



# SterlingCRE

## Private Co-Working in Downtown Missoula

111 North Higgins Street  
Missoula, MT

Starting at \$200 per month

Contact:

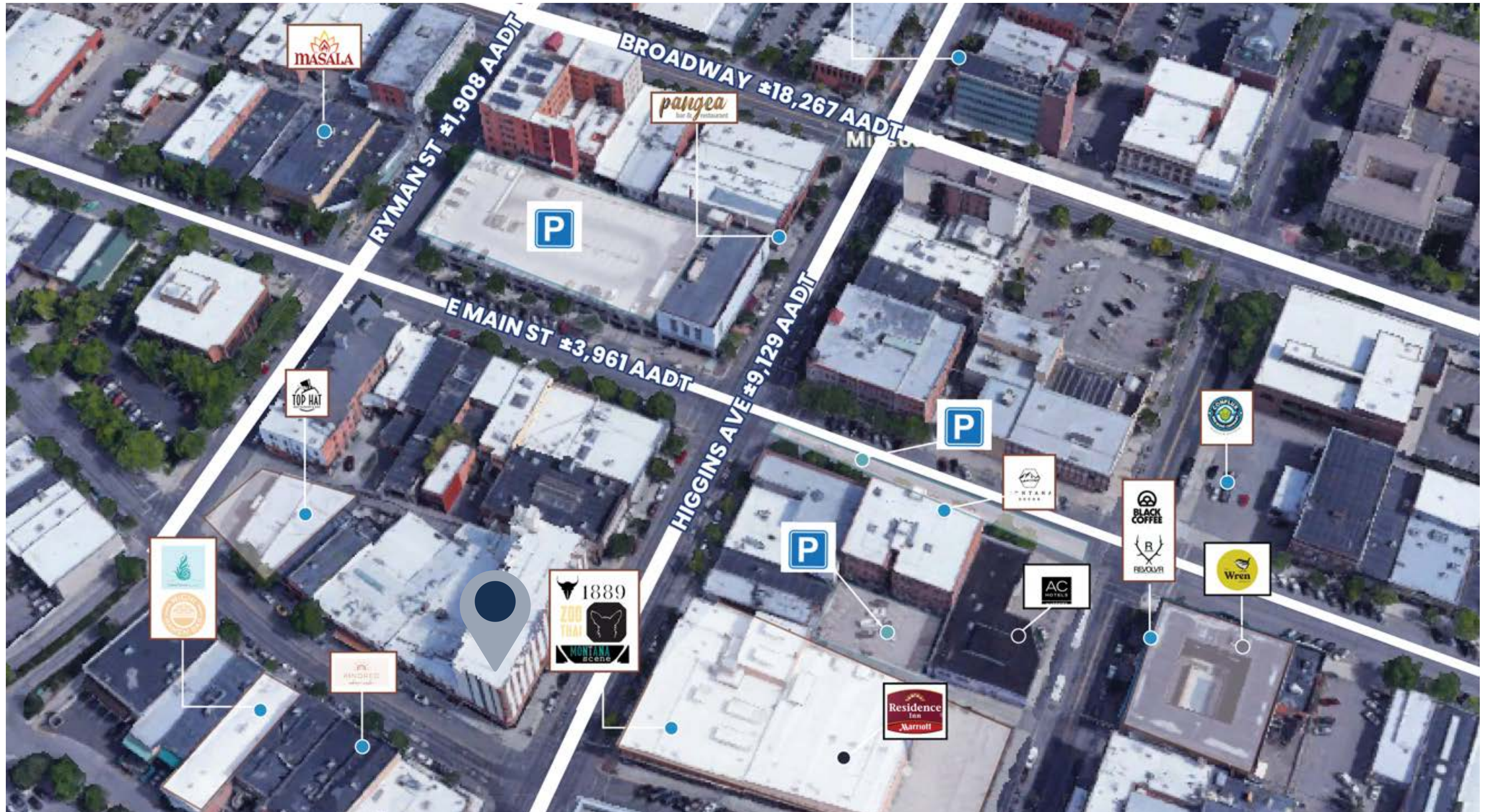
**Connor McMahon**

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406.370.6424







Location Overview



# Opportunity Overview

SterlingCRE Advisors is pleased to present recently renovated co-working office suite in the iconic Florence Building. Located on the corner of Higgins and Front Street, jump back into the office scene with a private office in the center of downtown Missoula. Enjoy the elegant esthetic of this professional hub. Coming soon is a grab and go style restaurant and coffee shop

Experience the communal lobby beyond the sleek, contemporary glass entrance. A shared meeting room is available for tenant use as well as the collaboration center naturally lit with an expansive sky light overhead. Amenitized with a modern kitchenette complete with fully size appliances. Choose from a private office, dedicated personal work station with locking doors, or an exterior facing office suite.



<b>Address</b>	111 North Higgins Suite 204
<b>Property Type</b>	Co-working Office
<b>List Rate</b>	Starting at \$200 per month up to \$795 per month
<b>Suite Size</b>	Ranging from 39 SF up to 284 SF
<b>Zoning</b>	Commercial Business District (CBD-4)



# Interactive Links



[Link to Listing](#)



[Street View](#)



# Opportunity Highlights



**Centrally located in desirable Downtown Missoula**



**On-street and two (2) public parking garages nearby**



**Close proximity to North Higgins Avenue; positioned near bike trails off Caras park**



**Recently renovated, private co-working office space**



**Ample natural light via overhead sky light, in a high foot trafficked area of downtown Missoula**





Retailer Map



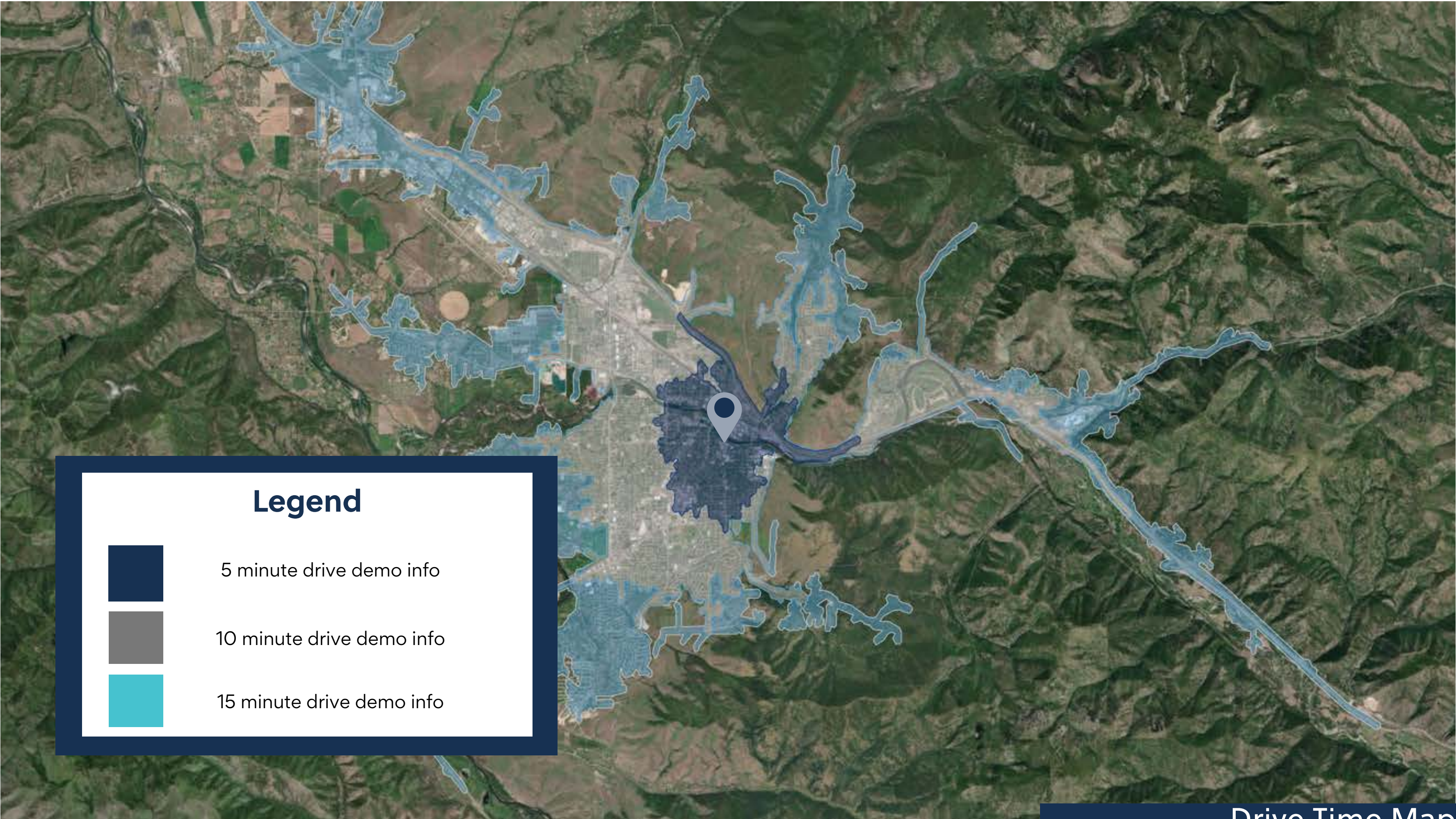


  
SterlingCRE  
ADVISORS









### Legend



5 minute drive demo info



10 minute drive demo info



15 minute drive demo info



## KEY FACTS

10 - 15 minutes

20,336

Population



Median Age



Average Household Size

\$89,514

Median Household Income

5,995

2023 Owner Occupied Housing Units (Esri)

1,876

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

10 - 15 minutes



541

Total Businesses



6,407

Total Employees

## HOUSING STATS

10 - 15 minutes



\$395,948

Median Home Value



\$15,618

Average Spent on Mortgage & Basics



\$1,057

Median Contract Rent

### 2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (20.5%)

The smallest group: \$15,000 - \$24,999 (4.6%)

10 - 15 minutes

Indicator ▲	Value	Diff
<\$15,000	4.7%	-4.9%
\$15,000 - \$24,999	4.6%	-2.7%
\$25,000 - \$34,999	5.5%	-3.2%
\$35,000 - \$49,999	8.5%	-4.0%
\$50,000 - \$74,999	16.8%	+0.2%
\$75,000 - \$99,999	15.3%	+2.3%
\$100,000 - \$149,999	20.5%	+5.8%
\$150,000 - \$199,999	9.5%	+2.1%
\$200,000+	14.7%	+4.4%

Bars show deviation from Missoula County

Variables	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes
2022 Total Population	19,519	47,257	20,336
2022 Household Population	18,692	45,471	20,094
2022 Family Population	8,199	28,876	16,156
2027 Total Population	20,073	48,539	20,995
2027 Household Population	19,246	46,753	20,753
2027 Family Population	8,342	29,476	16,632

Variables	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes
2022 Per Capita Income	\$37,670	\$39,223	\$49,494
2022 Median Household Income	\$47,434	\$56,066	\$89,514
2022 Average Household Income	\$76,959	\$86,936	\$125,930
2027 Per Capita Income	\$44,401	\$46,359	\$57,786
2027 Median Household Income	\$55,561	\$67,037	\$103,234
2027 Average Household Income	\$90,153	\$102,122	\$146,231



## #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

## 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



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# Listing 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.



**CHRIS BRISTOL**

Marketing & Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.