



SterlingCRE
ADVISORS

Turnkey Midtown Medical Office

1821 South Avenue West
Suite 202
Missoula, Montana

±2,756 RSF | Commercial Office

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present the leasing opportunity of Suite 202 in 1821 South Avenue West in Midtown, Missoula. This second floor suite includes ±2,756 rentable square feet of Class A medical space featuring a waiting area, ADA restroom, four (4) exam rooms, three (3) private offices, reception, conference room, and kitchenette. The suite is elevator served with a dedicated parking lot and monument signage.

Situated on South Avenue West, with ±6,667 average daily drivers (2022 AADT), this property has excellent visibility and accessibility, and ample surface parking. Conveniently located near the Southgate Mall, the subject property offers a variety of retail amenities nearby.

Join a vibrant community with clients and colleagues alike in the meticulously well maintained 1821 Building. Whether you're a seasoned practitioner looking to elevate your practice or a new entrant in the healthcare industry seeking to make your mark, this medical space offers the ideal space for success.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	1821 South Ave West, Suite 202 Missoula, MT 59801
Lease Rate	\$23.20/SF/YR
Estimated 2024 NNN	\$13.73/SF/YR
Property Type	Medical/Commercial Office
Suite Size	±2,756 RSF (±2,418 USF)
Elevator	Yes
Parking	Shared paved surface
Signage	Monument
Buildout	<ul style="list-style-type: none">• Four (4) exam rooms• Three (3) private offices• Kitchenette• Reception• Storage• Conference Room• Waiting Area• In-suite ADA Restroom• Common Area Restrooms• Professionally Managed Building

Opportunity Overview

1821 South Avenue West

\$23.20/RSF + NNN

Suite Size	±2,756 RSF (±2,418 USF)
Floor Size	±8,860 RSF
Building SF	±51,328 RSF
Year Built	2000
Zoning	C1-1
Access	South Ave West
Services	City Water and Sewer
Fiber/Internet	Yes Blackfoot and Spectrum
Parking	Ample Surface Parking
Traffic Count	±6,667 VPD (2022 AADT)
Interstate Proximity	±2.8 Miles

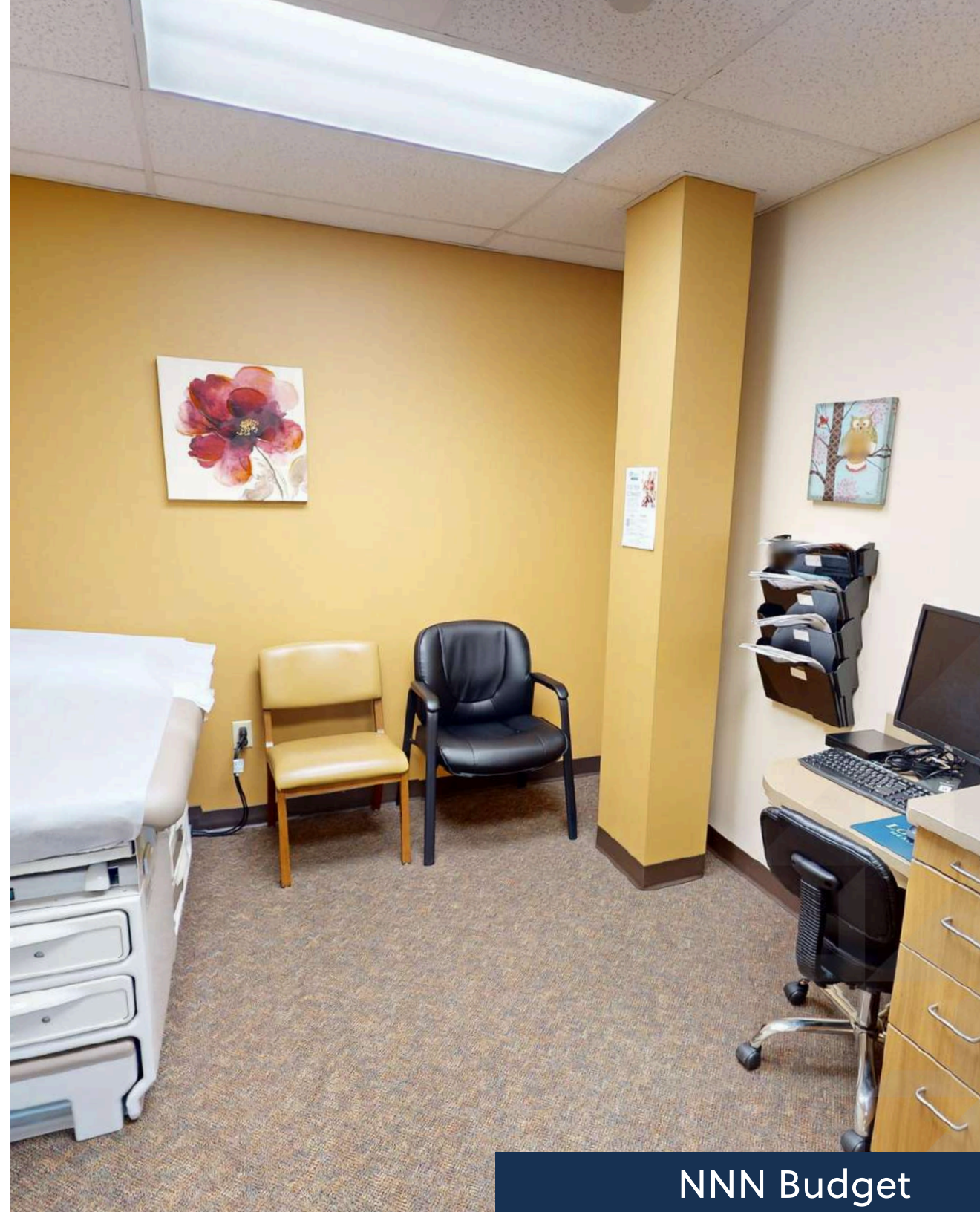


Property Details

1821 South Avenue West

2024 NNN Breakdown

Building Expense	Annual Amount	\$/SF/YR
Taxes	Pro Rata Share - Included in HOA	
Insurance	\$620.00	\$0.07
Management (Bldg Total)	\$11,089.00	\$1.25
HOA (Bldg Total)	\$ 107,411.23	\$12.12
Maintenance	\$2,500.00	\$0.28
Water	Pro Rata Share - Included in HOA	
Sewer	Pro Rata Share - Included in HOA	
Electric / Gas	Pro Rata Share - Included in HOA	
Trash	Pro Rata Share - Included in HOA	
Total		\$13.73





Located ± 2.8 miles from the Interstate 90 and North Reserve Street commercial corridor; ten (10) minutes from downtown Missoula



Elevator service and directory signage



Permissive neighborhood commercial (C1-1) zoning



Central location on South Ave West with an average daily driver count $\pm 6,667$ (2022 AADT)



Surrounded by retail, restaurants and professional offices

LOCATION



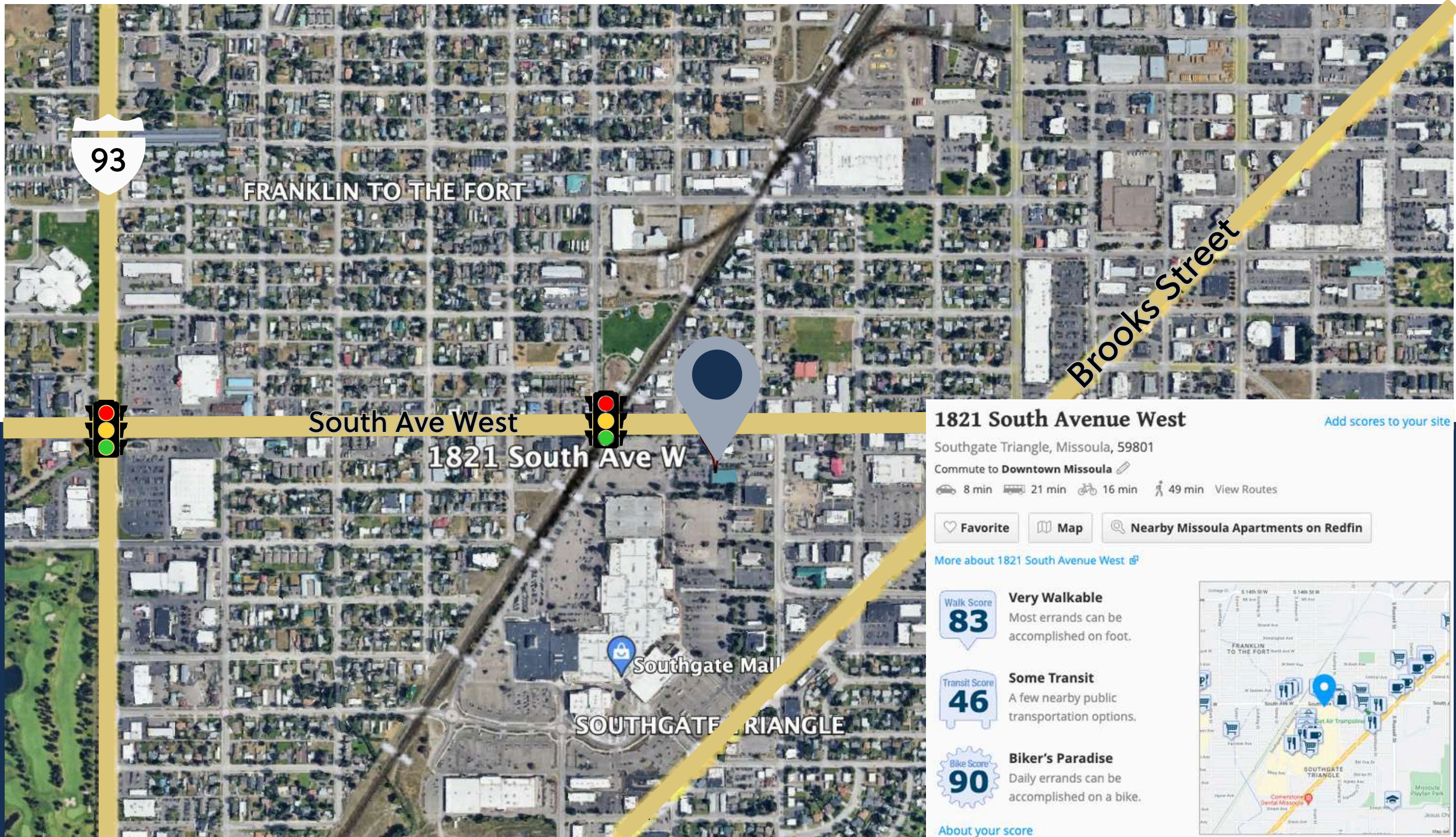
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Image Courtesy of Google Earth



Retailer Map



FRANKLIN TO THE FORT

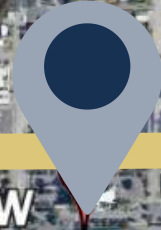
Brooks Street



South Ave West



1821 South Ave W



Southgate Mall

SOUTHGATE TRIANGLE

1821 South Avenue West

[Add scores to your site](#)

Southgate Triangle, Missoula, 59801

Commute to **Downtown Missoula**

8 min 21 min 16 min 49 min [View Routes](#)

- [Favorite](#)
- [Map](#)
- [Nearby Missoula Apartments on Redfin](#)

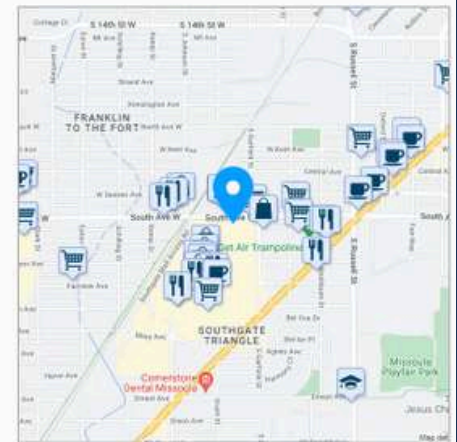
[More about 1821 South Avenue West](#)

Walk Score
83
Very Walkable
Most errands can be accomplished on foot.

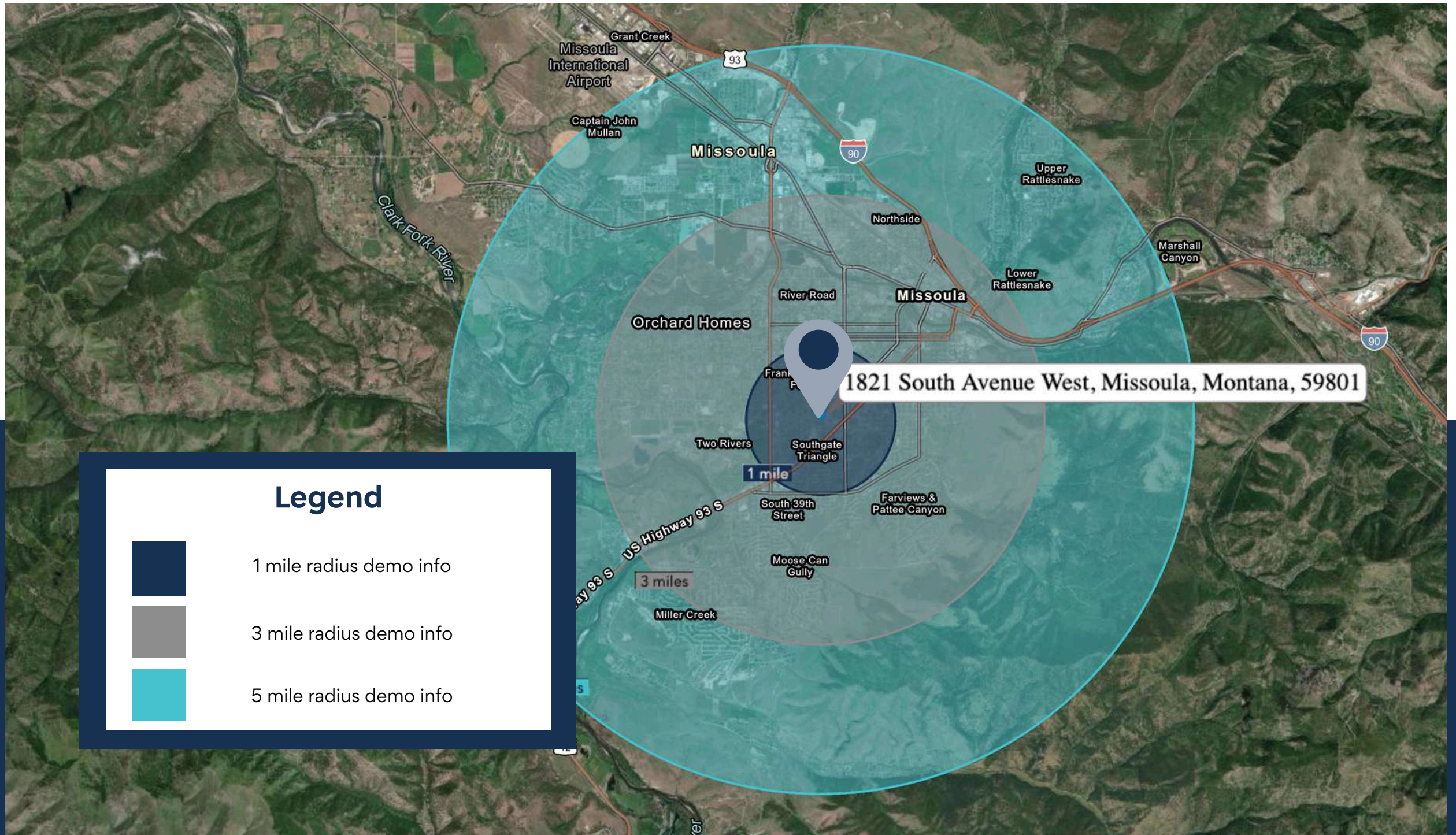
Transit Score
46
Some Transit
A few nearby public transportation options.

Bike Score
90
Biker's Paradise
Daily errands can be accomplished on a bike.

[About your score](#)



Walk Score



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

13,325

Population

34.3

Median Age

2.1

Average Household Size

\$51,604

Median Household Income

2,495

2023 Owner Occupied Housing Units (Esri)

3,644

2023 Renter Occupied Housing Units (Esri)

BUSINESS



1,318

Total Businesses



13,366

Total Employees

HOUSING STATS



\$301,047

Median Home Value



\$7,629

Average Spent on Mortgage & Basics



\$864

Median Contract Rent

2023 Households by income (Esri)

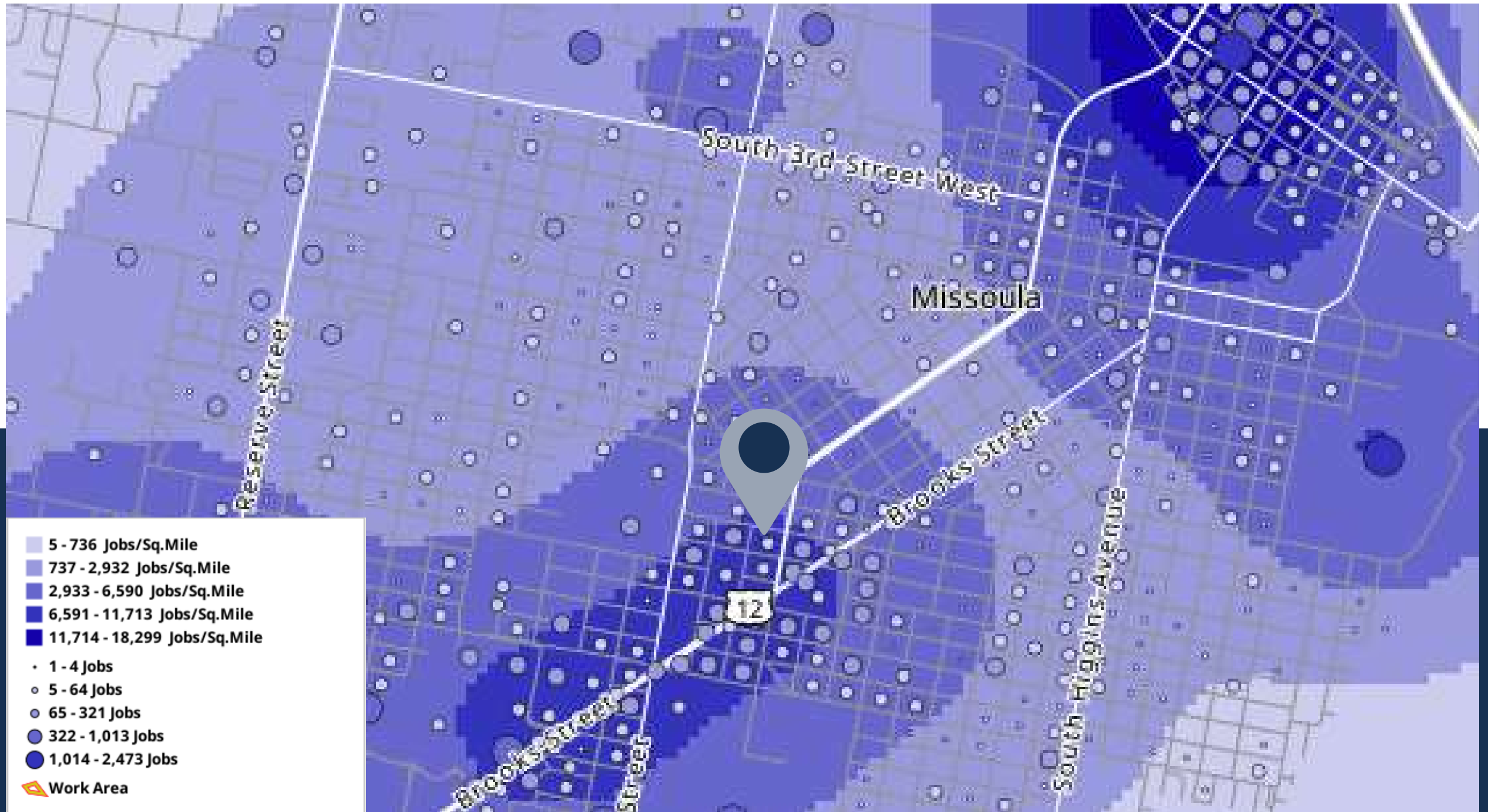
The largest group: \$50,000 - \$74,999 (17.1%)

The smallest group: \$150,000 - \$199,999 (4.3%)

Indicator ▲	Value	Diff
<\$15,000	13.0%	+3.4%
\$15,000 - \$24,999	8.8%	+1.5%
\$25,000 - \$34,999	15.2%	+6.5%
\$35,000 - \$49,999	11.5%	-1.0%
\$50,000 - \$74,999	17.1%	+0.5%
\$75,000 - \$99,999	13.6%	+0.6%
\$100,000 - \$149,999	11.4%	-3.3%
\$150,000 - \$199,999	4.3%	-3.1%
\$200,000+	5.2%	-5.1%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	13,325	64,638	87,052	2022 Per Capita Income	\$35,463	\$39,316	\$42,023
2022 Household Population	13,118	61,955	84,016	2022 Median Household Income	\$51,604	\$55,602	\$60,496
2022 Family Population	7,748	36,332	53,077	2022 Average Household Income	\$76,678	\$86,476	\$94,424
2027 Total Population	13,613	66,059	89,335	2027 Per Capita Income	\$41,389	\$46,004	\$49,297
2027 Household Population	13,406	63,376	86,299	2027 Median Household Income	\$58,696	\$65,248	\$73,199
2027 Family Population	7,839	36,807	54,129	2027 Average Household Income	\$89,120	\$100,521	\$110,072

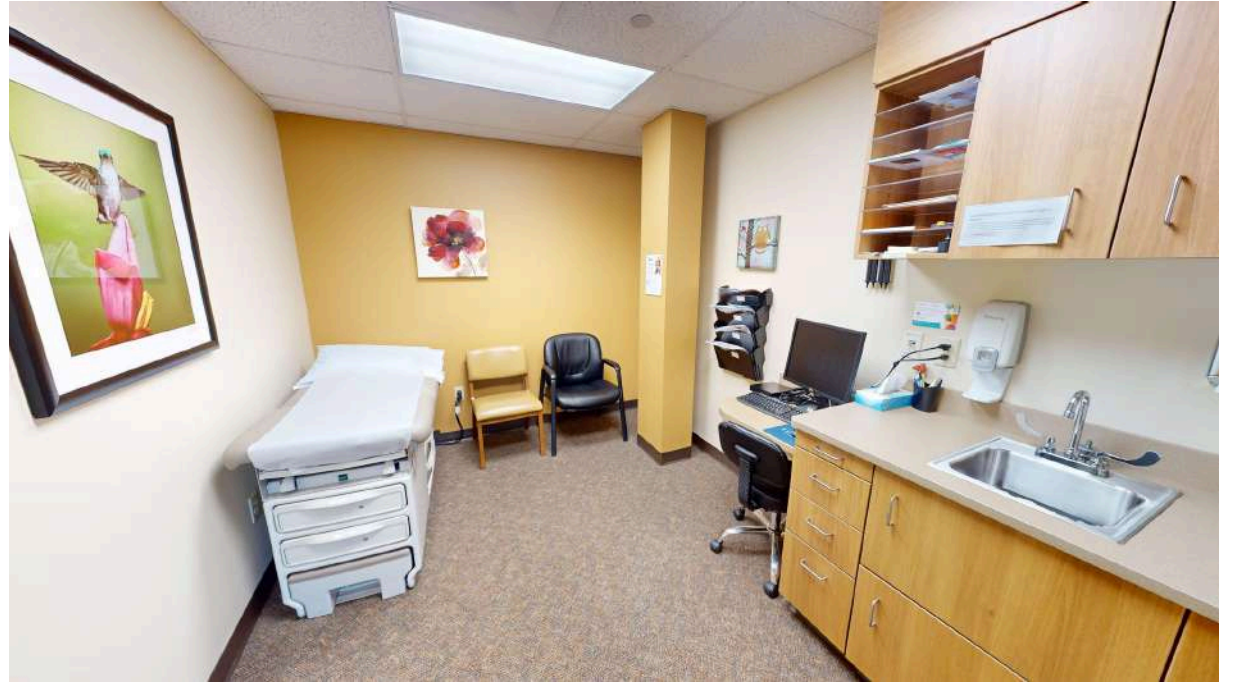


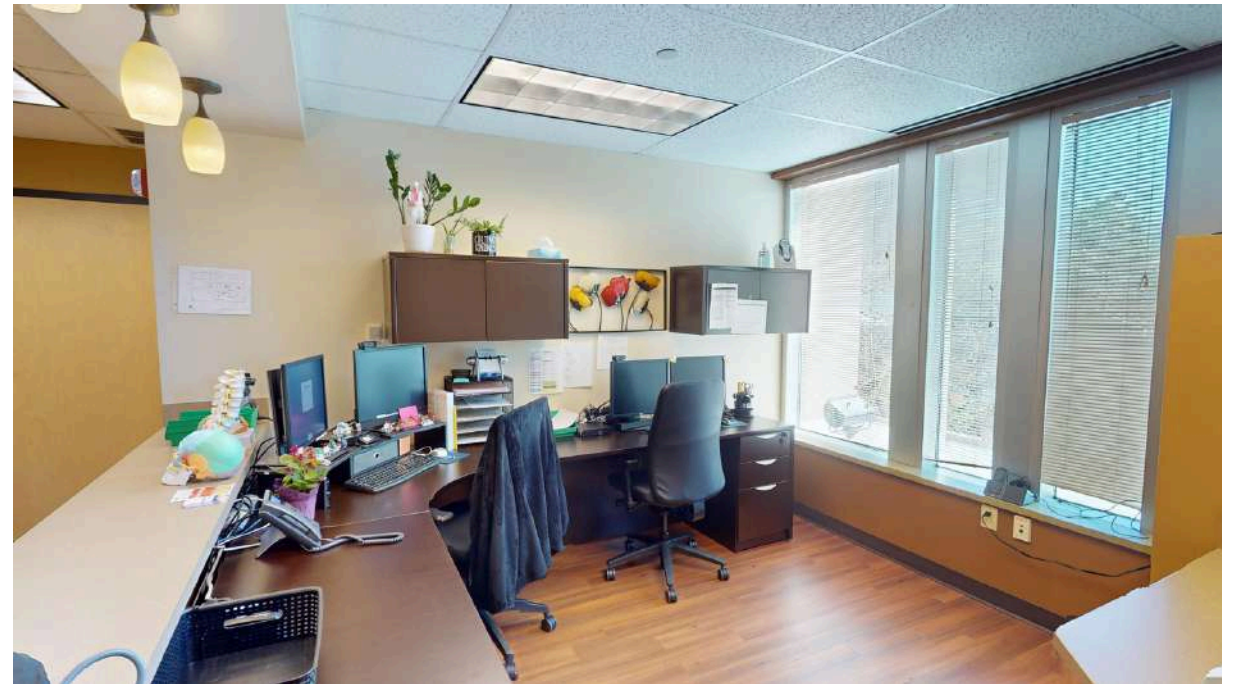
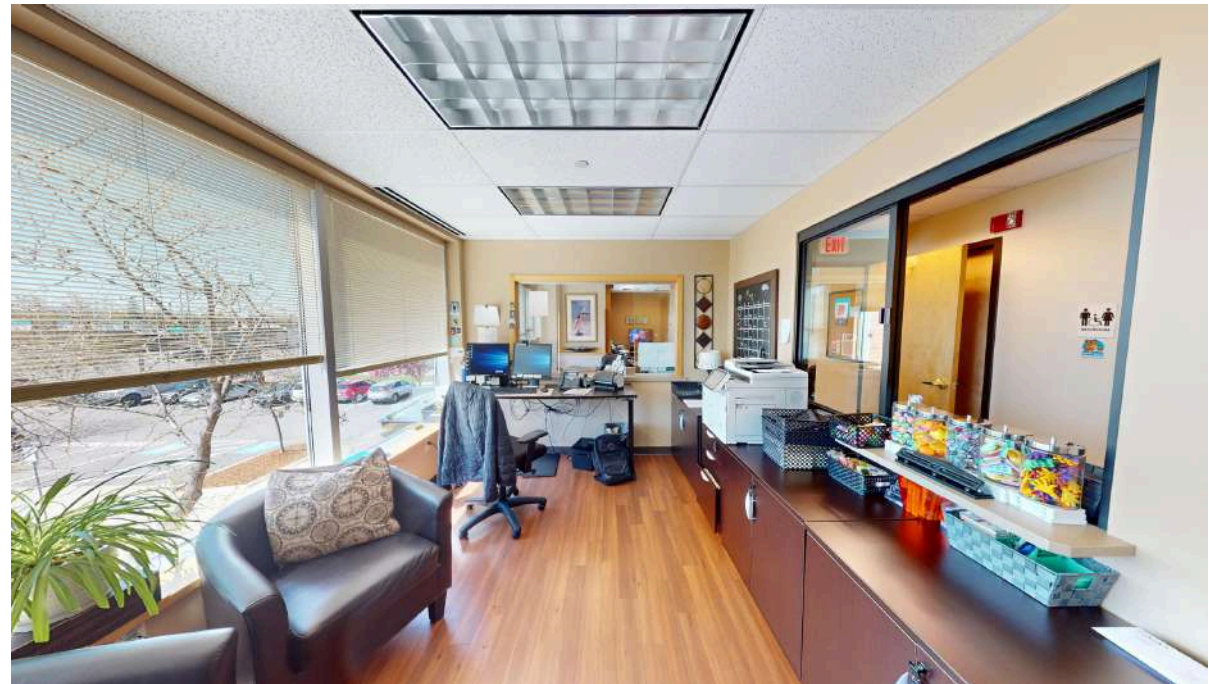
Area Employment Heat Map

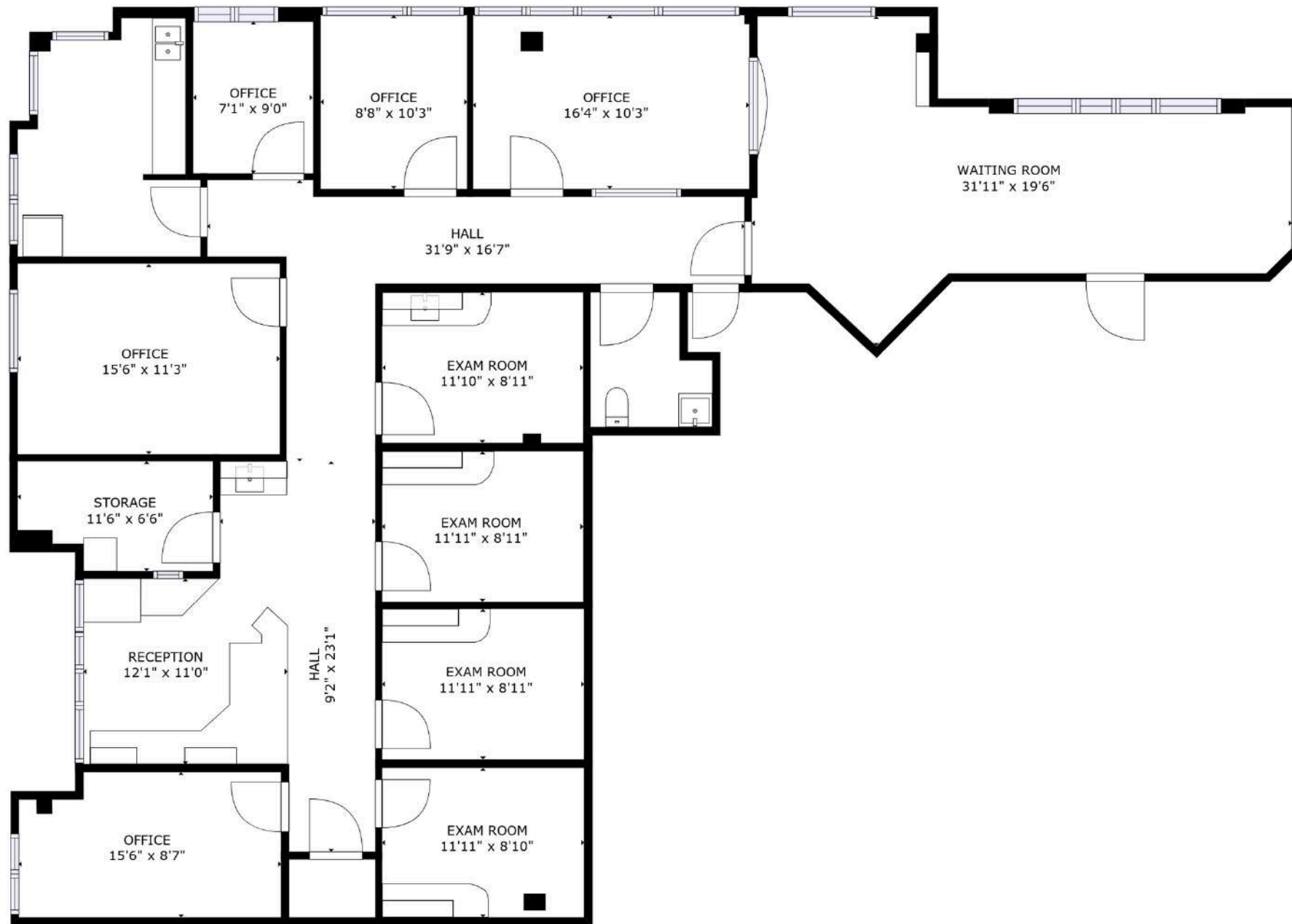
PROPERTY DETAILS



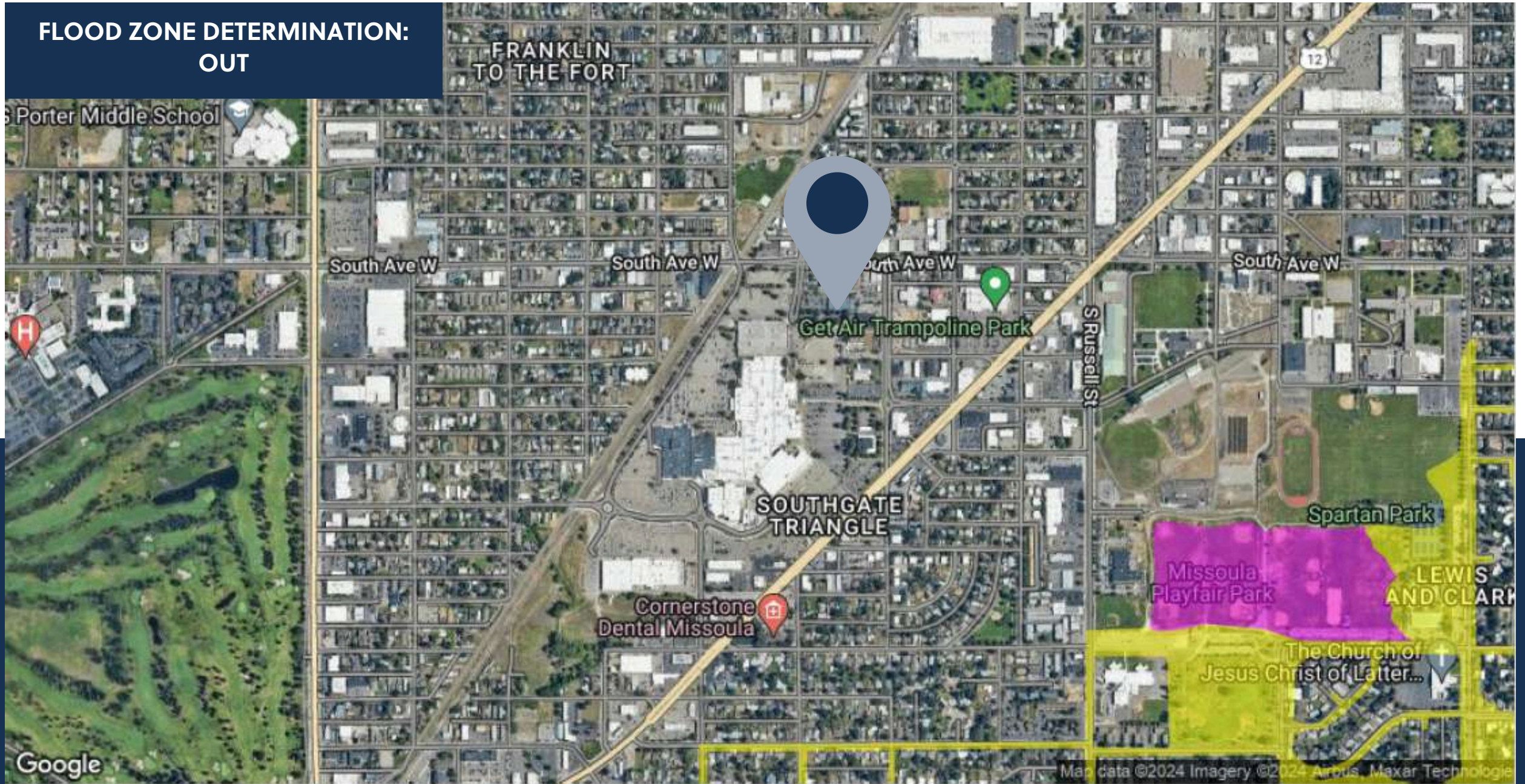
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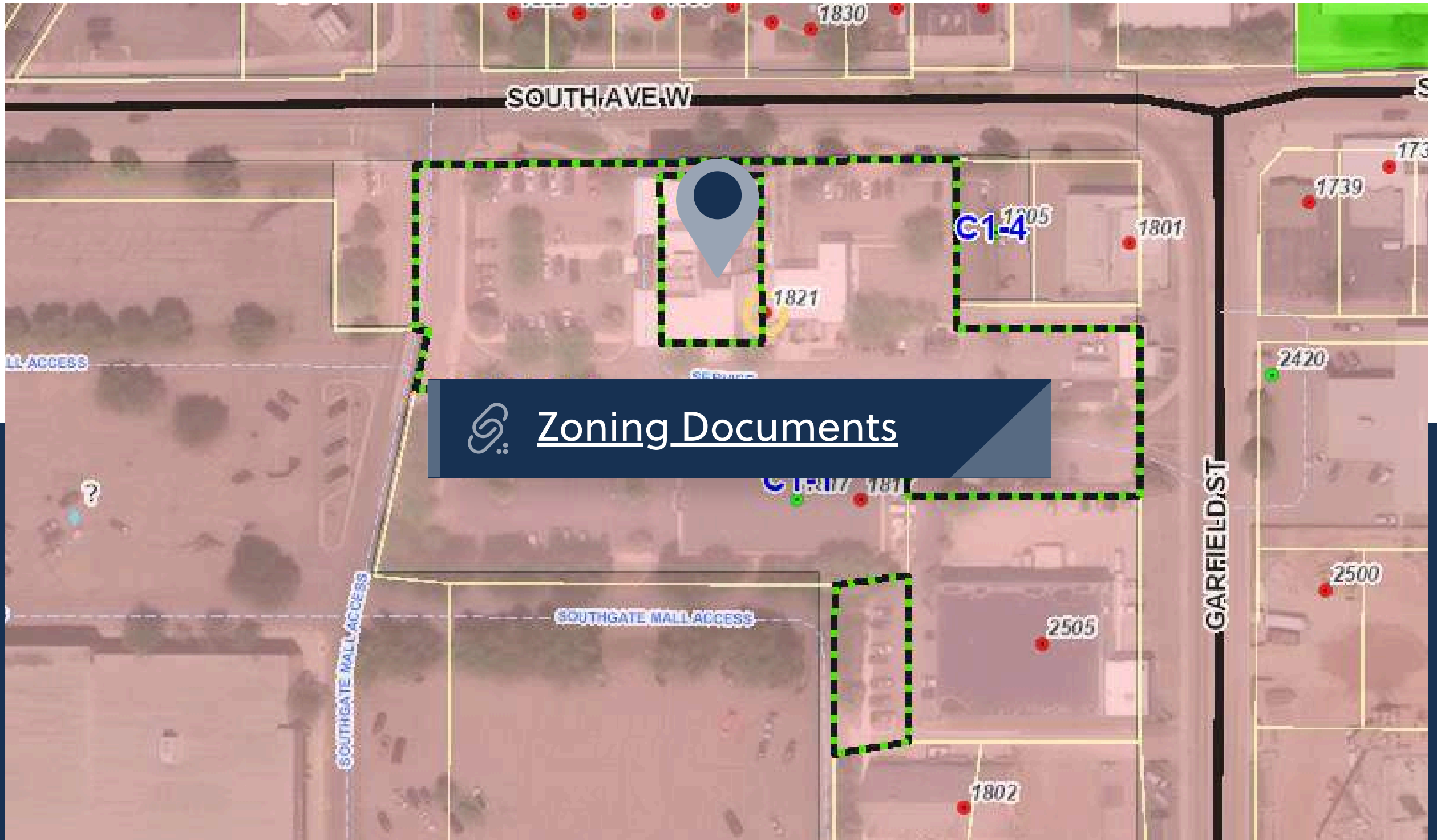




FLOOD ZONE DETERMINATION: OUT



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



[Zoning Documents](#)

MARKET OVERVIEW

1821 BUILDING

OFFICE	10,000
RETAIL	5,000
RESTAURANT	2,000
COMMERCIAL	1,000
INDUSTRIAL	1,000
APARTMENTS	1,000
CONDOMINIUMS	1,000
TOTAL	31,000

AVAILABLE

SOUTH AVE 1900

SOUTHGATE MALL



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CRE

Office Market Update | Missoula

	2023	2022	Percent Change from 2022
Vacancy Rate (Avg Annual)	5.08%	4.74%	+0.34%
Average Lease Rate*	\$16.88	\$16.55	+1.99%
Sales Transactions	23	25	-8.00%
Average Sales Price**	\$287.22	\$258.43	+11.14%

*Price Per Square Foot, NNN Equivalent | **Price Per Square Foot

If you are looking for office space in 2024, don't be deceived by national headlines. In Missoula, the office market is still very active, with a vacancy rate nearly 15 points below the US average. Very little new product is under construction, while demand remains consistent.

For building owners, it is important to keep properties up to date and budget for renovations. Well designed spaces with attractive locations move off the market quickly. The market is favoring quality over price. Adequate parking is also a common tenant concern.



Opportunities

- > Class A spaces in 2,500 - 5,000 SF segments in Downtown & Midtown
- > Turnkey spaces with parking available
- > Office condos for sale in downtown

Missoula Air Service

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

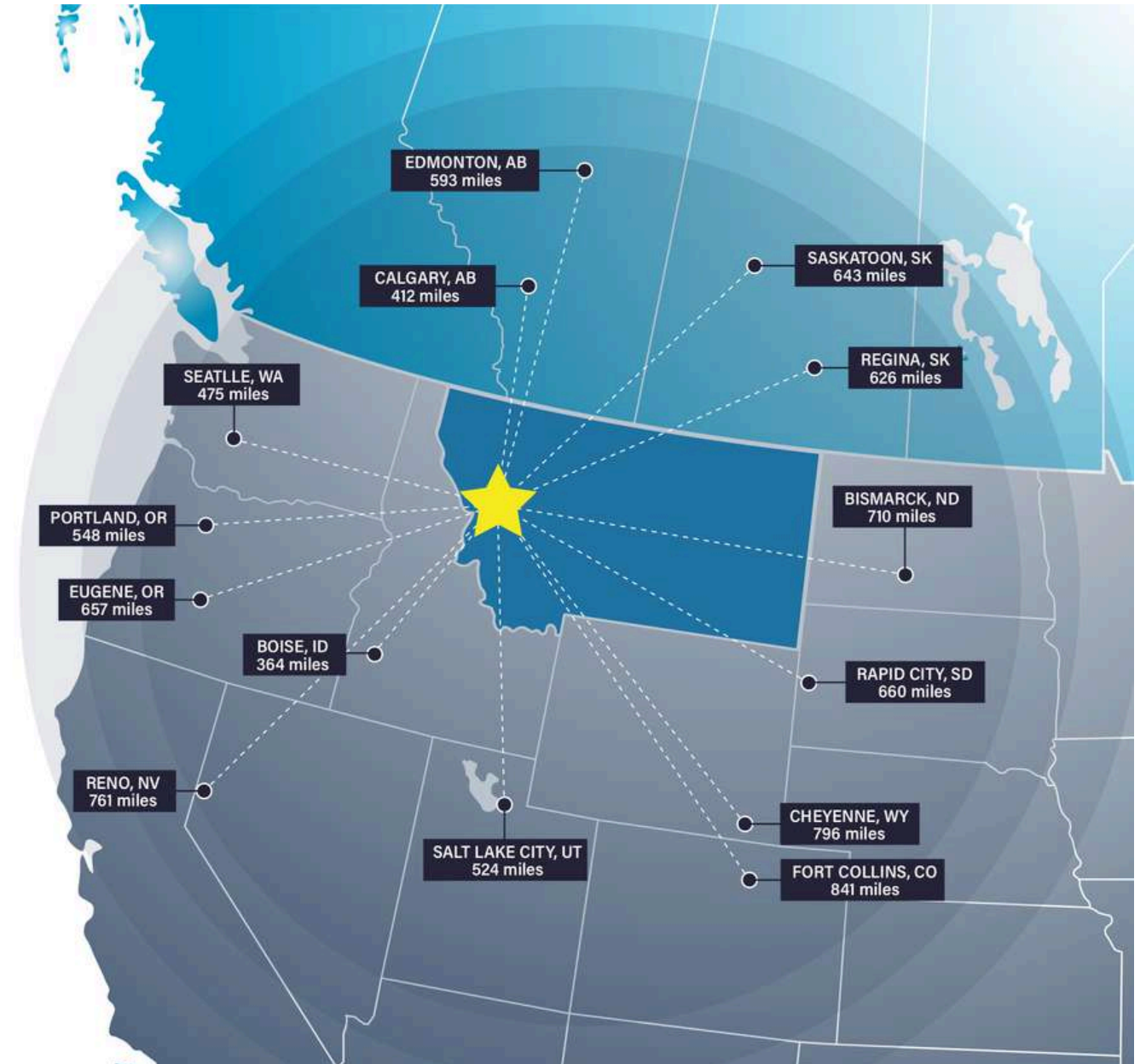


Missoula Access

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

Brokerage and Marketing Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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