

OFFICE SPACES FOR LEASE

PALMER PROFESSIONAL PARK

Palmer Street, Missoula, MT 59808

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REAL ESTATE
MONTANA *&* Co.
commercial investment retail



PROPERTY DESCRIPTION

Palmer Professional Park is one of Missoula's premier office and medical campuses, encompassing 17 acres with nine separate buildings totaling more than 262,670 SF of gross leasable space. Designed for efficiency and convenience, the park offers 851 parking spaces with smooth internal traffic circulation. The Palmer Group is designing an additional 124 space parking lot adjacent to Building 2675 and Building 2673, furthering enhancing access and parking capacity for tenants and visitors.

The park is designed for efficiency and convenience, featuring 851 on-site parking spaces and smooth internal traffic circulation. Palmer Professional Park is ideally located west of Missoula's city center on Palmer Street, just one block off Broadway Street and one-half mile from North Reserve Street, providing excellent services and accessibility for tenants, clients, and employees.

PROPERTY HIGHLIGHTS

- Premier office and medical campus
- Open common areas with elevator access and public restrooms
- Exceptional views and natural lighting
- Ample on-site parking

OFFERING SUMMARY

Lease Rate:	\$20.00 - 24.00 SF/yr (Gross; MG)
Available SF:	1,700 - 20,000 SF
Lot Size:	17.13 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,355	25,700	39,351
Total Population	8,485	54,508	88,446
Average HH Income	\$77,998	\$90,361	\$103,815

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Lease Rate	\$20.00 - 24.00 SF/YR
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LOCATION INFORMATION

Building Name	Palmer Professional Park
Street Address	2687 Palmer Street
City, State, Zip	Missoula, MT 59808
County	Missoula
Cross-Streets	Broadway

BUILDING INFORMATION

Building Size	40,000 SF
Building Class	B
Number of Floors	2
Year Built	2001
Condition	Excellent

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	M1-2
Lot Size	17.13 Acres

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	851

UTILITIES & AMENITIES

Handicap Access	Yes
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LOCATION OVERVIEW

Positioned between two of Missoula's busiest arterial corridors, Broadway Street and Reserve Street, this property offers exceptional connectivity and convenience. Located just minutes from downtown Missoula and the full spectrum of services, restaurants, and amenities along Reserve Street, the site benefits from easy accessibility. A Mountain Line bus stop is located directly in front of the complex, providing convenient public transit access for employees, residents, and visitors.

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PALMER PROFESSIONAL PARK

CAMPUS MAP

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ADDITIONAL PHOTOS

**PALMER PROFESSIONAL PARK
MISSOULA, MONTANA**



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2687 PALMER ST. SUITE C1

\$22-\$24 SF/YR

8,500 SF medical office suite located on the lower level in the Palmer Professional Park. This space features a flexible layout ideal for a variety of healthcare uses, including a rehabilitation center, specialty clinic, lab space, or full-service medical practice. The suite includes a mix of private offices and exam rooms, along with well-placed nursing stations to support clinical operations. A spacious reception and waiting area create a professional and patient-friendly environment. Both front and rear entrances provide convenient access, offering easy arrival for patients and a private entry option for staff and physicians. With 8,500 square feet of functional space, the layout is flexible and may be divisible to meet specific tenant needs. Tenant improvements are negotiable, allowing customization for a variety of medical or health-related services.



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2687 PALMER ST. SUITE A

\$21-\$24 SF/YR

Position your business at Palmer Professional Park, one of Missoula's premier office locations. This offering includes 17,000 SF of usable office space, plus 3,000 SF of shared common area, suitable for a variety of office professional users including fitness, physical therapy, mental health providers or call center. The space features a flexible layout with options to devise, large windows allow for natural light, elevator access, and two public restrooms.



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2687 PALMER ST. SUITE B

\$20 SF/YR

Offering 8,500 square feet of usable space, plus an additional 1,500 square feet of shared common area, this property is thoughtfully designed to support a wide range of business operations, including tech firms, call centers, corporate offices, and professional service providers. The space features a flexible floorplan with divisibility options to accommodate various tenant needs. Expansive windows throughout the suite provide abundant natural light and scenic views. The suite is equipped with elevator access for convenience, two public restrooms, and ample parking to support both staff and visitors. Located between Broadway and Reserve Streets, the property offers excellent access to Missoula's major thoroughfares and nearby amenities, with strong visibility and ease of transportation. Tenant improvements are negotiable, providing the opportunity to tailor the space to your specific operational requirements.



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2687 PALMER ST. SUITE C3

\$20 SF/YR

Professional office/medical suite located on the lower level offering approximately 1,700 SF of usable space, plus an additional 350 SF of shared common area. The suite includes a reception/waiting area, conference room, five office/exam rooms (three with plumbing), and a kitchen/break area. Expansive windows provide abundant natural light and scenic views.



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2673 PALMER ST

NEGOTIABLE

5,786 SF suite is offered in shell condition, providing a custom build-out tailored to medical, laboratory, technology, or professional service users. The building is fully handicap accessible and features public restrooms, large windows with natural light, and exceptional views. An additional rear entrance allows for loading flexibility, with potential for overhead doors and truck access.

The space is well suited for a wide range of professional office uses and offers opportunities for tenant improvements and flexible design configurations to meet specific operational needs.



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2685 PALMER ST

\$20-\$24 SF/YR

Approximately 3,800 SF of usable professional office space and 700 SF of shared common area located on the upper level. The suite features five private offices, a conference room, a large open central area ideal for shared work space or educational use, and a kitchen/break room. Expansive windows provide abundant natural light and scenic views.





AREA OVERVIEW

Missoula is Western Montana's primary employment, education, and healthcare hub anchored by the University of Montana, regional medical systems, and a diversified services economy. The City of Missoula has continued steady growth since 2020, supported by in-migration, expanding air service, and ongoing public/private investment. Missoula's economic base and quality-of-life profile have helped it place in national performance and lifestyle rankings, reinforcing its position as a resilient small metro with long-term demand drivers.

- Economic output (Missoula MSA): Total GDP \$8.20B (2023), up from \$6.02B (2019) (current dollars).
- Labor market (Missoula MSA): Unemployment ~3.2% (Nov 2025) (seasonally adjusted series).
- Regional air access: Missoula Montana Airport (MSO) reported 1,021,055 passengers in 2024, an 11.8% increase vs. 2023—supporting business connectivity and tourism-driven demand.
- Higher education driver: UM reported 2.3% enrollment growth and record graduate enrollment in Fall 2025.
- Economic performance: Missoula has ranked among the Milken Institute's Best-Performing Small Cities (Milken's Best-Performing Cities Index) — a commonly cited benchmark for job, wage, and output performance.
- Health & outdoor lifestyle: Missoula ranked #1 "most fitness-friendly" metro area in SmartAsset's 2022 study (and also ranked #1 in its 2023 study).
- Livability recognition: Livability highlights Missoula as a "Best Place to Live" candidate in its 2024–2025 coverage, citing career opportunity, university presence, and outdoor access.

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