



**SterlingCRE**  
ADVISORS

## Professional Multi-Level Office Opportunity

**3011 Palmer Street**  
**Missoula, Montana**  
±10,604 SF | Professional Office

Exclusively listed by:  
**Connor McMahon**  
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# Opportunity Overview

3011 Palmer Street offers ±10,604 SF of well-maintained, multi-level office space in a highly accessible central Missoula location near North Reserve Street and West Broadway. The property provides convenient access for both employees and clients, with close proximity to major retail, dining, and transportation corridors.

The flexible layout accommodates up to ±40 private offices and includes a kitchenette, restrooms on each level, multiple conference rooms, and a professional reception area—making it ideal for medical, administrative, or professional office users.

Abundant natural light, efficient floor plates, and ±30 on-site parking stalls further enhance the functionality of the space, offering a practical and professional environment for a wide range of businesses.

Available September 2026



<b>Address</b>	3011 Palmer Street Missoula, Montana 59808
<b>Property Type</b>	Professional Office
<b>Lease Rate</b>	\$16.00/SF NNN
<b>Estimated NNN</b>	\$7.83/SF for taxes and insurance, landscaping and HVAC maintenance.
<b>Total Square Feet</b>	Ground Level: ±3,636 SF Second Floor: ±3,484 SF <u>Below Grade: ±3,484 SF</u> <b>TOTAL: ±10,604 SF</b>
<b>Total Acreage</b>	±1.01 Acres

# Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

# Property Details

<b>Address</b>	3011 Palmer Street Missoula, Montana 59808
<b>Property Type</b>	Professional Office
<b>Total SF</b>	Ground Level: ±3,636 SF Second Floor: ±3,484 SF <u>Below Grade: ±3,484 SF</u> <b>TOTAL: ±10,604 SF</b>
<b>Services</b>	City of Missoula Water/Sewer
<b>Access</b>	via Palmer Street
<b>Zoning</b>	T-MU (Traditional Mixed-Use)
<b>Geocode</b>	04-2200-17-2-05-08-0000
<b>Office Layout</b>	±40 Private Offices Kitchenette Multiple Bathrooms Reception Area
<b>Traffic Count</b>	±5,249 VPD (2024 AADT)
<b>Year Built</b>	1994; Remodeled 2017
<b>Parking</b>	±30 Surface Parking Stalls





**Prime central Missoula location near North Reserve & West Broadway**



**Excellent accessibility with convenient ingress/egress**



**Proximity to major retailers, restaurants, and services**



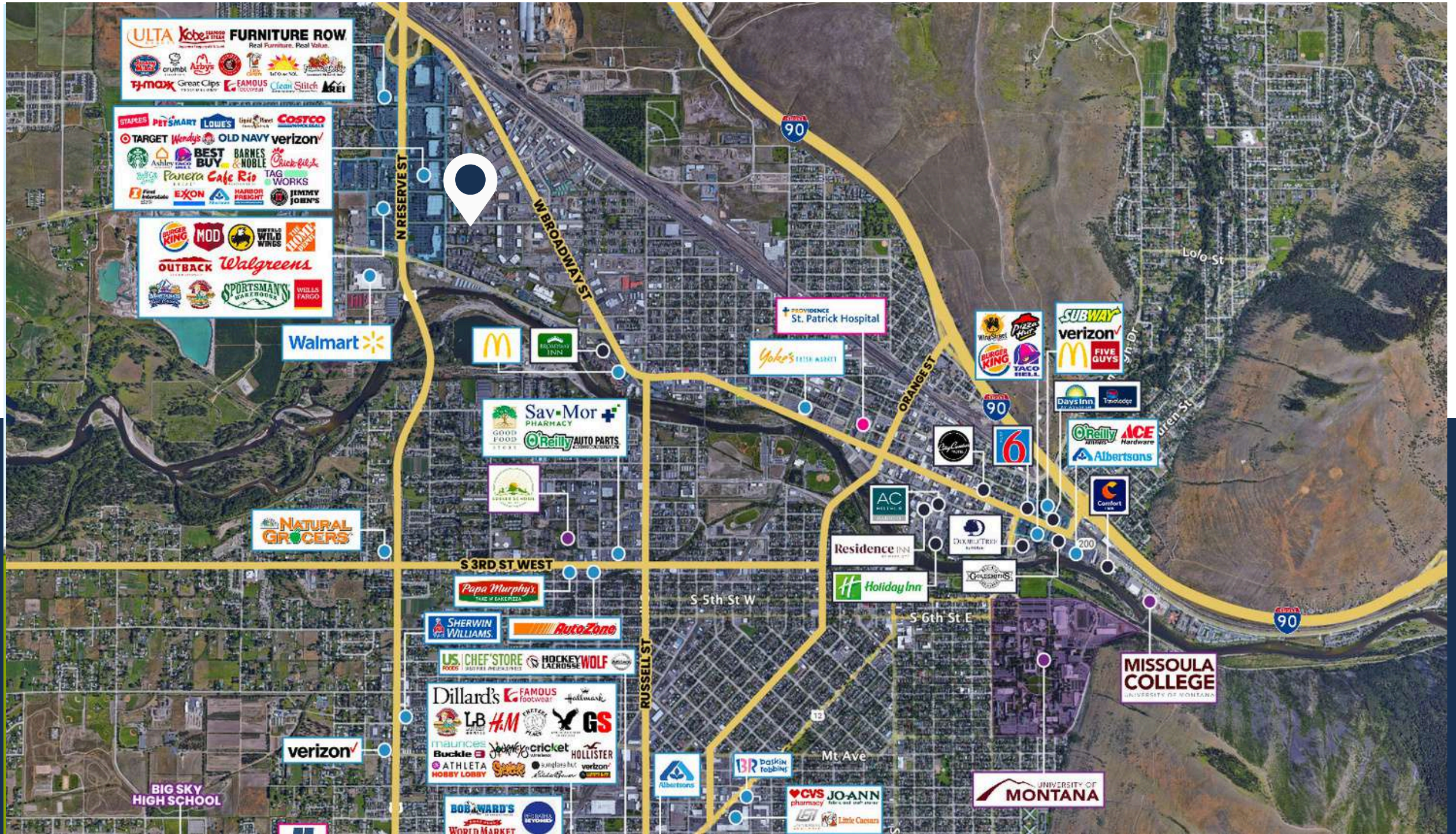
**Dedicated on-site parking (±30 stalls)**



**Multiple private offices and conference rooms**



Location Overview

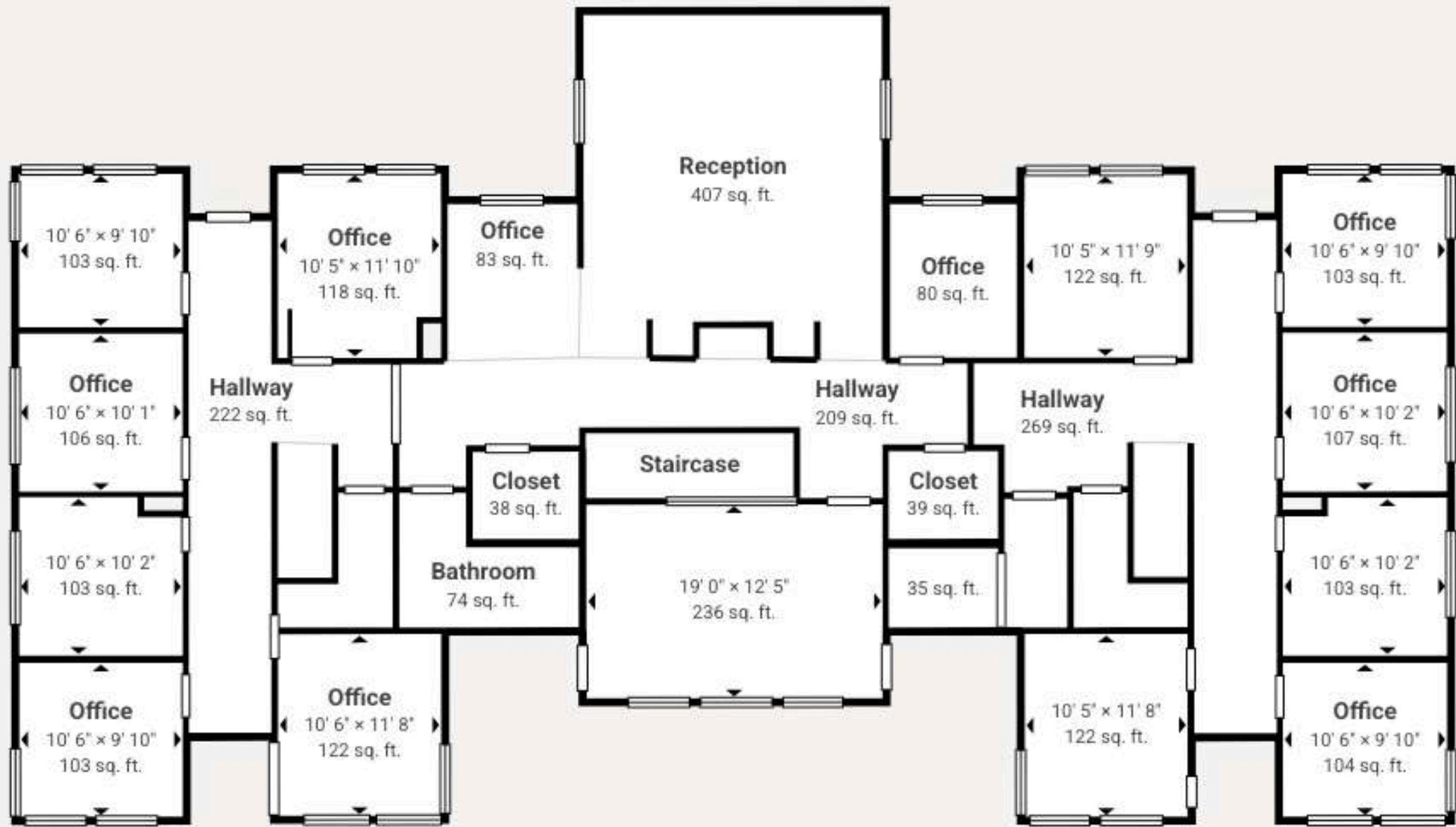


Retailer Map

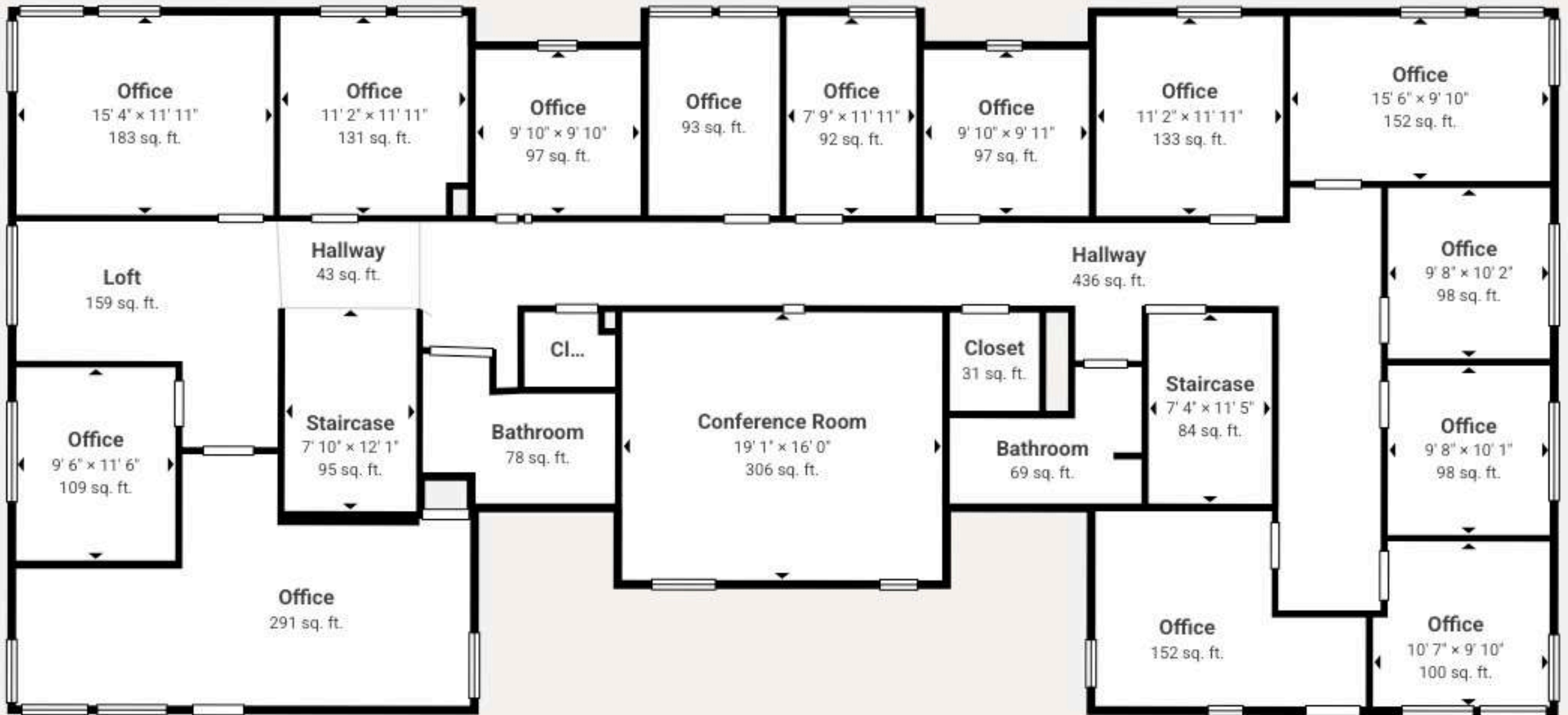




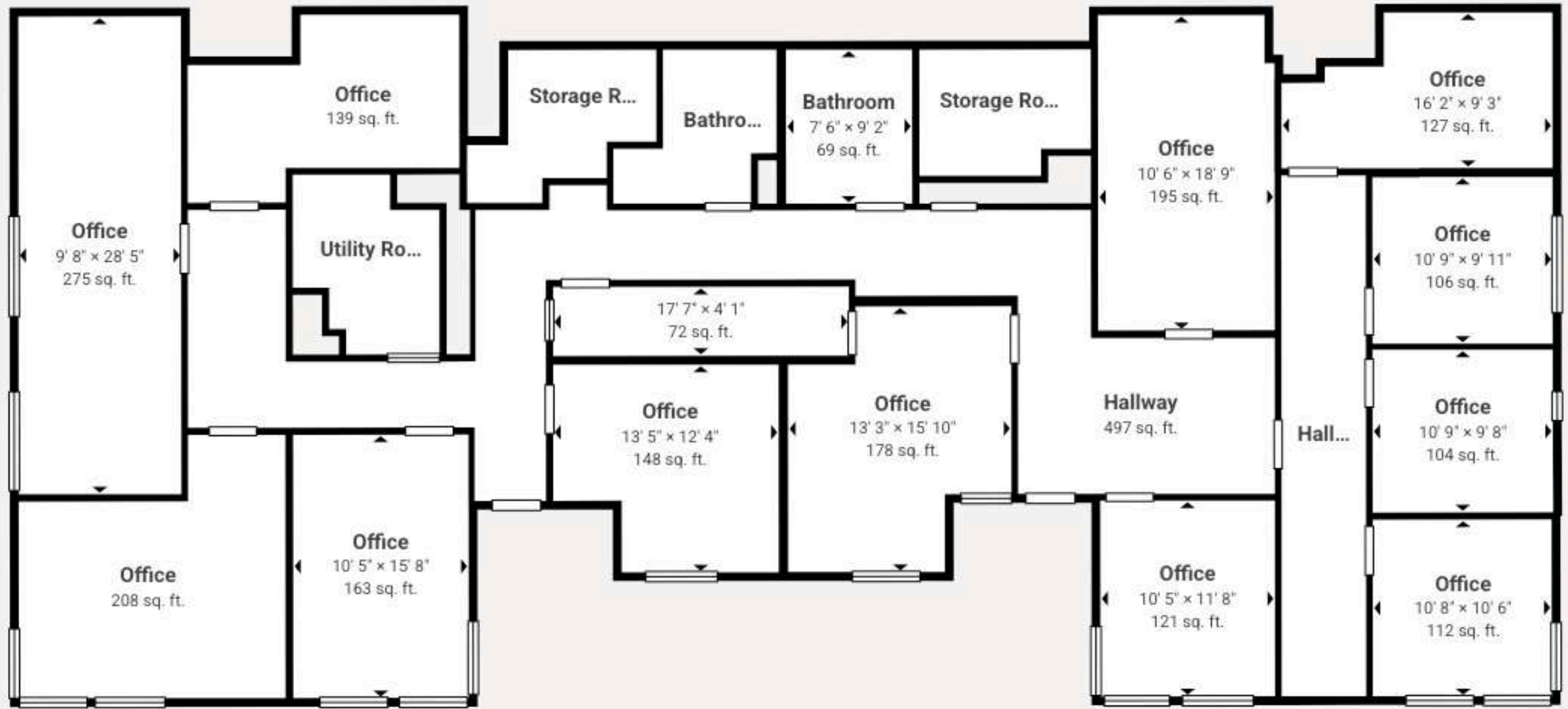




Floor Plan | Main Level



Floor Plan | Second Level





# Key Facts

## KEY FACTS

3 miles

55,376

Population



Median Age



Average Household Size

\$64,332

Median Household Income

11,306

2023 Owner Occupied Housing Units (Esri)

14,697

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 miles



4,183

Total Businesses



48,269

Total Employees

## HOUSING STATS

3 miles



\$462,328

Median Home Value



\$8,315

Average Spent on Mortgage & Basics



\$1,026

Median Contract Rent

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (16.9%)

The smallest group: \$200,000+ (5.7%)

3 miles

Indicator ▲	Value	Diff
<\$15,000	10.6%	+1.9%
\$15,000 - \$24,999	8.0%	+1.5%
\$25,000 - \$34,999	9.5%	+2.0%
\$35,000 - \$49,999	12.1%	+2.2%
\$50,000 - \$74,999	15.9%	+0.6%
\$75,000 - \$99,999	14.1%	-0.2%
\$100,000 - \$149,999	16.9%	-1.7%
\$150,000 - \$199,999	7.2%	-2.4%
\$200,000+	5.7%	-3.8%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	8,390	55,376	87,711	24,014	123,770	1,144,799	339,887,819
2022 Household Population	7,949	53,164	84,671	23,559	120,643	1,115,471	331,671,159
2022 Family Population	4,059	32,073	55,649	17,158	85,153	851,883	264,093,561
2027 Total Population	8,782	58,237	91,333	26,248	128,306	1,205,657	347,149,422
2027 Household Population	8,340	56,026	88,293	25,793	125,179	1,176,329	338,932,762
2027 Family Population	4,195	33,730	57,844	18,749	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$39,176	\$40,918	\$43,605
2022 Median Household Income	\$54,677	\$64,332	\$71,950
2022 Average Household Income	\$74,450	\$86,906	\$97,078
2027 Per Capita Income	\$44,098	\$46,113	\$49,144
2027 Median Household Income	\$61,363	\$74,948	\$81,415
2027 Average Household Income	\$83,093	\$97,453	\$108,810

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Asst. The vintage of the data is 2025, 2030, 2019-2023.

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# Missoula Office Market Data | Q4 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

All data covers the trailing 12 months  
 \*Weighted Average \*\*Non-weighted Average  
 Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±48,000 SF
Completed 2025	±10,394 SF



# Missoula Air Service

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

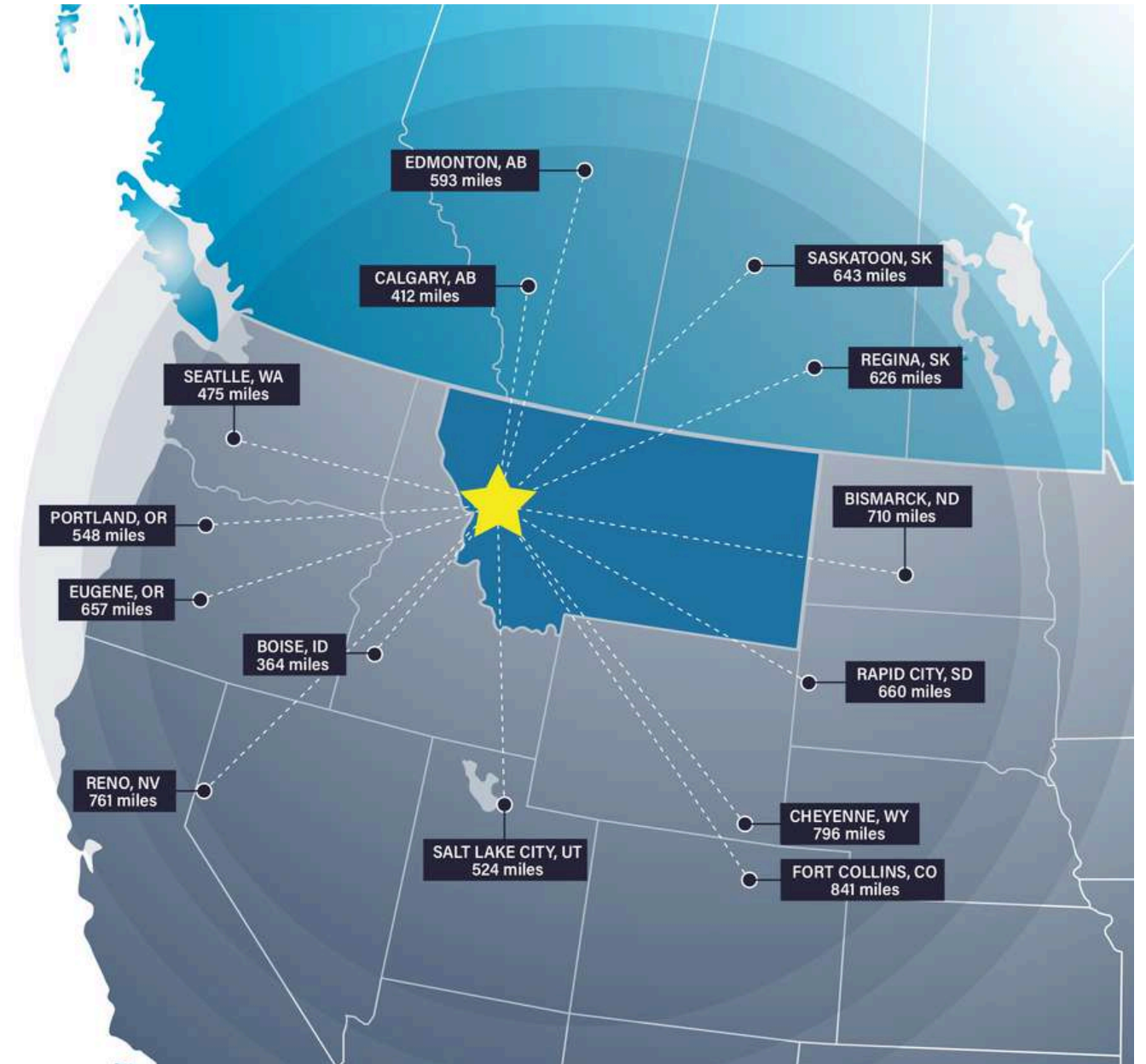


# Missoula Access

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

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

## #9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

## #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

## #1 Most Fun City for Young People

Smart Assets

# 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 Advisor & 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.



**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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