



SterlingCRE
A D V I S O R S

Standalone Office Opportunity For Lease

1101 6th Street W
Missoula, Montana
±5,840 SF | Professional Office Building

Exclusively listed by:
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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. Totaling $\pm 5,840$ 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 $\pm 3,896$ SF of additional storage space available (located in basement)



Address

1101 South 6th Street West
Missoula, Montana 59801

Property Type

Office

Lease Rate

\$24.00/SF NNN

Estimated NNN

TBD

Total Square Feet

1st Floor: $\pm 3,896$ SF
2nd Floor: $\pm 1,944$ SF
Total: $\pm 5,840$

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 st Floor: ±3,896 SF 2 nd Floor: ±1,944 SF Total: ±5,840
Total Acreage	0.934 acres
Services	City Water/Sewer; Broadband
Access	via Ivy Street & S. 6 th Street West
Zoning	M1R-2
Geocode	04-2200-21-3-04-01-0000
Property Taxes	\$24,205.80 (2024)
Traffic Count (S. 6th 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

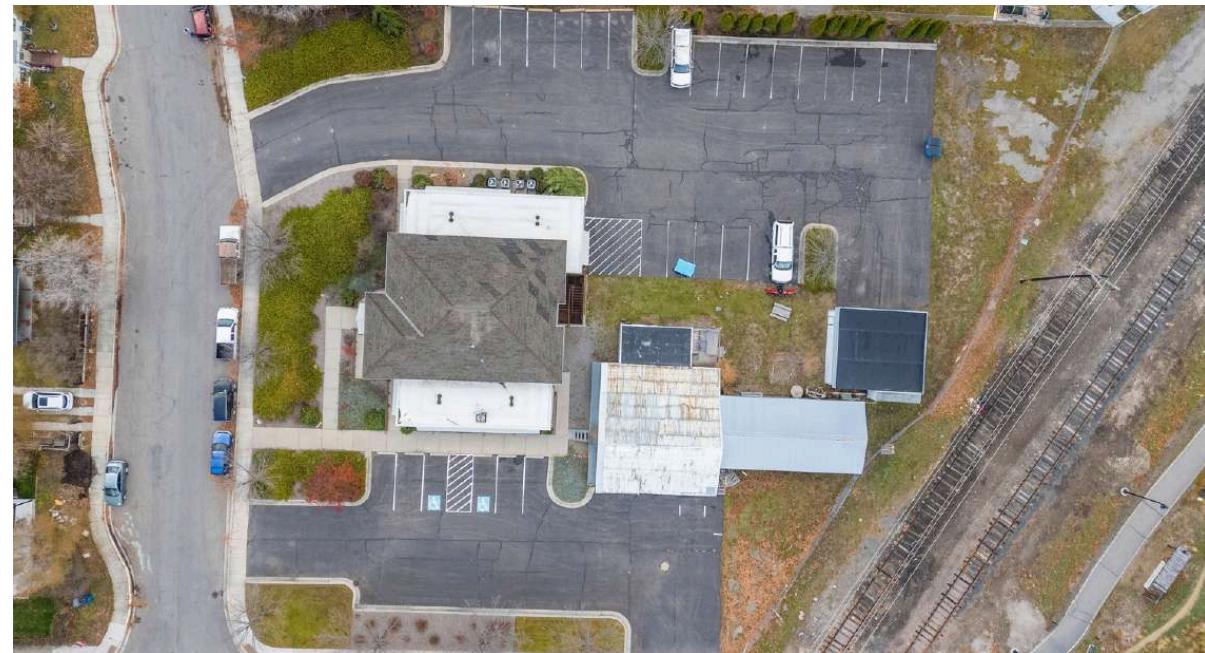


Ample on-site parking with ±28 paved spaces

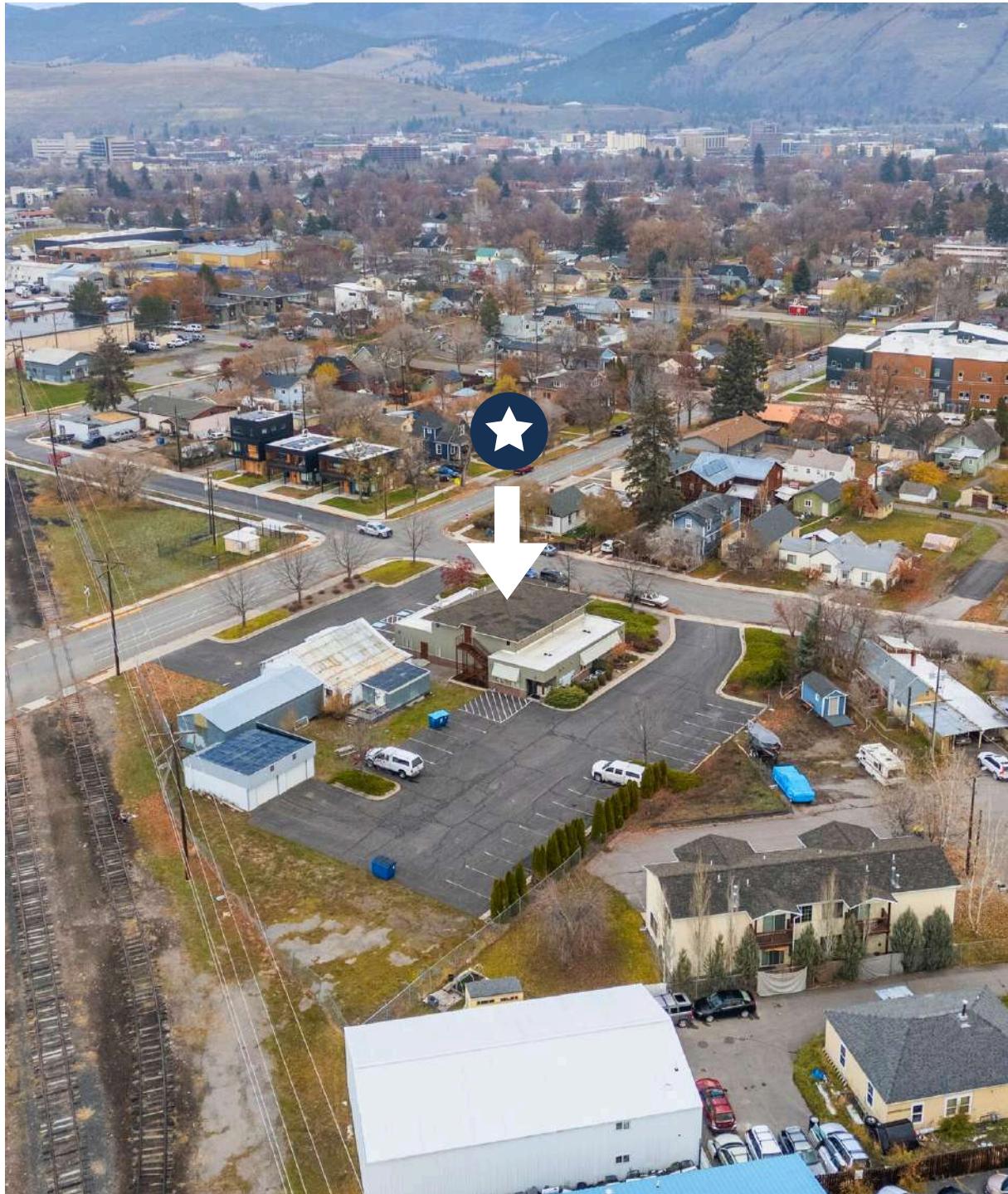


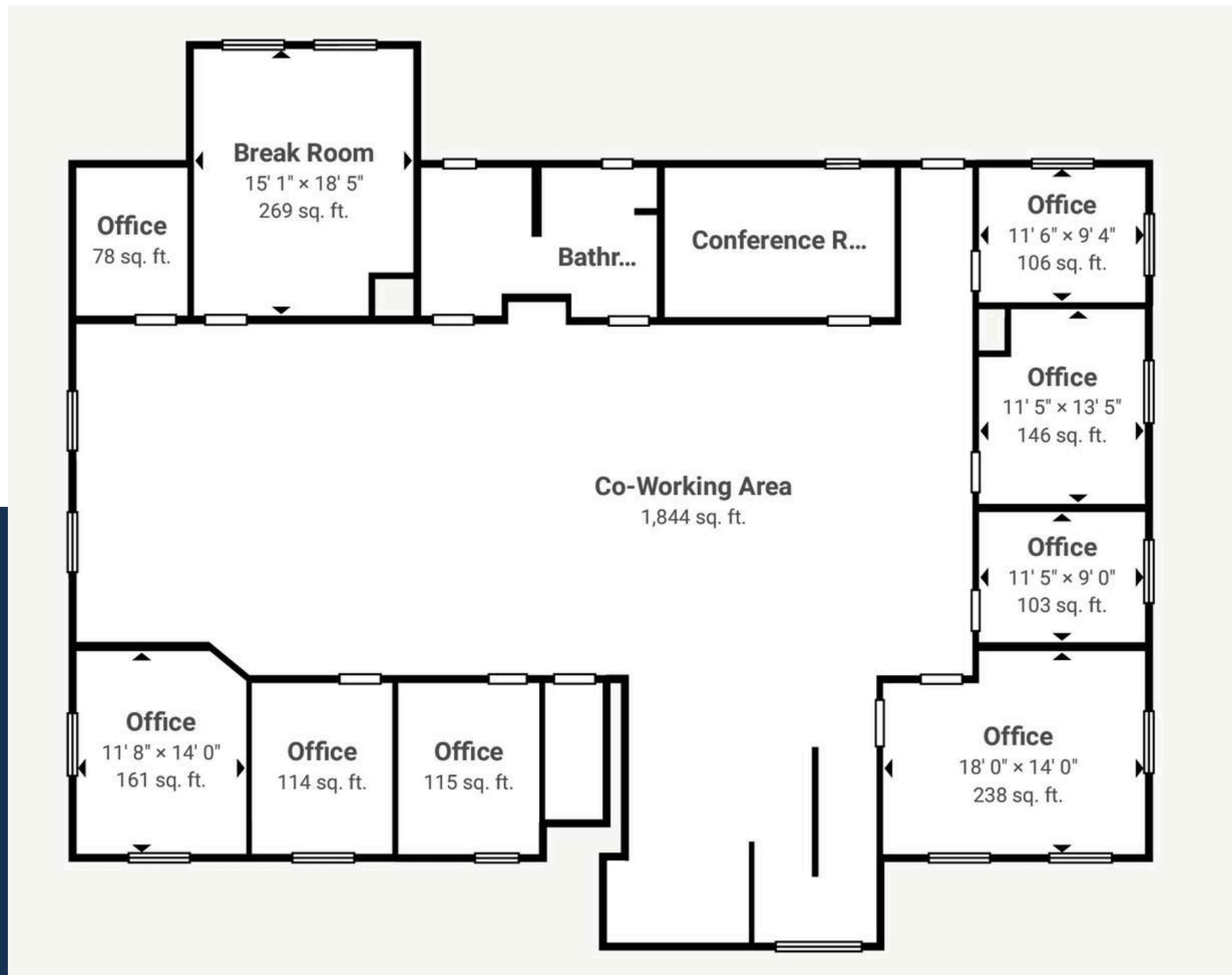
Suitable for professional services, healthcare, nonprofit, or education-based tenants

Opportunity Highlights





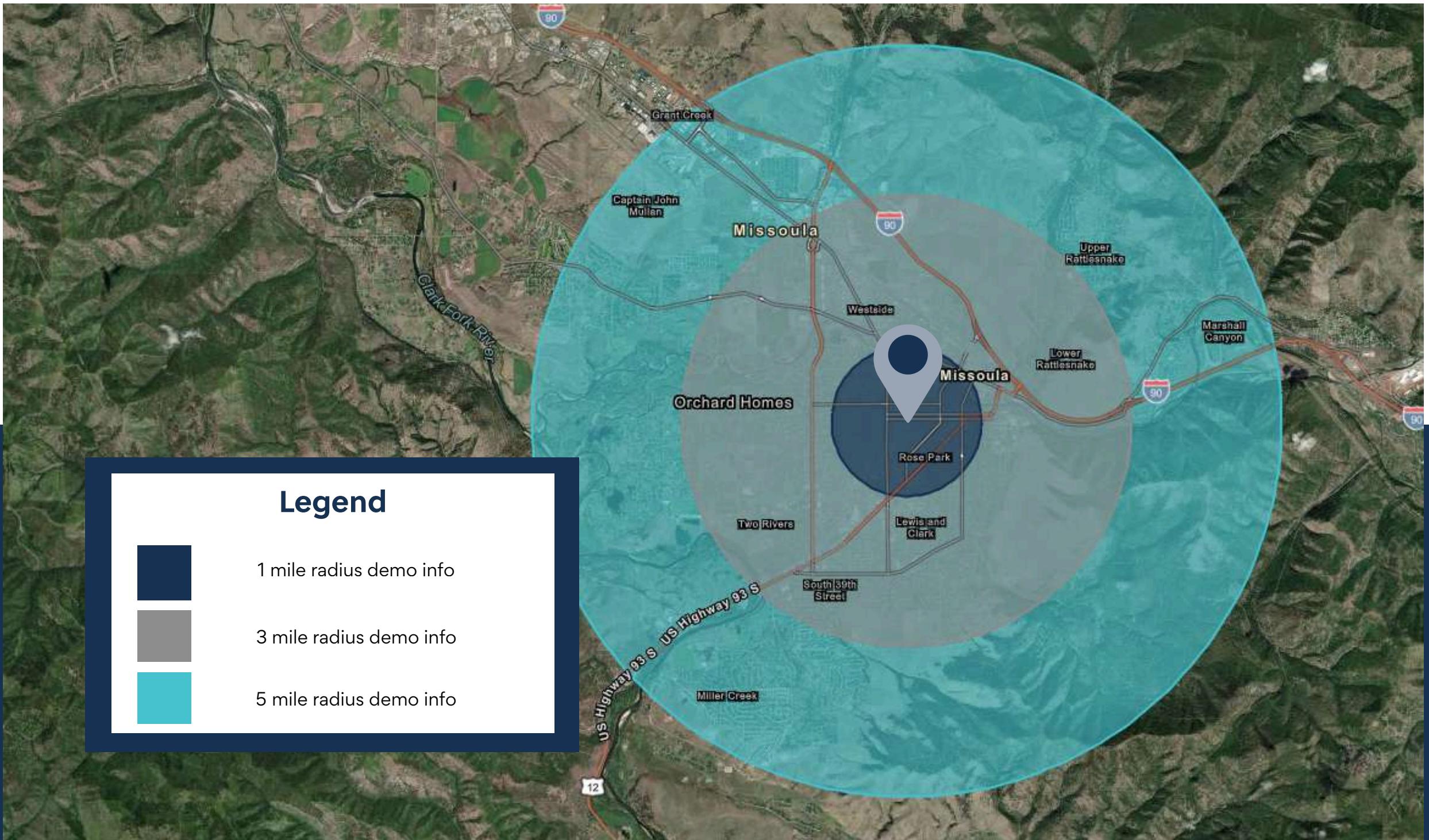




First Floor Plan



Second Floor Plan



Legend



1 mile radius demo info

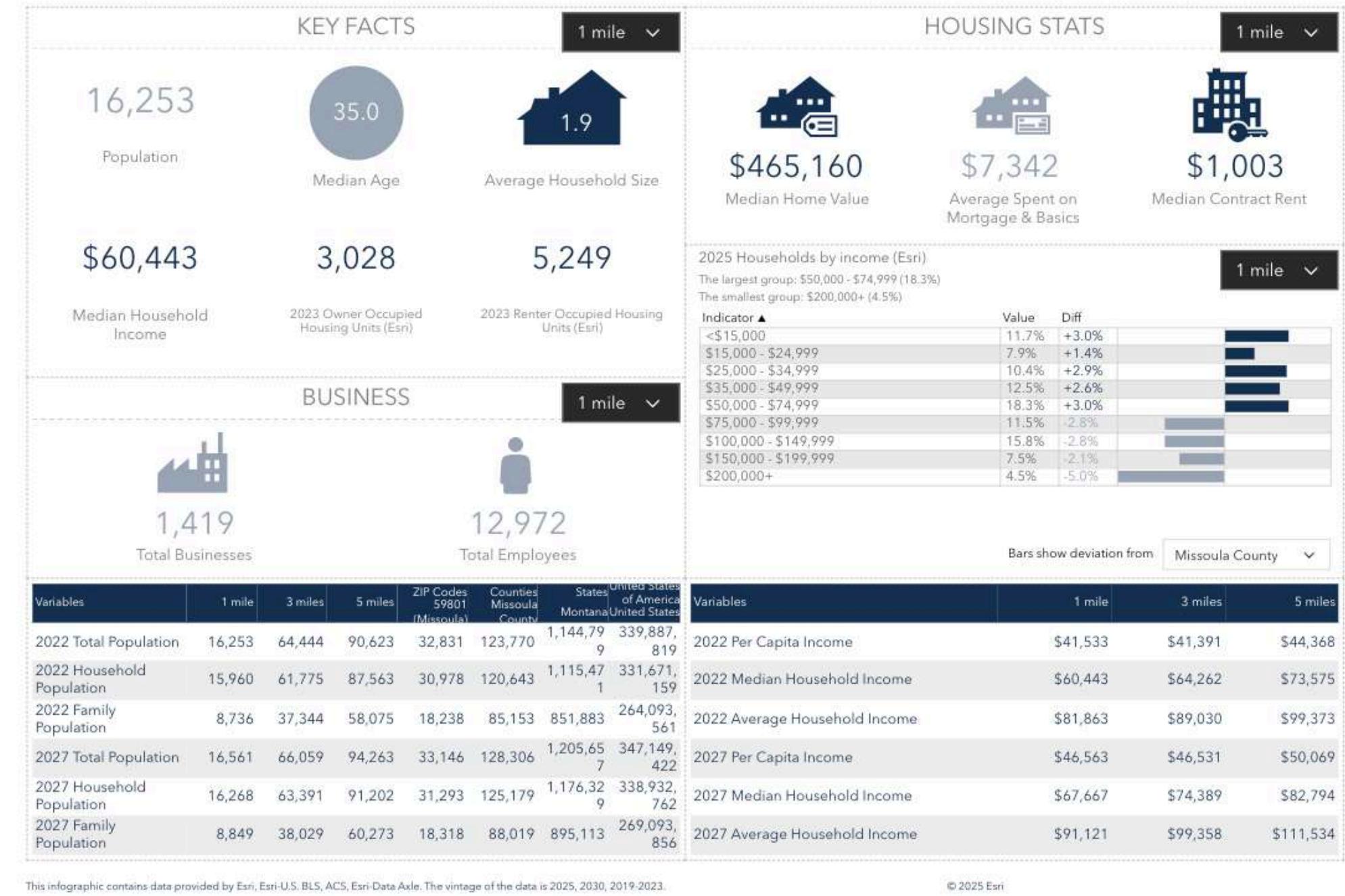


3 mile radius demo info



5 mile radius demo info

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.

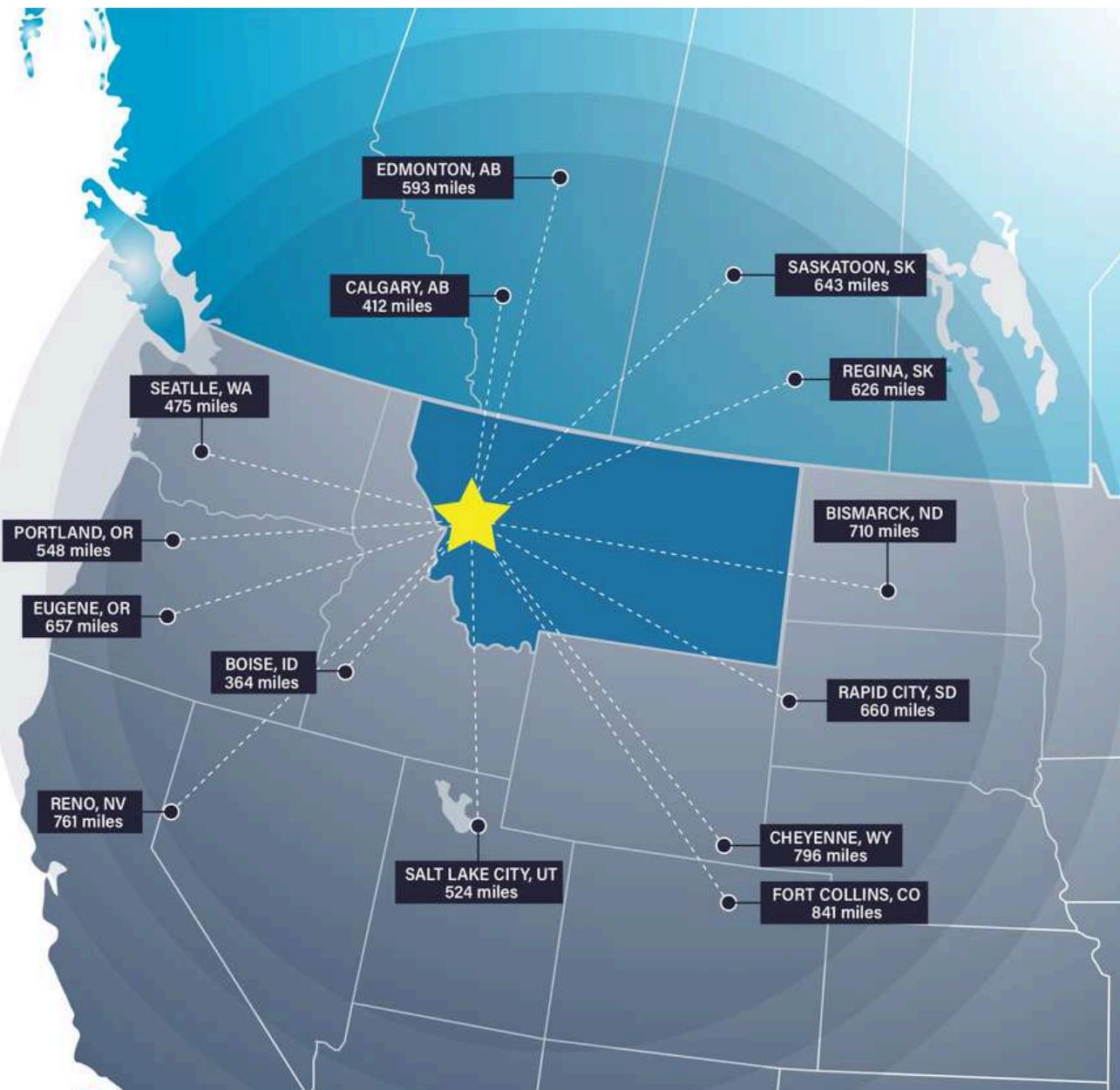


Missoula Access

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+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

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

WE 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



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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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