



**SterlingCRE**  
ADVISORS

## Professional Office Suites for Lease in Midtown Missoula

1802 Dearborn Avenue

Missoula, Montana

Lease Opportunity | Commercial Office Suite

Exclusively listed by:

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# Opportunity Overview

Located in a highly visible, freestanding office building at 1802 Dearborn Avenue, these office suites are primed and ready for your business.

Your business will benefit from this high-quality building, including dedicated parking, and close proximity to Southgate Mall as well as other commercial businesses including First Security Bank, US Bank, and Trailhead River Sports. The property is  $\pm 1/4$  mile from Brooks Street and right next to a new  $\pm 40,000$  SF office building under construction as the first cross-laminated timber (CLT) project in Missoula.

The building has been well maintained. The building and land have permissive commercial zoning (City of Missoula, U-MU4) which allows for a wide variety of uses. The multi-tenant property is currently used for a combination of medical and professional offices.

Suite 102 offers  $\pm 2,114$  square feet of professional office space with four private offices, a break room, and ample open space for a reception and open work/flex areas.



<b>Address</b>	1802 Dearborn Avenue, Suite 200
<b>Property Type</b>	Office
<b>List Rate</b>	Main Level: \$26.00/SF plus NNN
<b>Estimated NNN</b>	$\pm 8.12$ /SF/YR
<b>Available Suites</b>	Suite 102: $\pm 2,114$ Square Feet

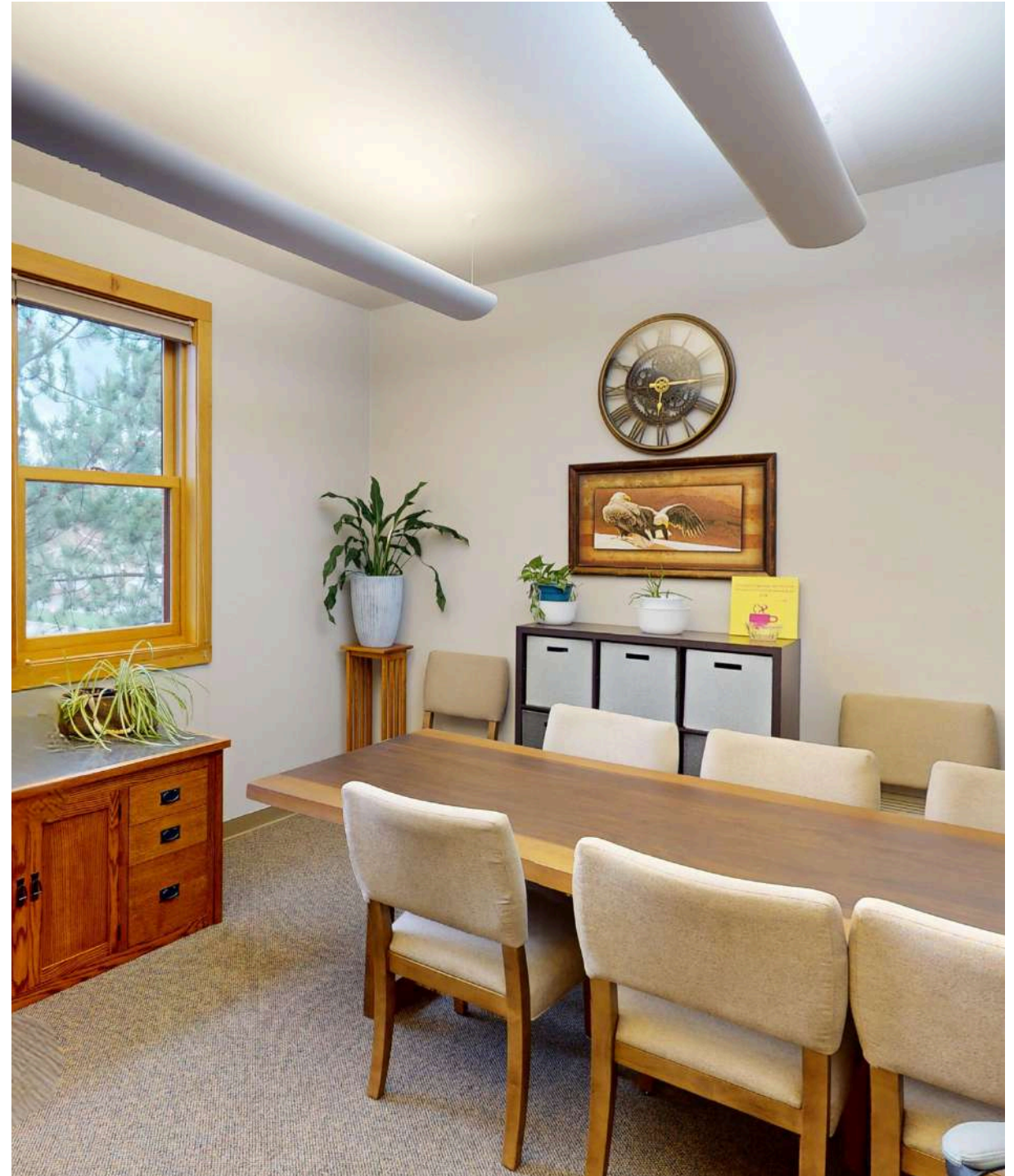
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour - Suite 102](#)

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>	1802 Dearborn Avenue, Suite 200
<b>Property Type</b>	Office
<b>Services</b>	Missoula city water and sewer
<b>Access</b>	Dearborn Avenue via Garfield Street & Southgate Mall Access Road
<b>Zoning</b>	U-MU4
<b>Geocode</b>	04-2200-32-1-21-18-0000
<b>Private Office Count</b>	(3) private offices
<b>Traffic Count</b>	± 4,771 AADT (2023)
<b>Year Built</b>	2002
<b>Parking</b>	Private Lot: 21 Spaces, 3:1000 SF
<b>Security</b>	Available within Suites





**Professional office suites in a highly visible, well-maintained freestanding building**



**Ideally located near Southgate Mall and major businesses like First Security Bank, US Bank, and Trailhead River Sports**



**Conveniently located with easy access to Brooks Street, providing excellent connectivity to commercial retail corridors**



**This building features permissive U-MU4 commercial zoning, allowing a wide range of business uses**



**This multi-tenant property is home to a mix of medical and professional office tenants, offering a diverse and thriving business environment**

# Centrally Located Office Space for Lease

Close proximity to Southgate Mall as well as other commercial businesses including First Security Bank, US Bank, and Trailhead River Sports. The property is  $\pm 1/4$  mile from Brooks Street and right next to a new  $\pm 40,000$  SF office building under construction as the first cross-laminated timber (CLT) project in Missoula.

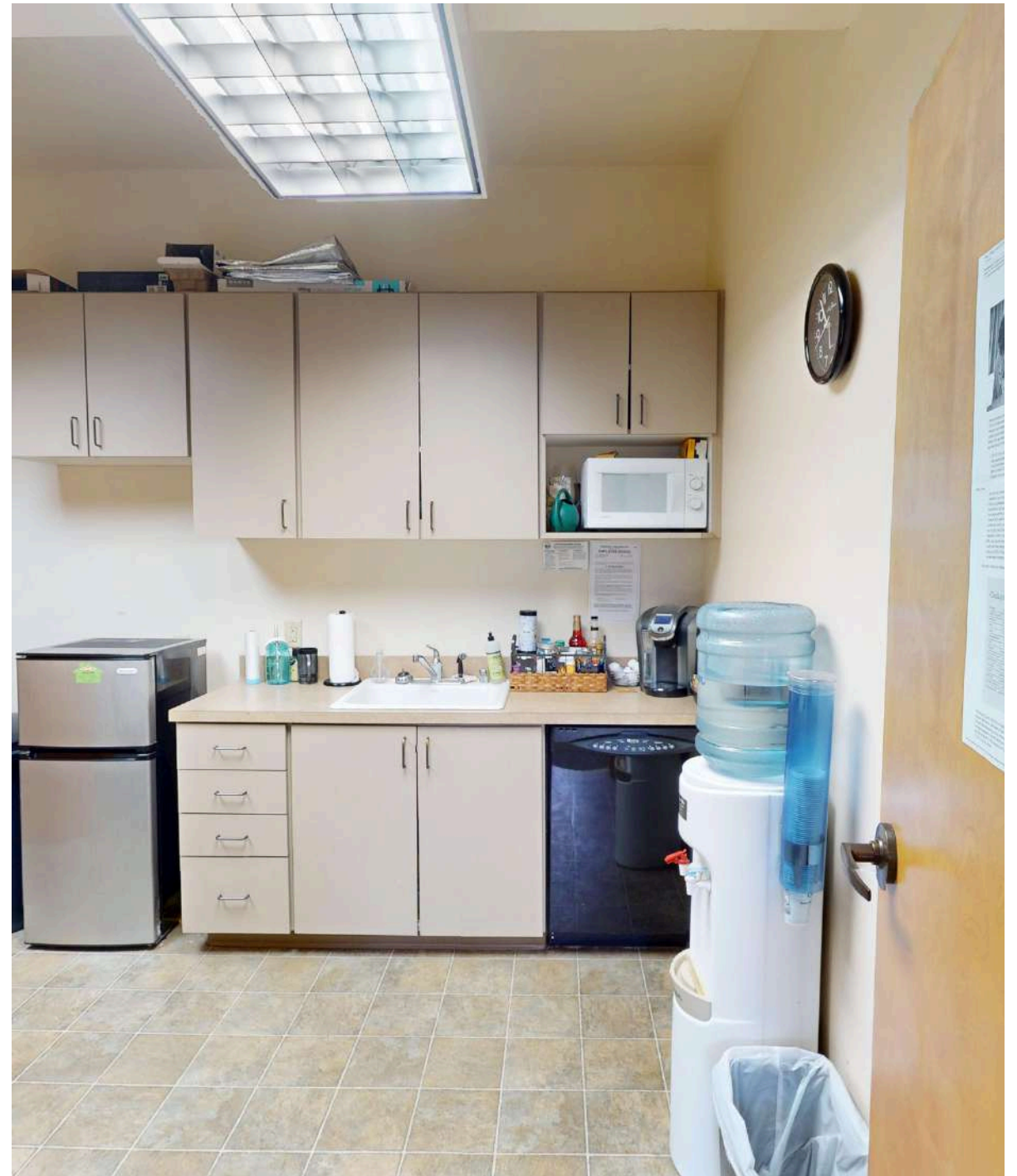
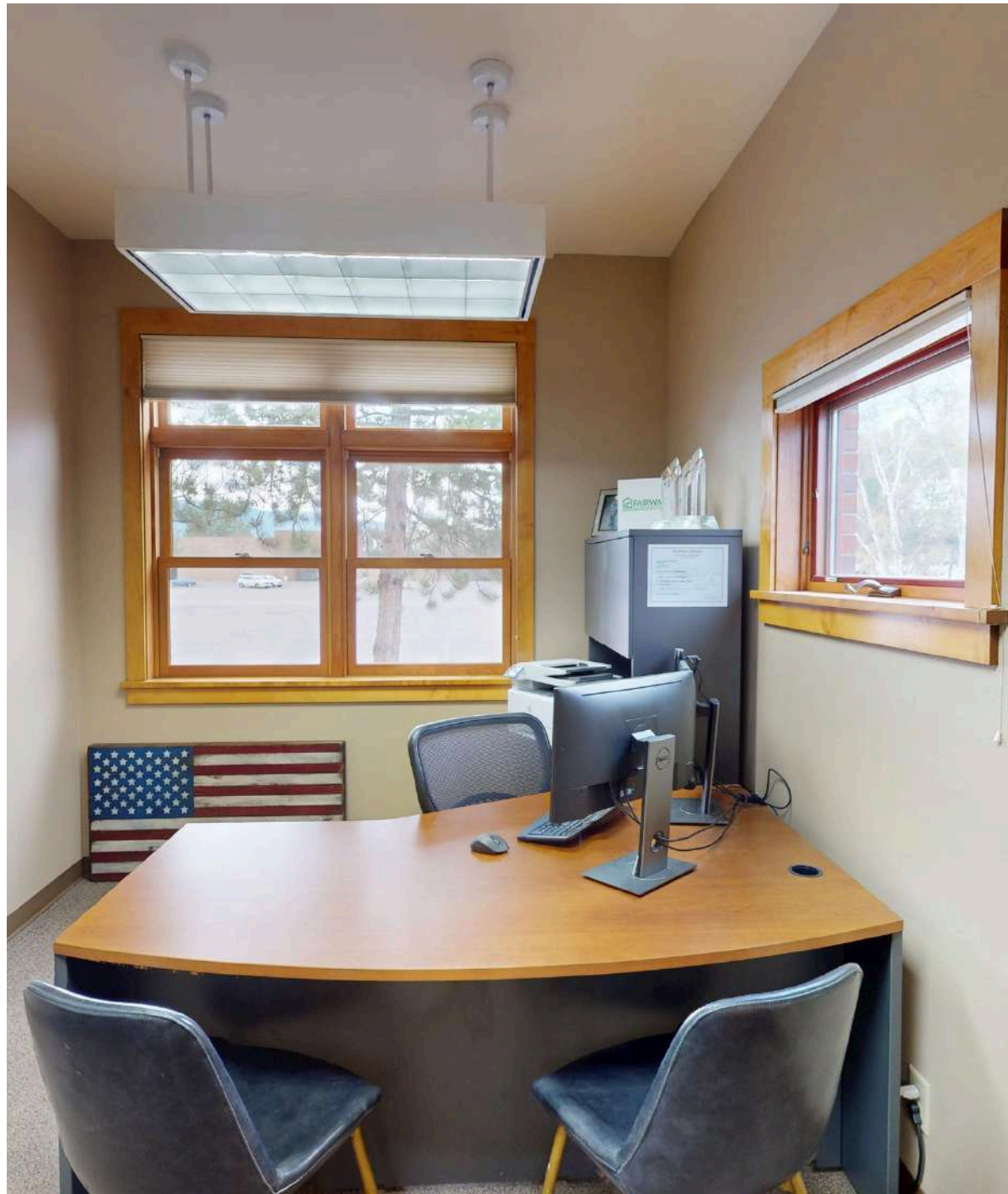




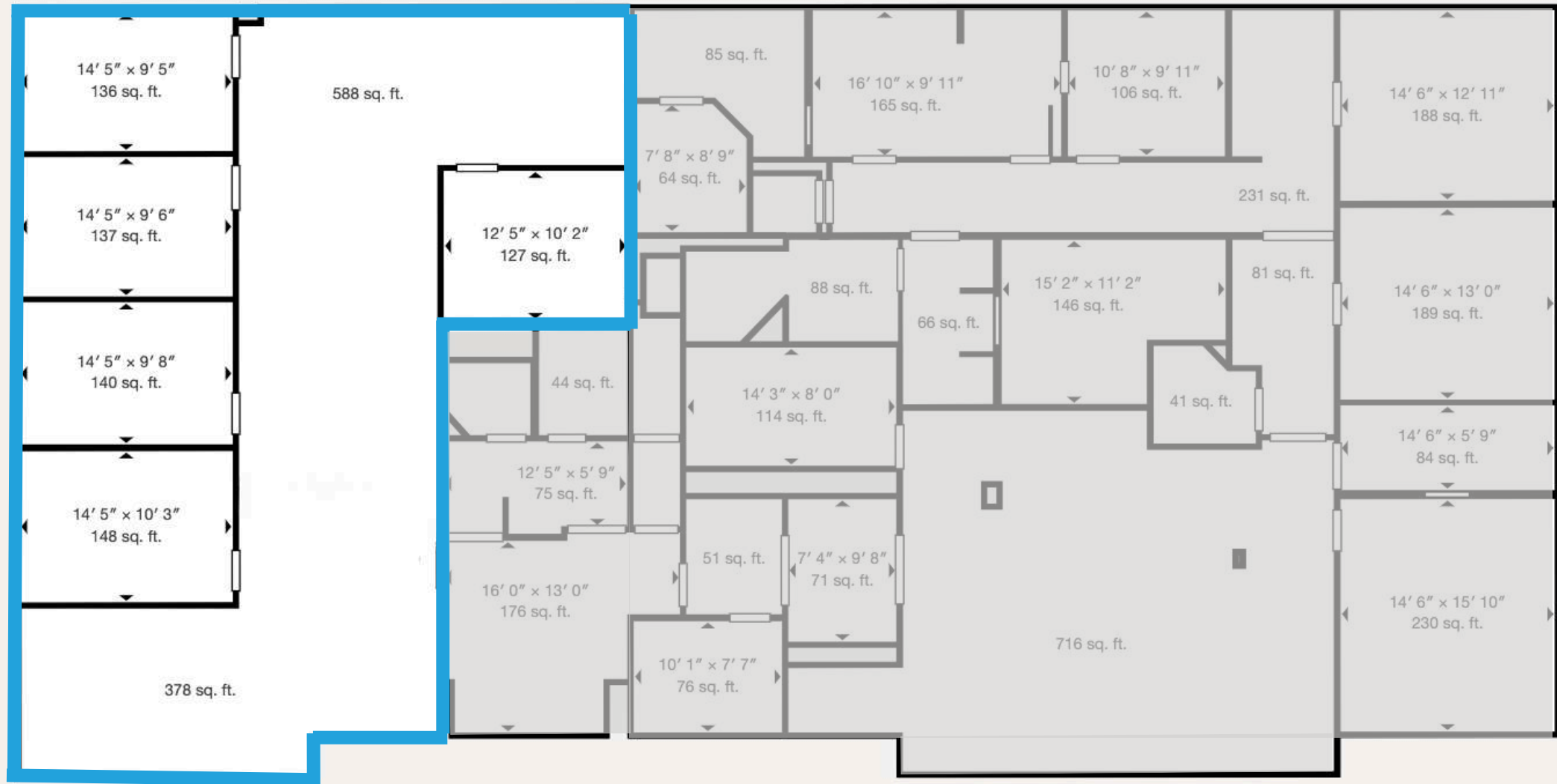




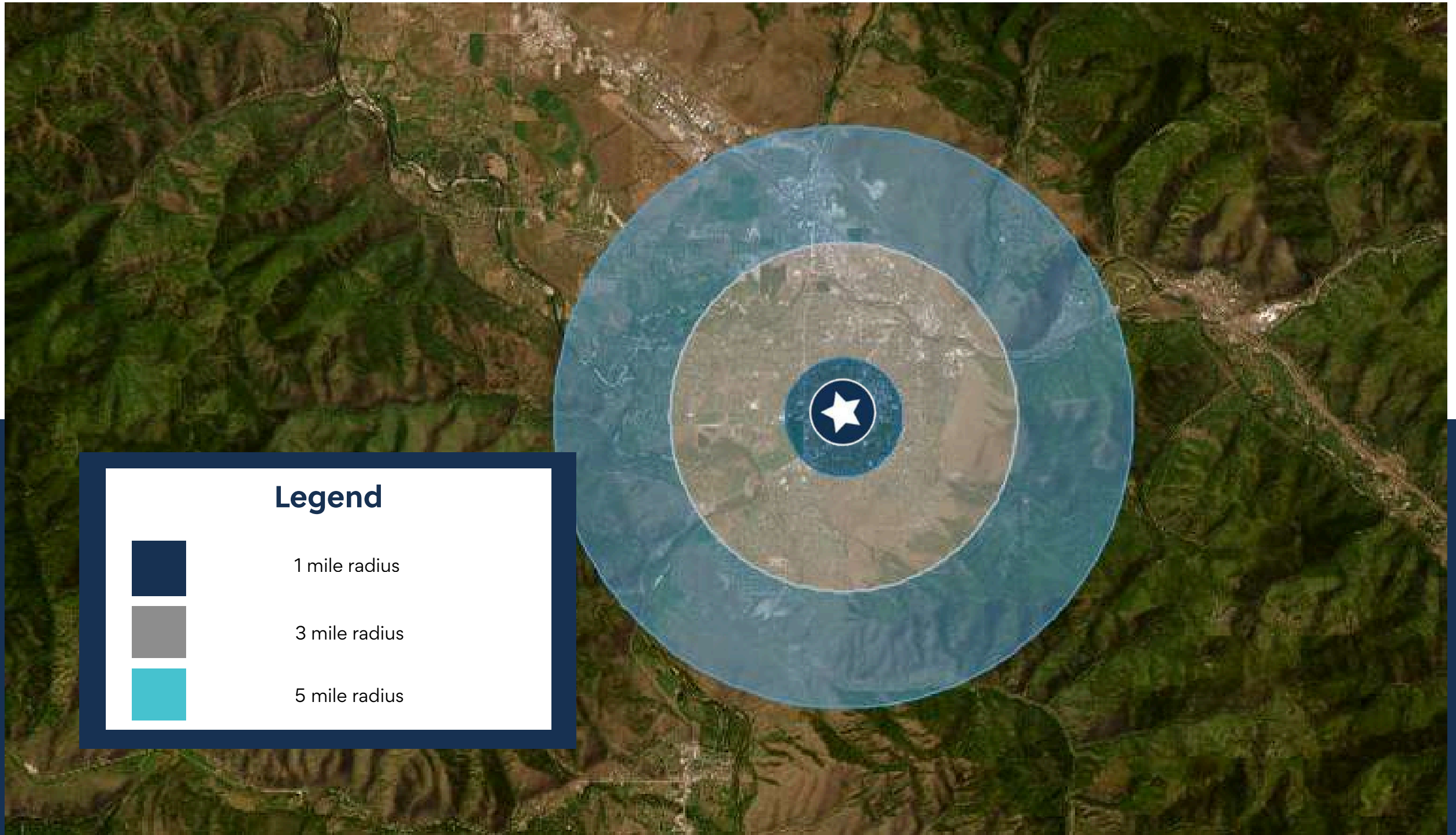




# Suite 102



All measurements are approximate



**Legend**



1 mile radius



3 mile radius



5 mile radius

### KEY FACTS

0 - 1 miles

13,108

Population



34.4

Median Age



2.1

Average Household Size

\$51,743

Median Household Income

2,461

2023 Owner Occupied Housing Units (Esri)

3,540

2023 Renter Occupied Housing Units (Esri)

### BUSINESS

0 - 1 miles



1,367

Total Businesses



14,189

Total Employees

### HOUSING STATS

0 - 1 miles



\$304,883

Median Home Value



\$7,729

Average Spent on Mortgage & Basics



\$859

Median Contract Rent

#### 2023 Households by income (Esri)

0 - 1 miles

The largest group: \$50,000 - \$74,999 (16.7%)

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

Indicator ▲	Value	Diff
<\$15,000	13.2%	+3.6%
\$15,000 - \$24,999	8.8%	+1.5%
\$25,000 - \$34,999	15.1%	+6.4%
\$35,000 - \$49,999	11.2%	-1.3%
\$50,000 - \$74,999	16.7%	+0.1%
\$75,000 - \$99,999	13.9%	+0.9%
\$100,000 - \$149,999	11.3%	-3.4%
\$150,000 - \$199,999	4.4%	-3.0%
\$200,000+	5.5%	-4.8%

Bars show deviation from

Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles	Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2022 Total Population	13,108	51,285	22,280	2022 Per Capita Income	\$35,644	\$40,452	\$49,245
2022 Household Population	12,900	48,818	21,921	2022 Median Household Income	\$51,743	\$57,064	\$79,118
2022 Family Population	7,702	28,596	16,482	2022 Average Household Income	\$77,472	\$89,513	\$116,329
2027 Total Population	13,384	52,404	23,143	2027 Per Capita Income	\$41,701	\$47,316	\$57,942
2027 Household Population	13,176	49,936	22,783	2027 Median Household Income	\$59,145	\$67,428	\$90,857
2027 Family Population	7,791	28,973	17,051	2027 Average Household Income	\$90,269	\$103,943	\$135,981

# Missoula Air Service

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

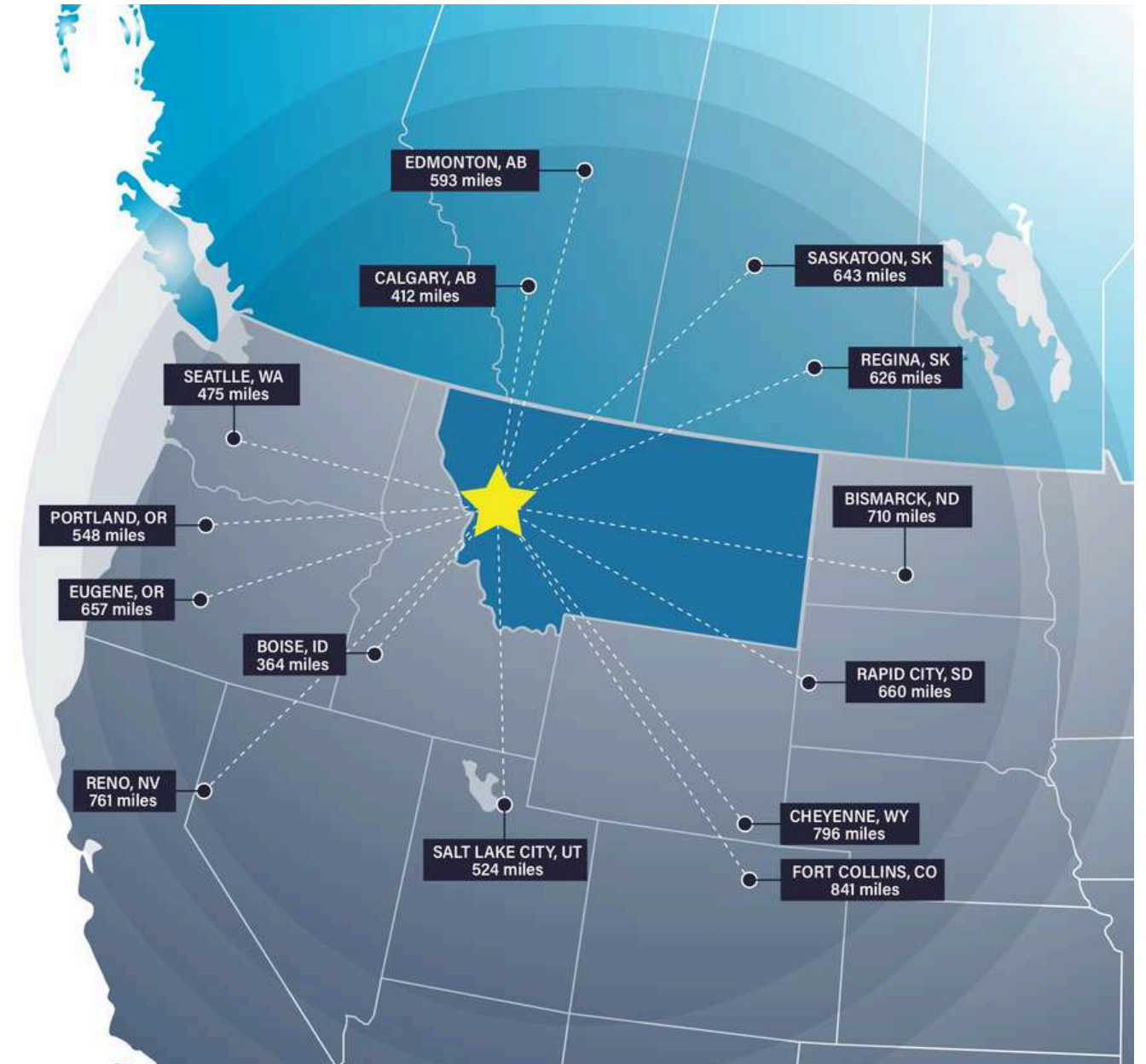


# Missoula Access

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

## #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.



**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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