



SterlingCMG
COMMERCIAL MANAGEMENT

Start-Up Space Available at MonTEC

1121 East Broadway Street
Missoula, Montana

BioScience and Tech-Focused Business Incubator

Exclusively Managed by:

Jessica Morina

Jessica@SterlingCMG.com

406.290.9800 Ext 704

Opportunity Overview

Sterling Commercial Management Group is proud to present 1121 East Broadway Street, home to Montana Technology Enterprise Center, also known as “MonTEC.”

“MonTEC is a high-growth, technology-focused business incubator that is building a community of high-growth enterprises on the Clark Fork River by connecting people and linking them with support services to help get their venture on the right track.”

With multiple spaces available, including lab and office space, this unique offering also features secure access, a shared break room/kitchen, and large conference rooms for your diverse needs.

This is a BioScience and Tech-Focused Business Incubator space; proposed tenants must meet eligibility criteria. Please inquire for further details.



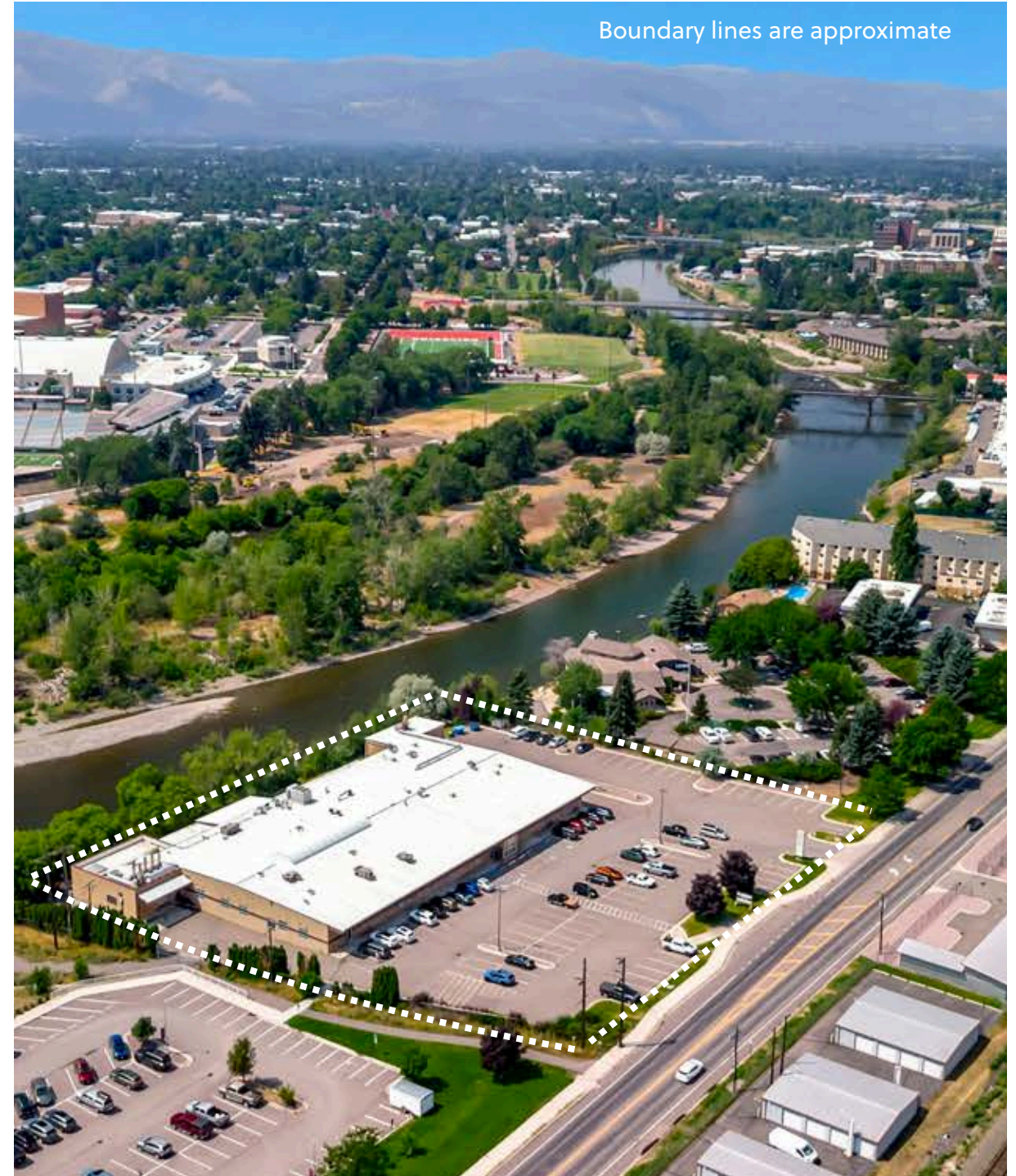
Address	1121 East Broadway Street
Property Type	Office/Lab
List Rate	Inquire for further details
Estimated NNN	Inquire for further details

[!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) See Listing for Current Availability.](#)

Interactive Links

 Link to Listing

 Street View



Interactive Links

Property Details

Address	1121 East Broadway Street
Property Type	Office/Lab
Geocode	04-2200-22-4-06-08-0000
Traffic Count	±6,831 (AADT 2023)
Year Built/Renovated	1982/2001
Parking	Ample parking in dedicated lot
Access	East Broadway Street
Amenities	Secured entrance, shared conference room, common break areas





Easily accessible location on East Broadway next to the Missoula College



Secure building with keycard access



MonTEC is a BioScience and Technology-focused business incubator making it the perfect place for start-ups



Dedicated parking lot



Multiple spaces available within the building

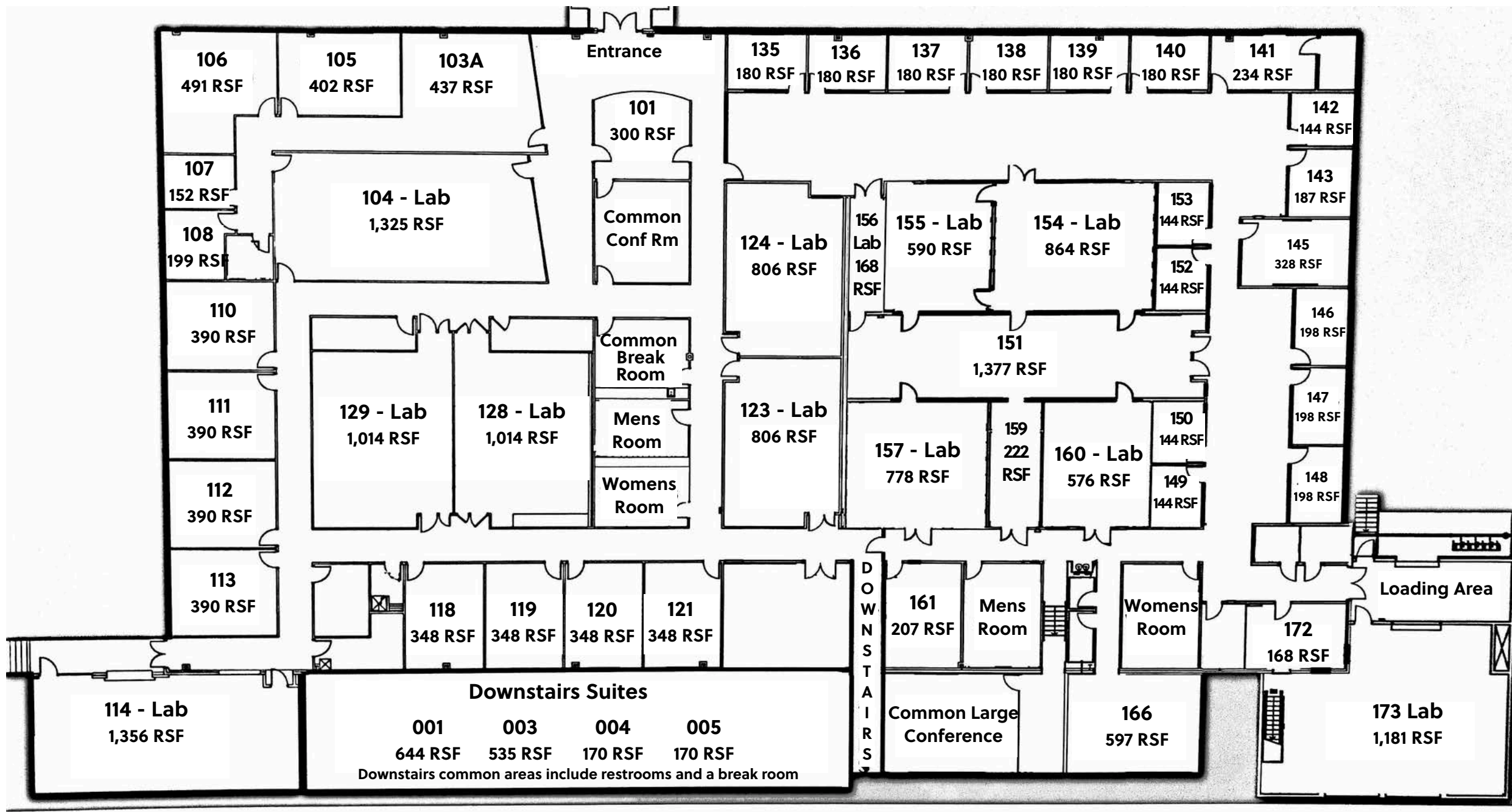
Tech-Incubator Spaces for Lease

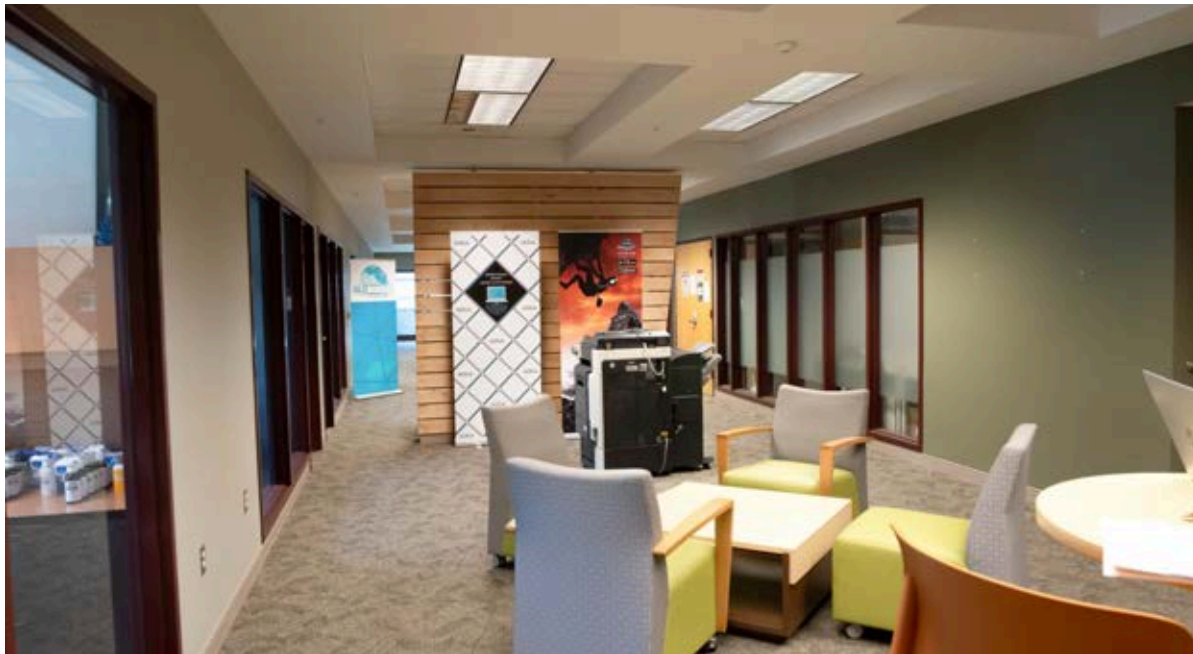
“MonTEC is a high-growth, technology-focused business incubator that is building a community of high-growth enterprises on the Clark Fork River by connecting people and linking them with support services to help get their venture on the right track.”



Boundary lines are approximate

Location Overview

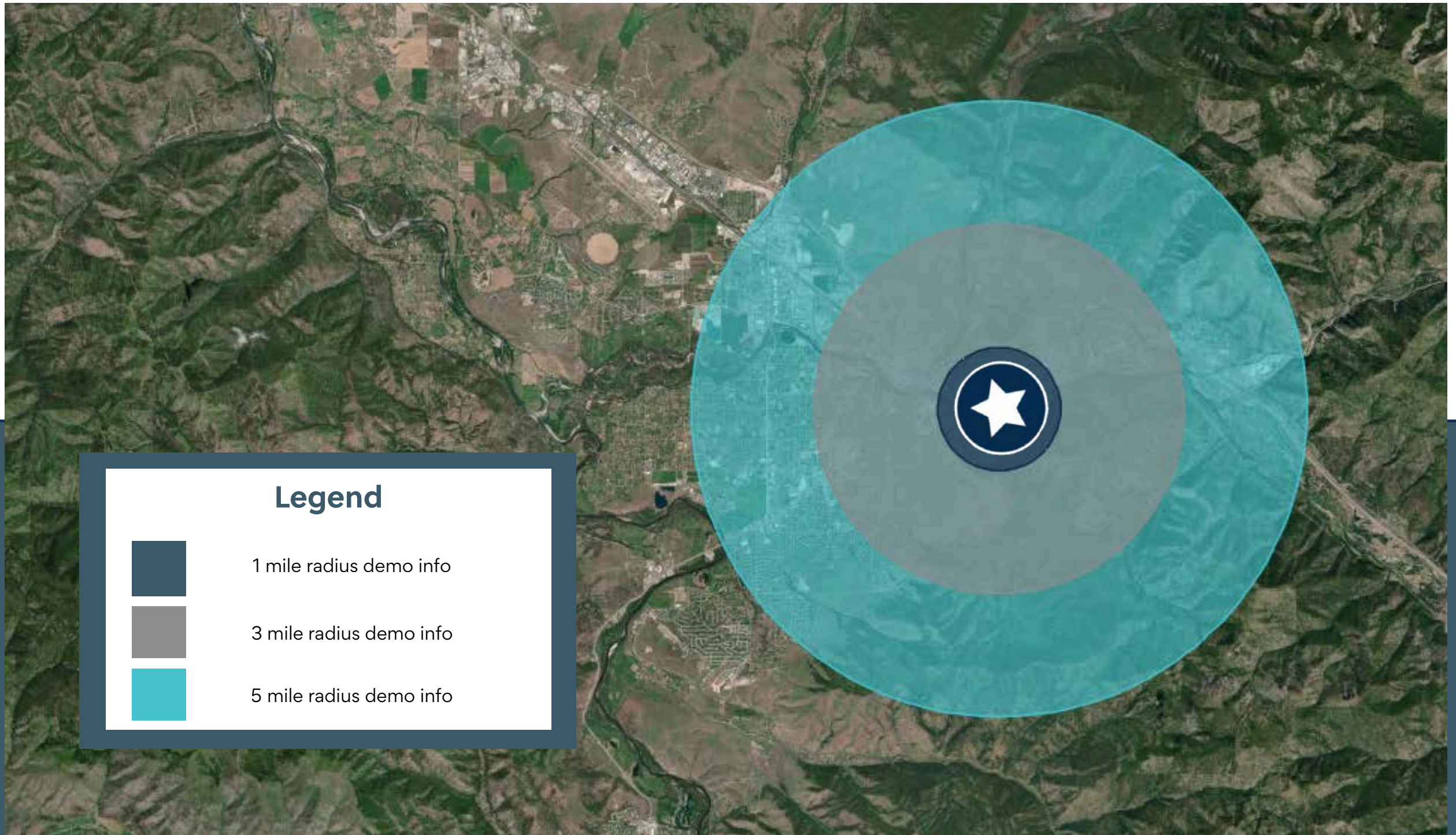




Interior Images



Images represent the general quality, finishes, and furnishings of office spaces within the building. For information on currently available suites, please contact the leasing team.



Legend



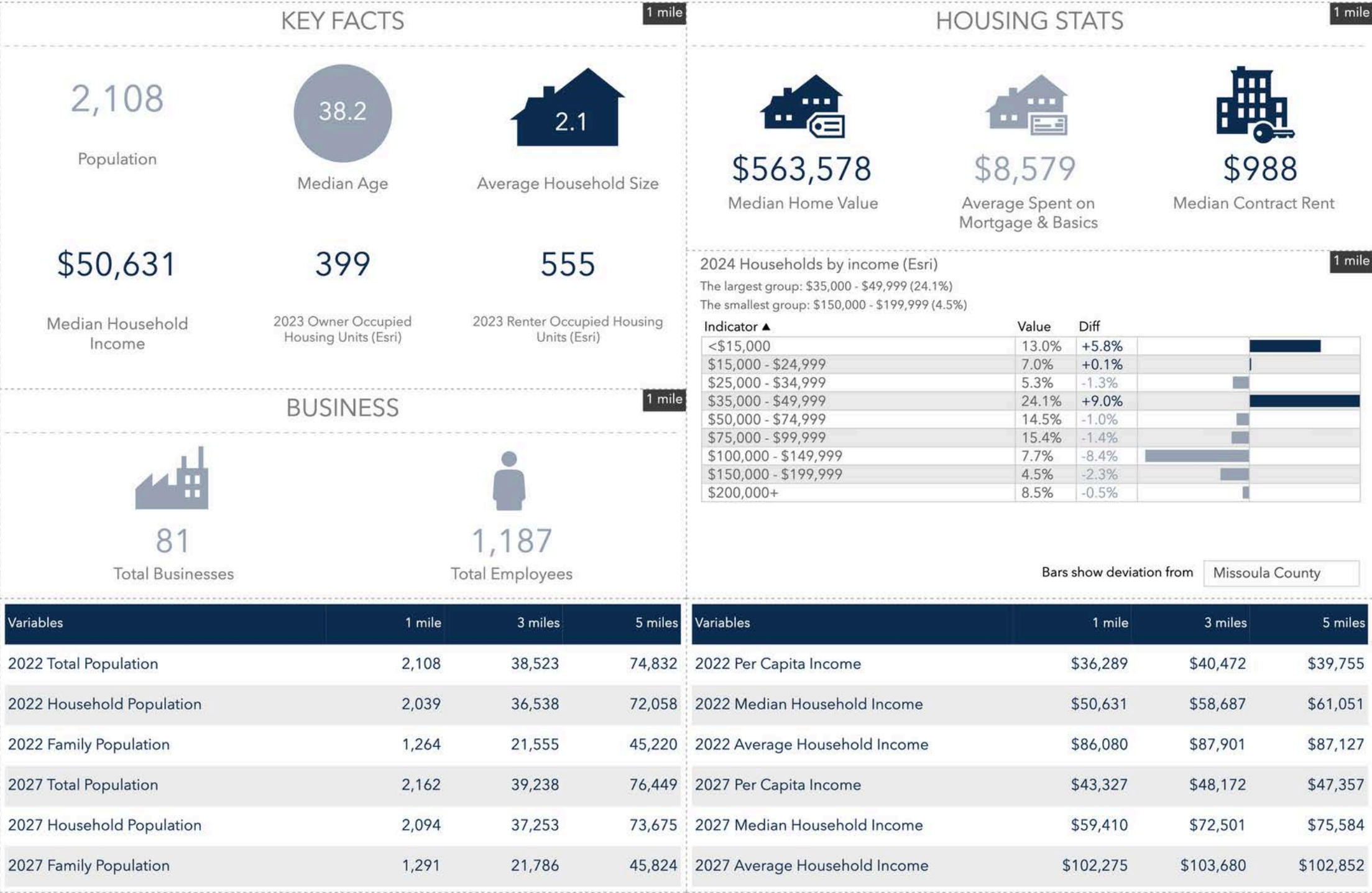
1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



Missoula Air Service

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

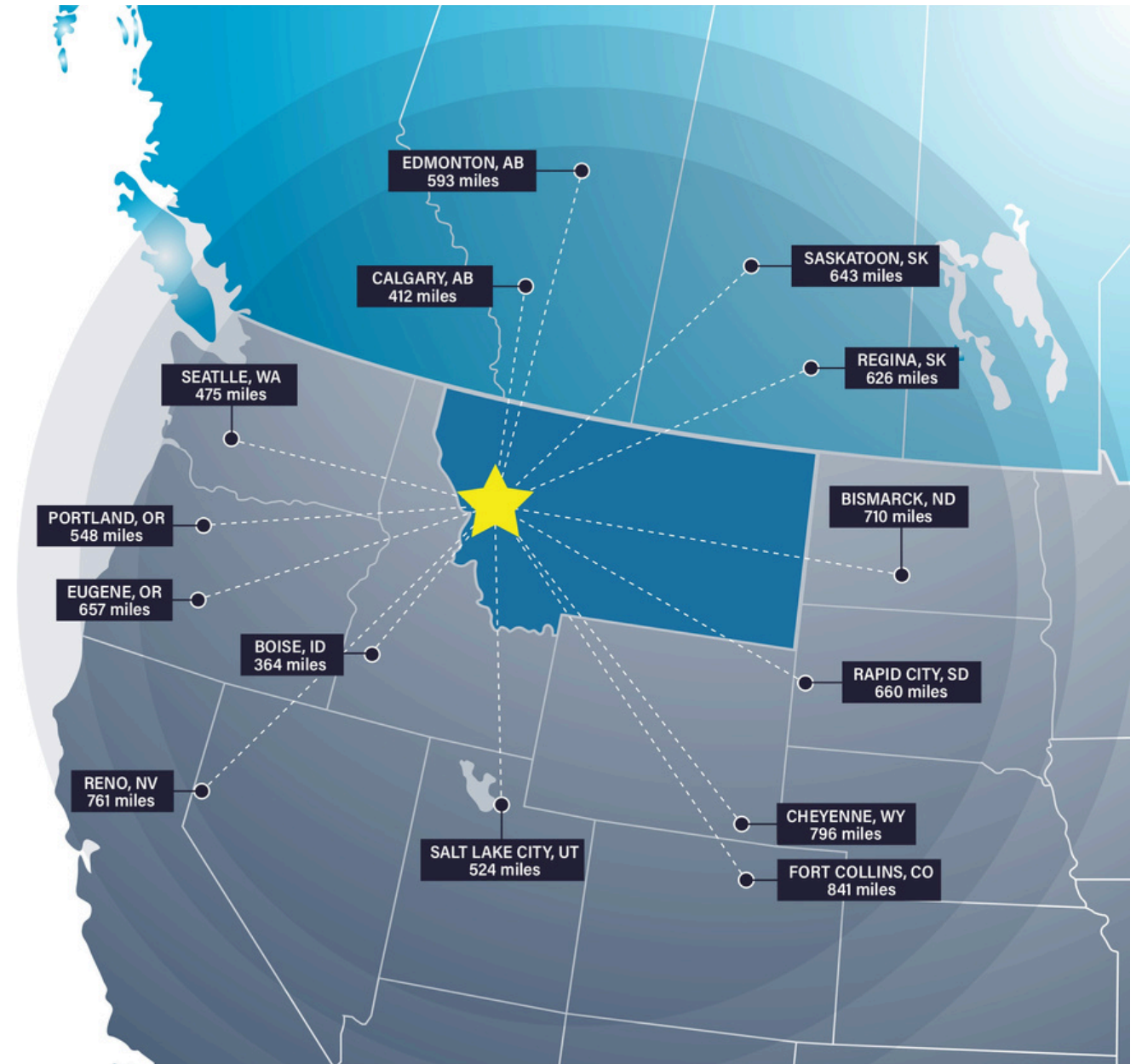


Missoula Access

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 & Zippia | 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



Leasing Contact



JESSICA MORINA, CAM
Property Management Director

406-290-9800 x704
Jessica@sterlingcmg.com

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