



SterlingCRE
ADVISORS

Lease-Ready Offices & Retail/Industrial Flex Unit

4404 Expressway
Missoula, Montana

Flex Industrial Suites | Professional Offices

Exclusively listed by:

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Opportunity Overview

The **professional office suites** at 4404 Expressway offer flexible leasing options in a modern, well-maintained building just off Missoula’s bustling Reserve Street corridor. These second-floor suites range from ±300 to ±681 square feet and are ideal for small businesses, independent professionals, or growing teams seeking a quiet, convenient location with available surface parking. Natural light, updated finishes, and gross lease terms make these offices a hassle-free choice for tenants looking for immediate occupancy.

On the ground floor, ±2,765 square feet of **retail/industrial flex space** is available, delivering a rare combination of visibility, functionality, and adaptability. This suite will be delivered in move-in ready condition with an overhead door, dedicated office and common area bathroom access. With M1R-2 zoning, high daily traffic counts along Expressway, and close proximity to Interstate 90, the flex suite is ideal for service-based users, material storage or showroom operators seeking an accessible Missoula location with professional curb appeal.



| | |
|----------------------------|--|
| Address | 4404 Expressway Missoula, Montana 59808 |
| Property Type | Office; Industrial |
| Lease Rate & Suite Sizes | Industrial Flex Unit: Suite 102: \$13.00/SF NNN; ±2,765 SF Office: Suite 201: \$700/mo Gross; ±300 SF Suite 202: \$1,250/mo Gross; ±681 SF Suite 204: \$1,200/mo Gross; ±460 SF |
| Estimated NNN (Flex Suite) | \$5.57/SF; utilities separate at tenants expense |
| Total Acreage | ±1.17 Acres |

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour \(Offices\)](#)



Interactive Links

Property Details

| | |
|-----------------------------|--|
| Address | 4404 Expressway Missoula, Montana 59808 |
| Property Type | Industrial; Professional Office |
| Lease Rate & Suite Sizes | Industrial Flex Unit: Suite 102: \$13.00/SF NNN; ±2,765 SF Office: Suite 201: \$700/mo Gross; ±300 SF Suite 202: \$1,250/mo Gross; ±681 SF Suite 204: \$1,200/mo Gross; ±460 SF |
| Services | City Water & Sewer; Broadband |
| Access | Expressway |
| Zoning | M1R-2 |
| Geocode | 04-2200-06-1-01-40-0000 |
| Traffic Count | 7,875 VPD (2024 AADT) |
| Year Built | 2006 |
| Parking | 32 Surface Lot Spaces |





Strategic Location Near Reserve Street & I-90 – Quick access to Missoula’s main commercial corridors and regional transportation routes



Flexible Office & Retail / Industrial Suites – Options for small offices or flex space with overhead door



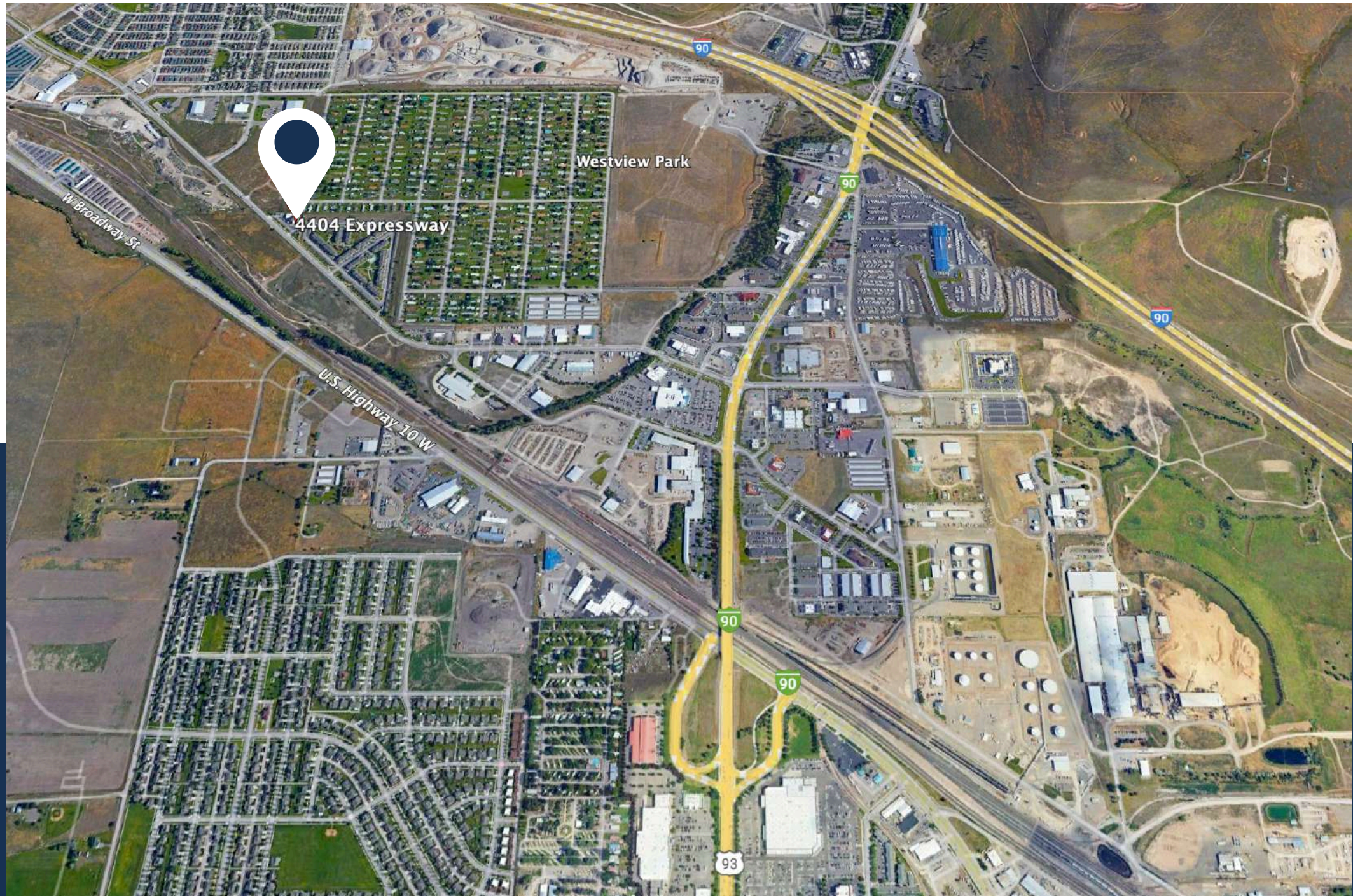
Highly Visible Location – ±7,875 VPD (2024 AADT) along Expressway for brand exposure



Surface Parking – 32 dedicated spaces on-site for tenant and customer convenience



Zoned M1R-2 – Permissive zoning allows a wide range of commercial and light industrial uses



Location Overview



Retailer Map

Expressway Exit



Interstate 90



Expressway
7,875 VPD (2024 AADT)







SUITE 202

Total SF: 681

Rate (Gross): \$1,250/Month

SUITE 204

Total SF: 460

Rate (Gross): \$1,200/Month

SUITE 201

Total SF: 300

Rate Gross: \$700/Month



Suite 102



Suite 105

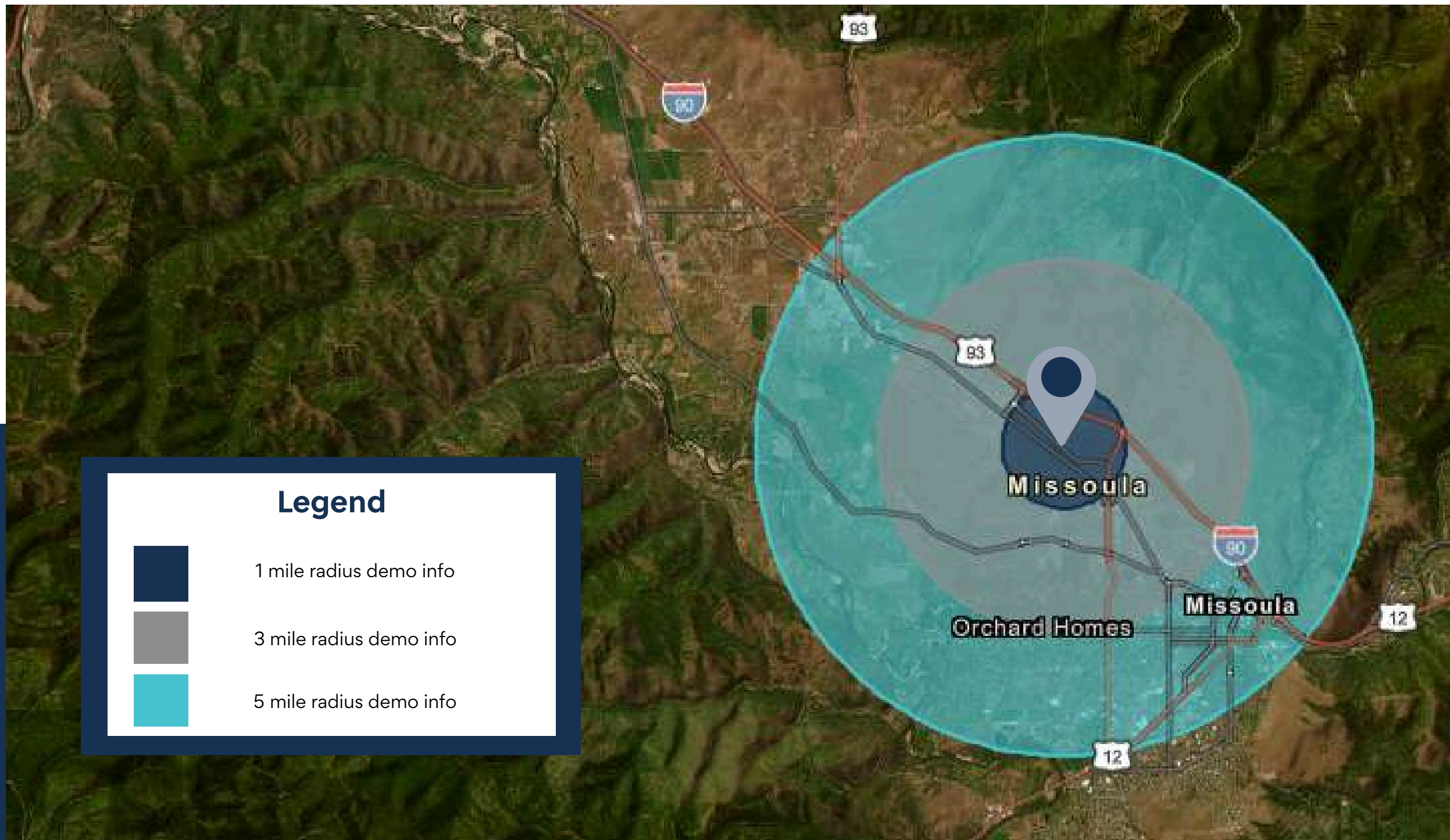
Suite 102



Suite 105



Suite 105



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

Key Facts

KEY FACTS

1 mile ▼

5,331

Population

37.5

Median Age

2.4

Average Household Size

\$87,664

Median Household Income

1,485

2023 Owner Occupied Housing Units (Esri)

738

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile ▼



196

Total Businesses



3,430

Total Employees

| Variables | 1 mile | 3 miles | 5 miles | ZIP Codes 59808 (Missoula) | Counties Missoula County | States Montana | United States of America |
|---------------------------|--------|---------|---------|----------------------------|--------------------------|----------------|--------------------------|
| 2022 Total Population | 5,331 | 24,345 | 68,485 | 24,014 | 123,770 | 1,144,799 | 339,887,819 |
| 2022 Household Population | 5,331 | 23,797 | 65,928 | 23,559 | 120,643 | 1,115,471 | 331,671,159 |
| 2022 Family Population | 4,108 | 15,784 | 42,059 | 17,158 | 85,153 | 851,883 | 264,093,561 |
| 2027 Total Population | 5,966 | 26,870 | 71,720 | 26,248 | 128,306 | 1,205,657 | 347,149,422 |
| 2027 Household Population | 5,966 | 26,322 | 69,163 | 25,793 | 125,179 | 1,176,329 | 338,932,762 |
| 2027 Family Population | 4,564 | 17,409 | 43,996 | 18,749 | 88,019 | 895,113 | 269,093,856 |

HOUSING STATS

1 mile ▼



\$477,228

Median Home Value



\$11,035

Average Spent on Mortgage & Basics



\$1,164

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.5%)

The smallest group: \$25,000 - \$34,999 (5.5%)

1 mile ▼

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|--|
| <\$15,000 | 8.9% | +0.2% | |
| \$15,000 - \$24,999 | 6.5% | 0 | |
| \$25,000 - \$34,999 | 5.5% | -2.0% | |
| \$35,000 - \$49,999 | 11.9% | +2.0% | |
| \$50,000 - \$74,999 | 9.3% | -6.0% | |
| \$75,000 - \$99,999 | 13.7% | -0.6% | |
| \$100,000 - \$149,999 | 24.5% | +5.9% | |
| \$150,000 - \$199,999 | 12.2% | +2.6% | |
| \$200,000+ | 7.5% | -2.0% | |

Bars show deviation from: Missoula Co... ▼

| Variables | 1 mile | 3 miles | 5 miles |
|-------------------------------|-----------|-----------|-----------|
| 2022 Per Capita Income | \$42,742 | \$42,620 | \$43,038 |
| 2022 Median Household Income | \$87,664 | \$68,152 | \$69,368 |
| 2022 Average Household Income | \$101,717 | \$92,228 | \$94,011 |
| 2027 Per Capita Income | \$48,875 | \$48,717 | \$48,414 |
| 2027 Median Household Income | \$101,520 | \$79,346 | \$79,000 |
| 2027 Average Household Income | \$115,803 | \$105,052 | \$105,172 |

Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

| | T12 Ending 6.30.2024 | T12 Ending 6.30.2025 | Change | |
|-----------------------------|-------------------------|-------------------------|--------|---|
| County Average Lease Rate | \$18.19 | \$20.15 | 10.78% | ↑ |
| Downtown Average Lease Rate | \$19.65 | \$20.99 | 6.82% | ↑ |
| NNN Average | \$6.38 | \$7.50 | 17.55% | ↑ |
| County Vacancy | 6.39% | 7.81% | 1.42% | ↑ |

SALES ACTIVITY | OFFICE

| | T12 Ending 6.30.2024 | T12 Ending 6.30.2025 | Change | |
|------------------------------------|-------------------------|-------------------------|--------|---|
| County Average Sale Price PSF | \$224.70 | \$295.92 | 31.70% | ↑ |
| Condominium Average Sale Price PSF | \$174.61 | \$331.91 | 90.09% | ↑ |
| Freestanding Average Sale Price SF | \$274.79 | \$280.96 | 2.25% | ↑ |

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 | ±44,000 SF |
| Completed 2024 | ±0 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 & Zippia | 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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