



**SterlingCRE**  
ADVISORS

## Standalone Office Opportunity For Lease

**1101 6<sup>th</sup> Street W**  
**Missoula, Montana**  
±5,840 SF | Professional Office Building

Exclusively listed by:  
**Matt Mellott, CCIM | SIOR**  
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# Opportunity Overview

SterlingCRE is pleased to present the lease opportunity at 1101 South 6th Street West, a high-quality, standalone office building located in the heart of Missoula. Totalling ±5,840 square feet across two levels, this professionally designed property features 12 private offices, 2 co-working areas, multiple conference rooms, and a spacious break room—making it ideal for professional service firms, healthcare providers, nonprofits, or educational uses.

Situated on 0.934 acres with ±28 paved parking spaces, the property offers convenient access for employees and visitors. Flexible M1R-2 zoning supports a variety of commercial uses, while the building’s efficient layout and professional finishes provide a turnkey solution for tenants. Located in a central Missoula corridor with strong demographics—over 12,900 residents and a median household income of \$51,354 within a one-mile radius—the site benefits from high visibility and accessibility via S. 6th Street West and Ivy Street.

*Up to ±3,896 SF of additional storage space available (located in basement)*



Address	1101 South 6 <sup>th</sup> Street West Missoula, Montana 59801
Property Type	Office
Lease Rate	\$24.00/SF NNN
Estimated NNN	TBD
Total Square Feet	1 <sup>st</sup> Floor: ±3,896 SF 2 <sup>nd</sup> Floor: ±1,944 SF <b>Total: ±5,840</b>
Total Acreage	0.934 Acres

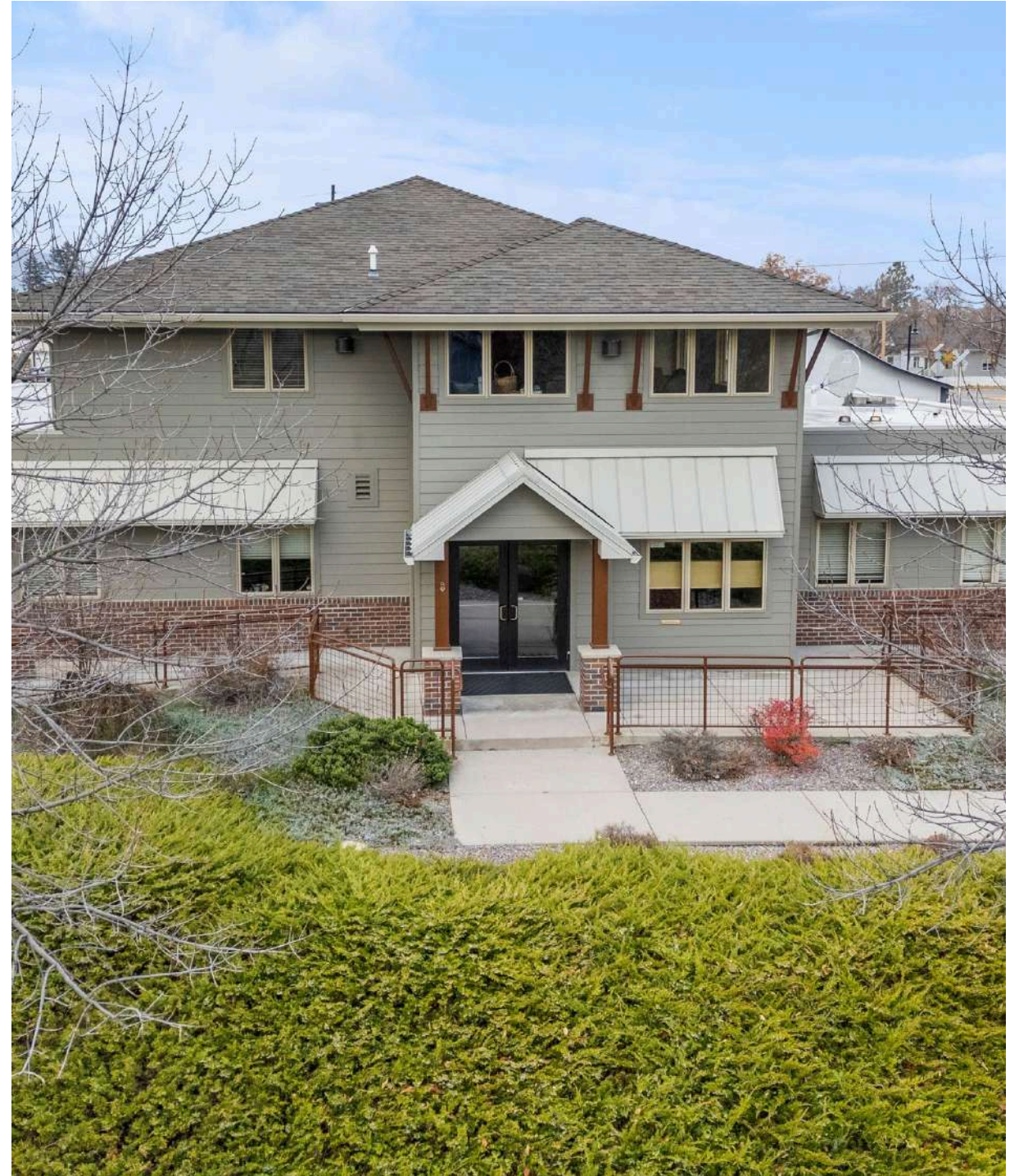


# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links



# Property Details

Property Type	Office
Square Footage (per CAMA)	1 <sup>st</sup> Floor: ±3,896 SF 2 <sup>nd</sup> Floor: ±1,944 SF <b>Total: ±5,840</b>
Total Acreage	0.934 acres
Services	City Water/Sewer; Broadband
Access	via Ivy Street & S. 6 <sup>th</sup> Street West
Zoning	M1R-2
Geocode	04-2200-21-3-04-01-0000
Property Taxes	\$24,205.80 (2024)
Traffic Count (S. 6 <sup>th</sup> Street West)	2,329 VPD (AADT 2024)
Parking	±28 Space Paved Parking Lot
Year Built	2004







**Central Missoula location with easy access via S. 6th Street W and Ivy Street**



**Turn-key layout with 12 private offices, co-working areas, and multiple conference rooms**



**Flexible M1R-2 zoning supports a variety of commercial uses**

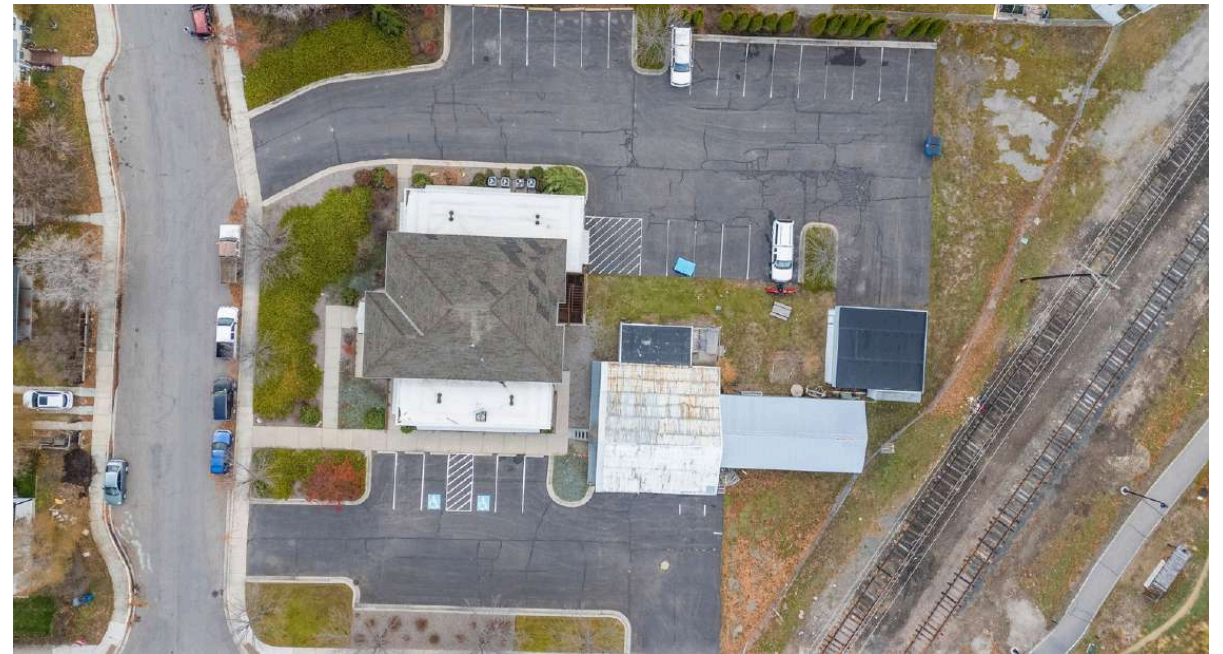


**Ample on-site parking with ±28 paved spaces**



**Suitable for professional services, healthcare, nonprofit, or education-based tenants**

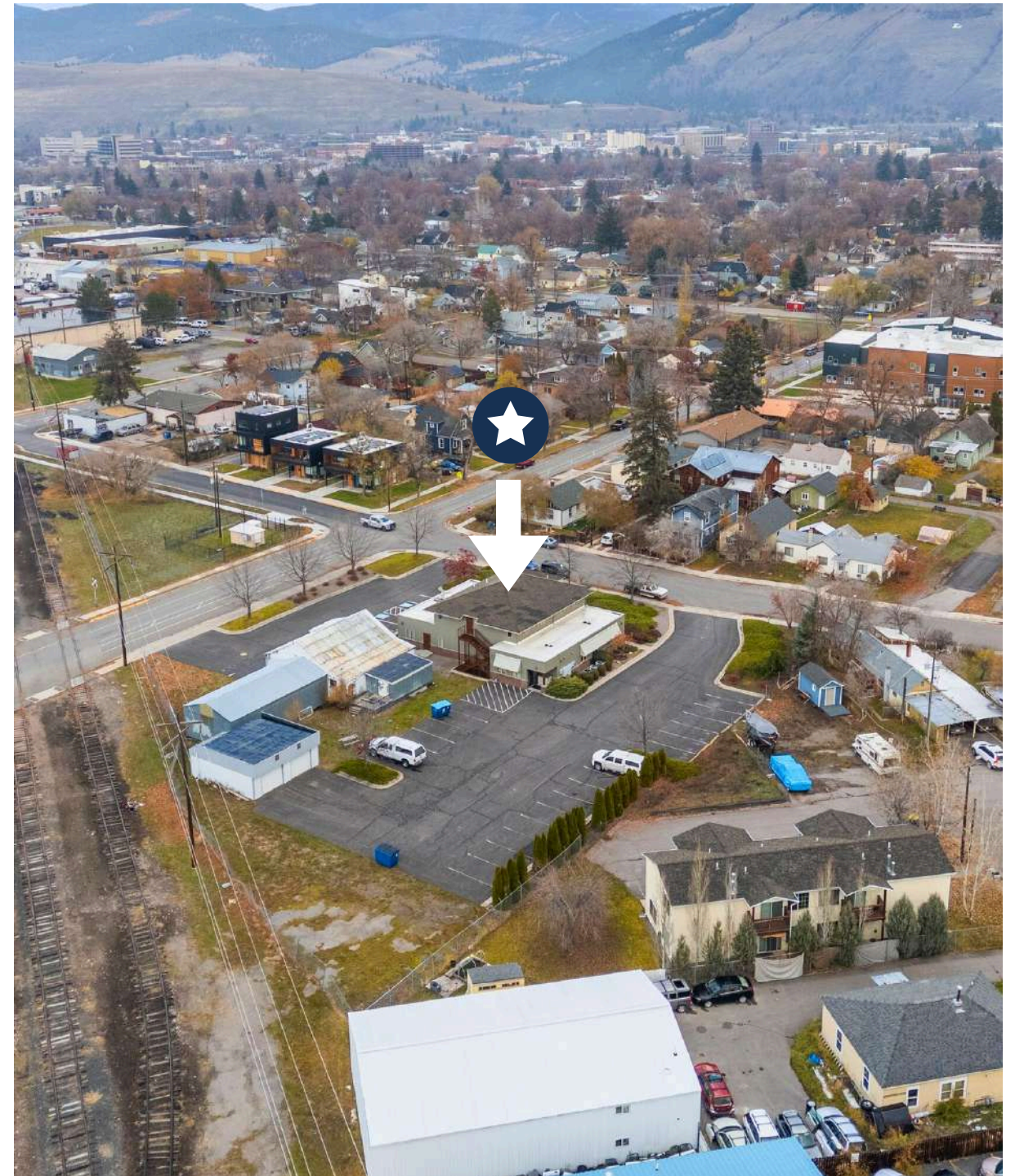










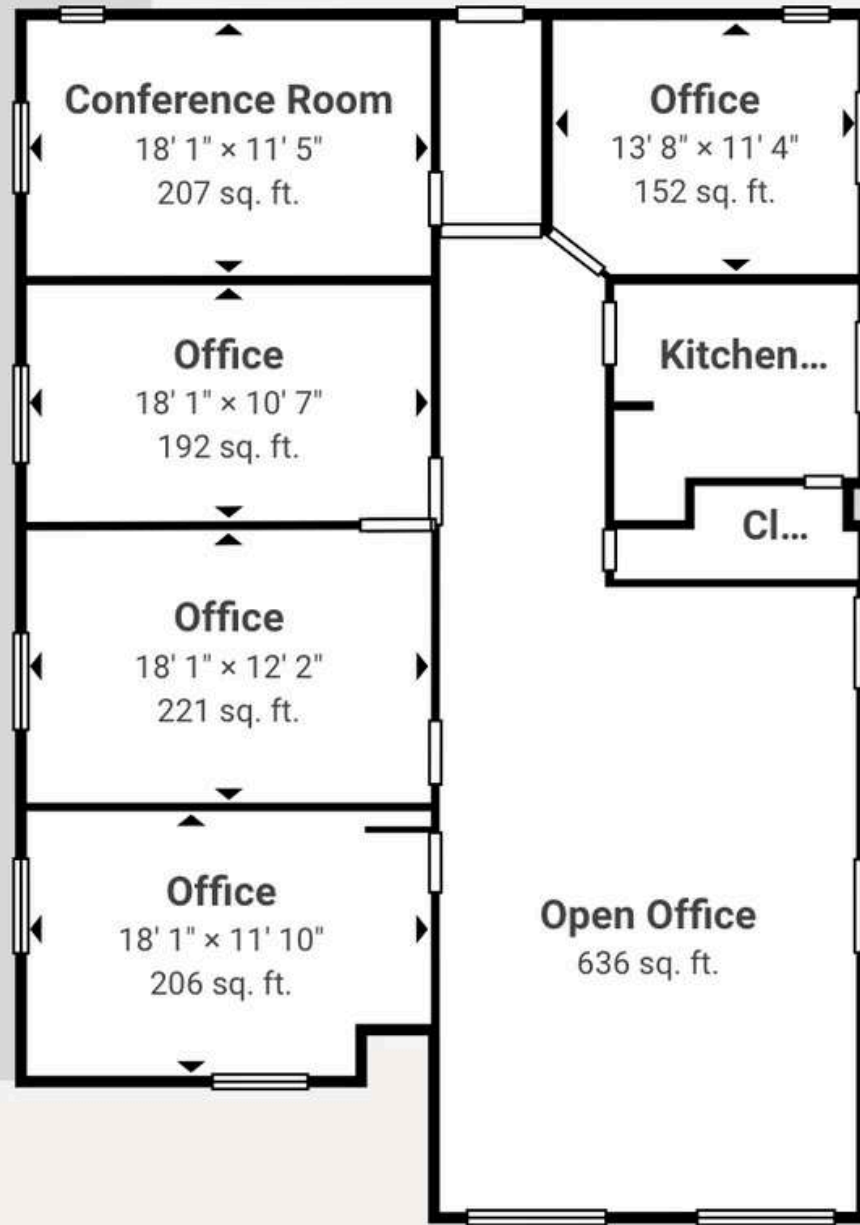






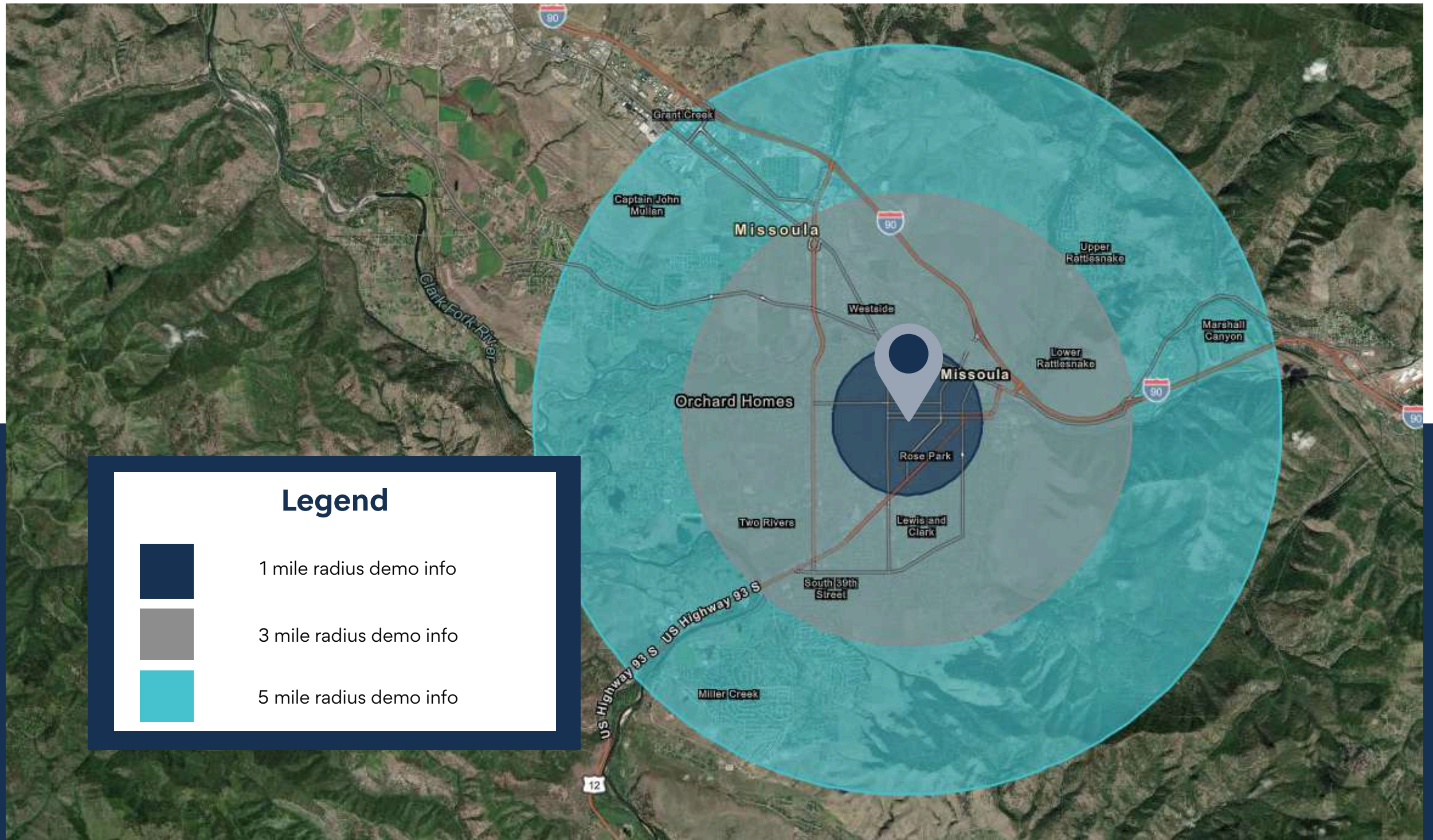
First Floor Plan





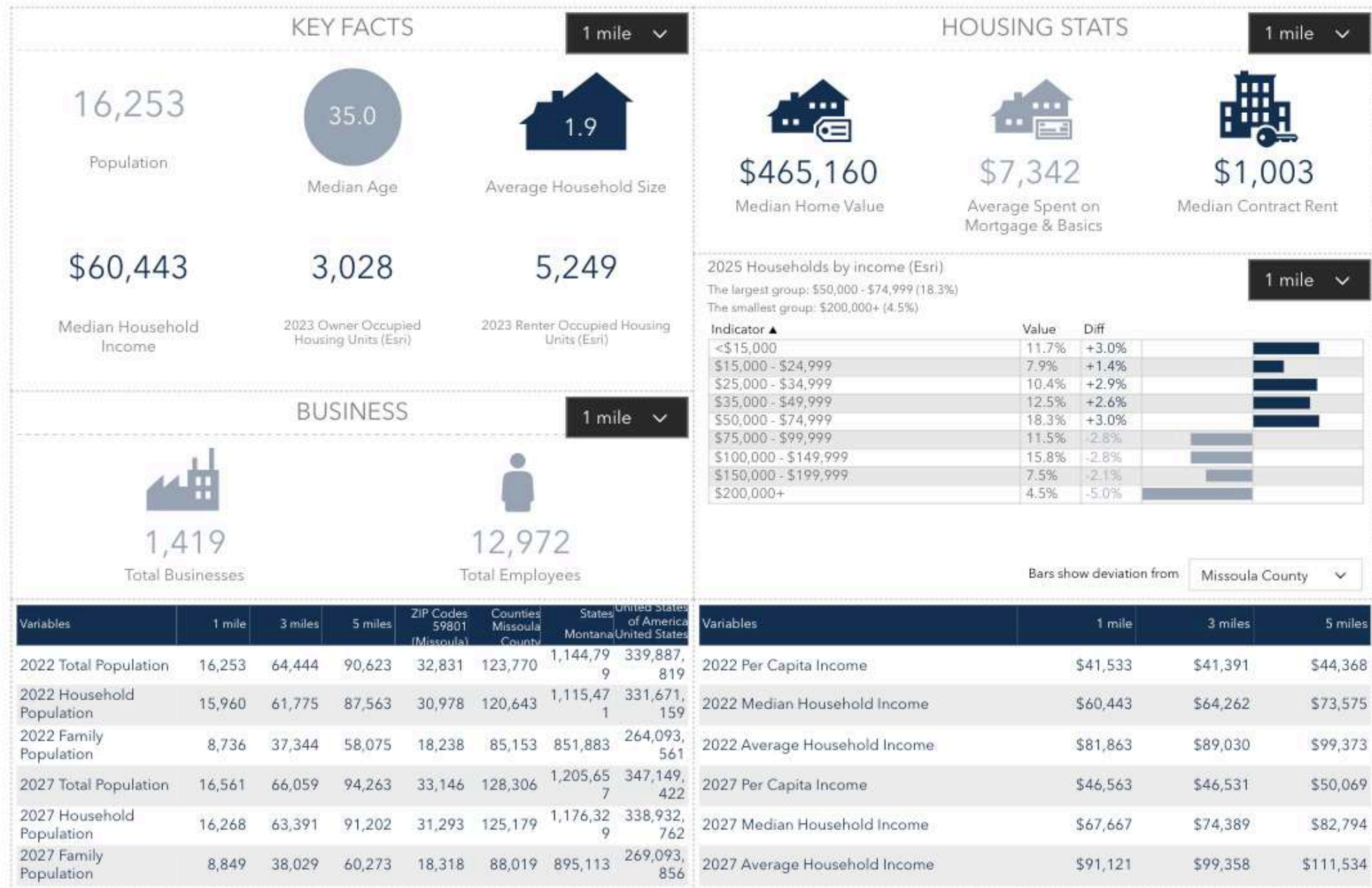
Second Floor Plan







# Key Facts





# Missoula Office Market Data | Q3 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

All data covers the trailing 12 months  
Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±6,000 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.



Access Across the Northwest



# 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)





## #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

## 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



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



**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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