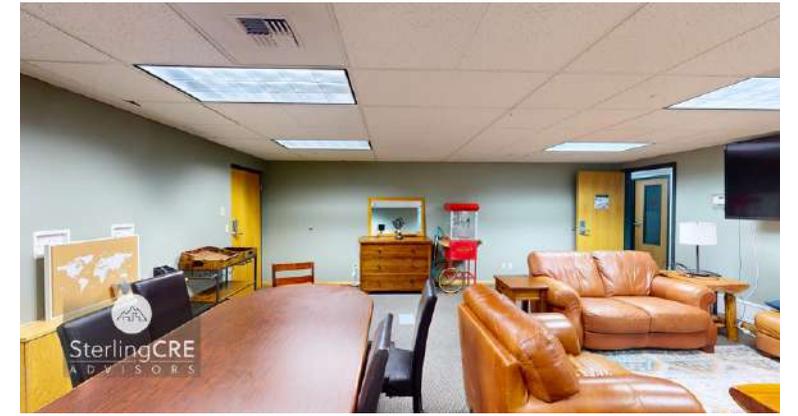
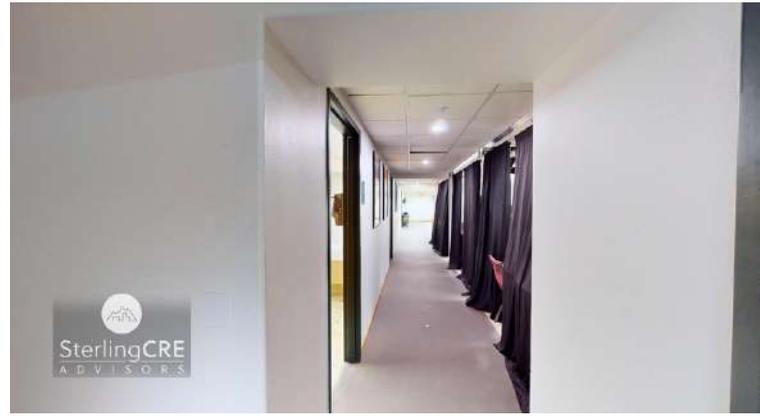
**Shared Kitchenette & Showers**

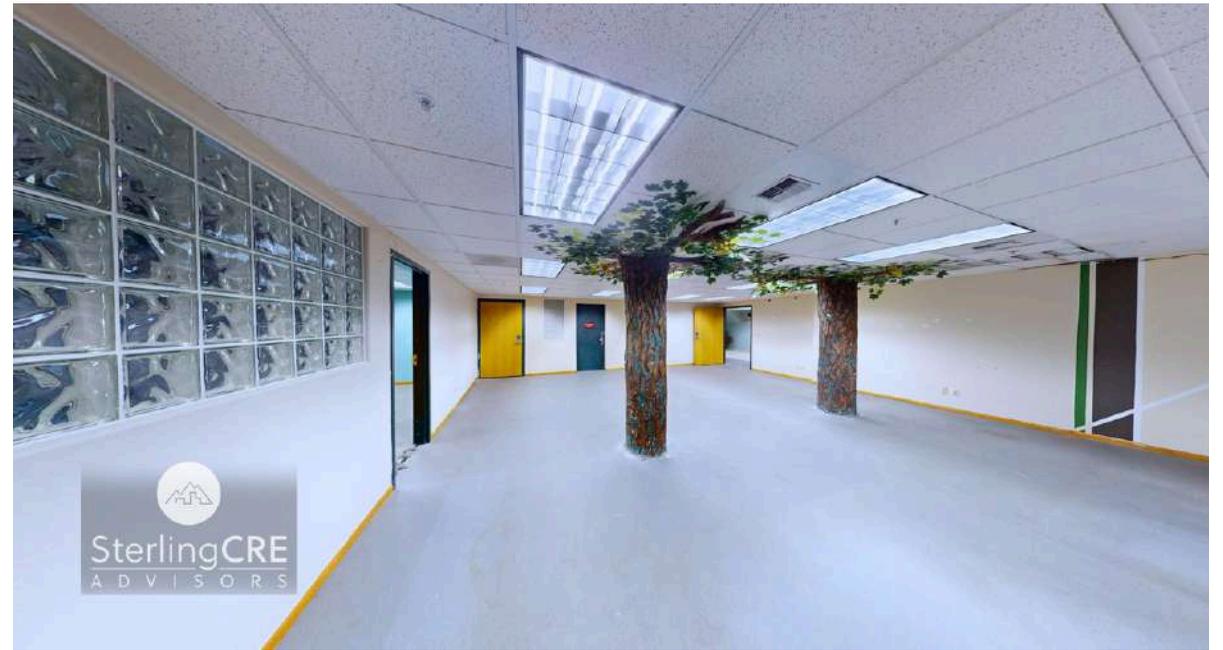
**Opportunity Highlights**

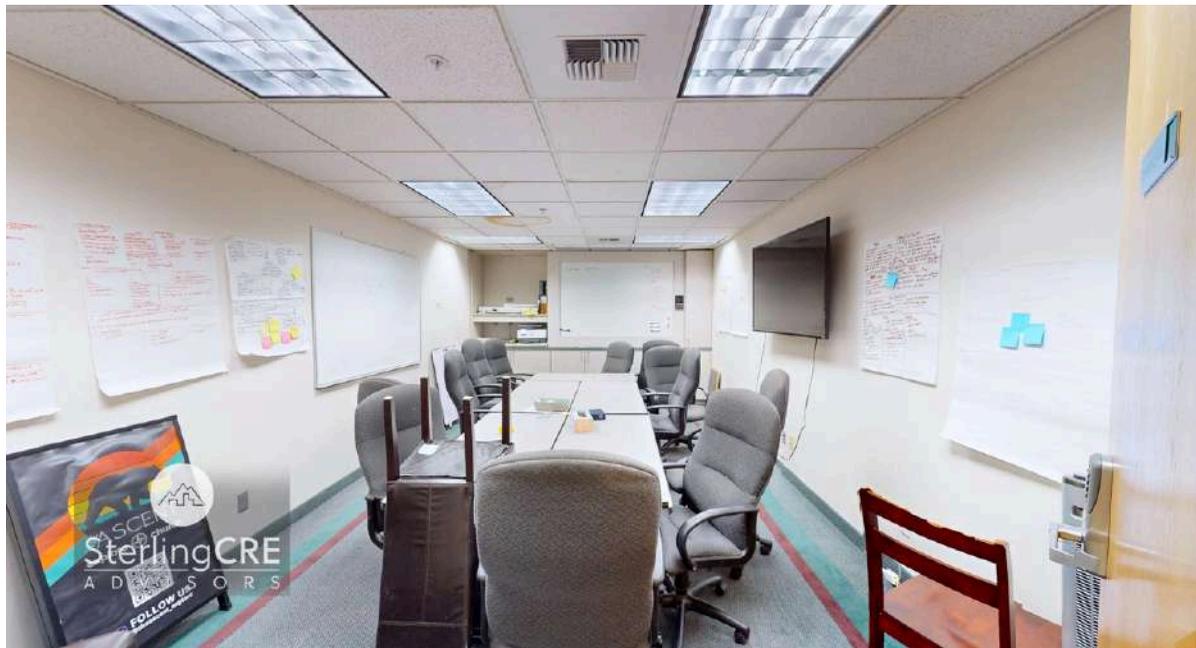
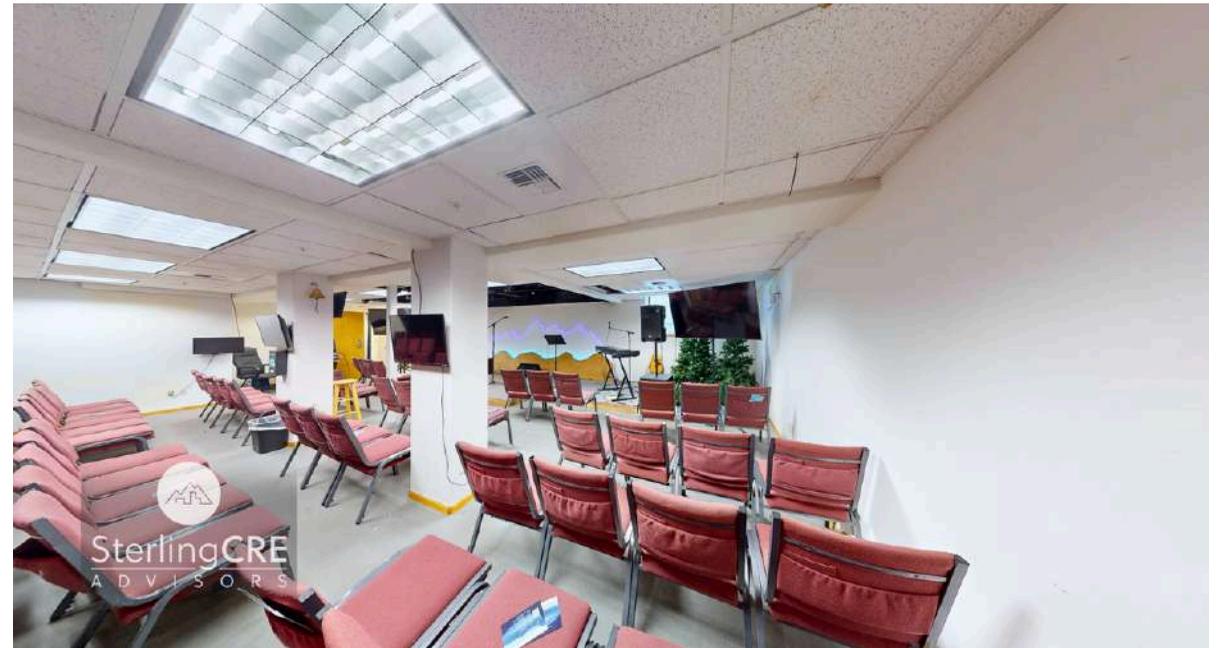
# Centrally Located Office Space for Lease

Located in Midtown of Missoula, Montana.













### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile ▾

14,740

Population



Median Age



Average Household Size

\$54,721

Median Household Income

2,743

2023 Owner Occupied Housing Units (Esri)

4,235

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile ▾



1,150

Total Businesses



9,672

Total Employees

## HOUSING STATS

1 mile ▾



\$495,554

Median Home Value



\$8,019

Average Spent on Mortgage & Basics



\$894

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (6.3%)

1 mile ▾

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+3.6%	
\$15,000 - \$24,999	7.9%	+1.0%	
\$25,000 - \$34,999	10.0%	+3.4%	
\$35,000 - \$49,999	17.3%	+2.2%	
\$50,000 - \$74,999	15.5%	0	
\$75,000 - \$99,999	12.1%	-4.7%	
\$100,000 - \$149,999	13.2%	-2.9%	
\$150,000 - \$199,999	6.3%	-0.5%	
\$200,000+	6.8%	-2.2%	

Bars show deviation from

Missoula County ▾

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	14,740	63,759	89,329	2022 Per Capita Income	\$39,738	\$38,392	\$41,443
2022 Household Population	14,151	61,072	86,271	2022 Median Household Income	\$54,721	\$58,178	\$66,325
2022 Family Population	8,110	37,218	57,137	2022 Average Household Income	\$84,106	\$83,409	\$93,122
2027 Total Population	14,987	64,863	92,154	2027 Per Capita Income	\$47,833	\$45,728	\$49,433
2027 Household Population	14,397	62,176	89,097	2027 Median Household Income	\$67,461	\$71,931	\$79,733
2027 Family Population	8,175	37,521	58,639	2027 Average Household Income	\$100,456	\$98,443	\$110,157

# Missoula Office Market Data | 2024

## LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2023	T12 Ending 12.31.2024	Change	
County Average Lease Rate	\$16.88	\$18.77	11.20%	↑
Downtown Average Lease Rate	\$18.48	\$20.64	11.69%	↑
NNN Average	\$6.40	\$6.07	-5.16%	↓
County Vacancy	5.08%	7.54%	2.46%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 12.31.23	T12 Ending 12.31.24	Change	
County Average Sale Price PSF	\$287.22	\$227.86	-20.67%	↓
Condominium Average Sale Price PSF	\$269.45	\$174.61	-35.20%	↓
Freestanding Average Sale Price SF	\$290.46	\$251.53	-13.40%	↓

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±21,000 SF
Permitting	±5,000 SF
Planning	±44,000 SF
Completed 2024	±27,986 SF



# Missoula Air Service

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

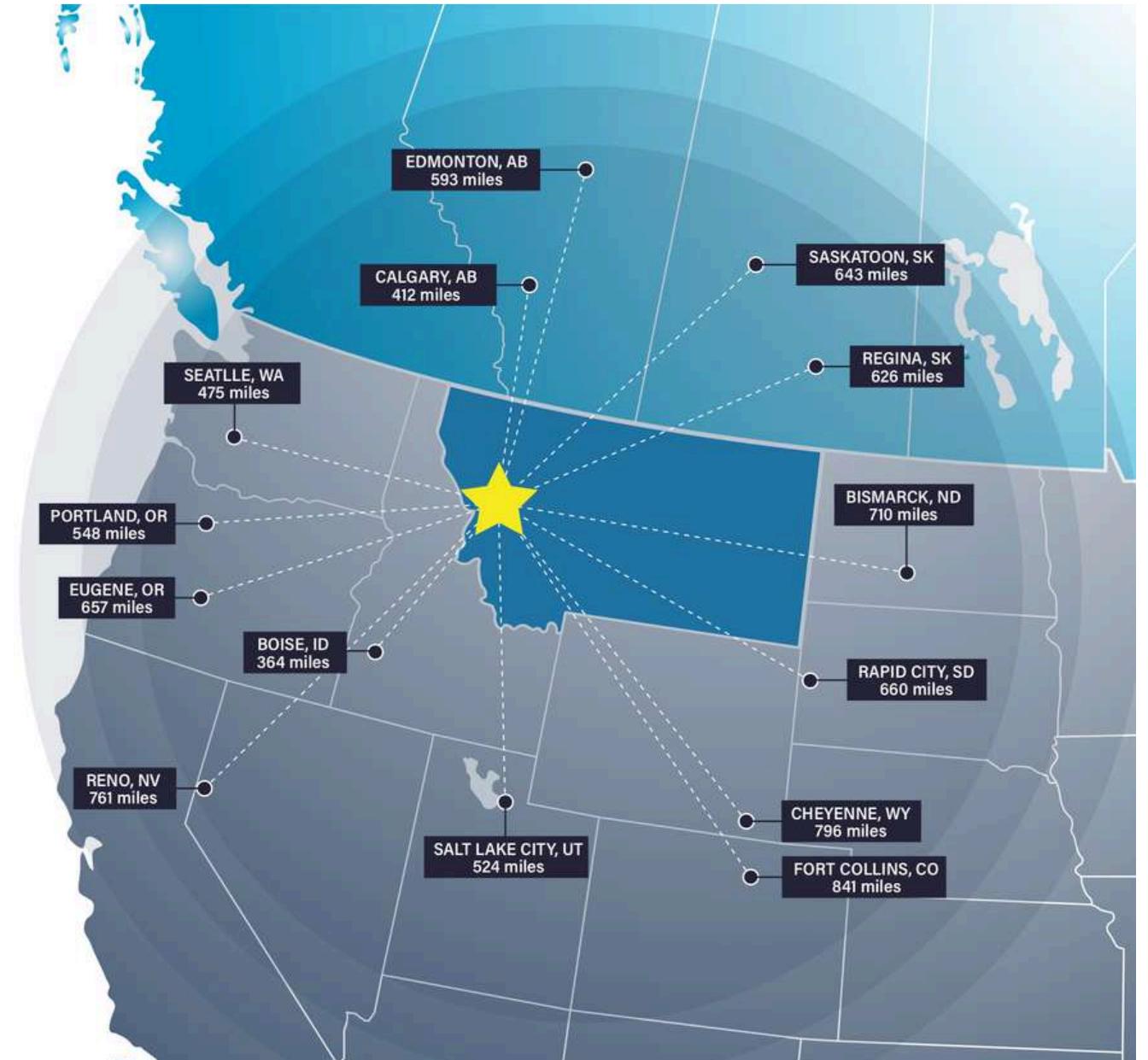


# Missoula Access

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

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)



## #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

## 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 Advisors



**CONNOR MCMAHON**  
Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



**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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