



LEASING BROCHURE

Class A Medical Office Suite

2829 Great Northern Loop Suite 300 Missoula, Montana

MATT MELLOTT, CCIM/SIOR | 406.203.4547 | MATT@STERLINGCREADVISORS.COM
KARA HOGAN, CCIM | 406.396.1176 | KARA.HOGAN@STERLINGCREADVISORS.COM
WWW.STERLINGCREADVISORS.COM



SterlingCRE
ADVISORS

Table of Contents

03

Property Summary

Offering Overview	04
Interactive Links	05

06

Property Overview

Property Information	07
Opportunity Highlights	08
Locator Map	09
Floor Plan	11

13

Demographics

Market Demographics	14
---------------------	----

15

Market Intel

City Specific	16
---------------	----

18

Disclaimer

Disclaimer	18
------------	----

PROPERTY SUMMARY



SterlingCRE
A D V I S O R S



SterlingCRE is proud to present 2829 Great Northern Loop Suite 300, a polished medical office suite in Missoula, Montana.

The property is located in the professional services campus at Great Northern Loop. This multi-tenanted professional services building offers high visibility from ±11,776 vehicles per day along Mullan Road with close proximity to the main Reserve Street Retail Corridor. Drive time to the subject property for tenants and customers is convenient from all areas of the Missoula centroid.

On-site parking offers hassle-free patient visits. Situated on the third floor with elevator service to the main reception and waiting area, this suite is derived of ten (10) total private patient rooms. Equipped with a mix of exam rooms, staff lounge, and efficient hallway nurses counter.

**2829 Great Northern Loop Suite 300
Missoula, Montana 59808
List Rate: \$26.32/SF NNN**

PROPERTY TYPE:	MEDICAL OFFICE
TOTAL SQUARE FEET:	2,591 SQUARE FEET
TOTAL ACREAGE:	0.83 ACRES



[VIEW LISTING](#)



[VIEW 3D TOUR](#)



[STREET VIEW](#)

NOTE: If the video and 3D Tour do not launch, you may need to update your PDF software or use the links to the left to launch media in your browser.

PROPERTY DETAILS



SterlingCRE
ADVISORS

2829 Great Northern Loop Suite 300 Missoula, Montana 59808

List Rate: \$26.32/SF NNN

PROPERTY TYPE:	Medical Office
ESTIMATED NNN:	\$12.32/SF
TOTAL SQUARE FEET:	±2,591 square feet grade level
TOTAL ACREAGE:	±0.83 Acres
SERVICES:	City water and sewer
ACCESS:	Mullan Road
ZONING:	Limited Industrial Residential (M1R-2)
GEOCODE:	04-2200-17-2-14-14-7300
TRAFFIC COUNT:	±11,776 AADT (2022)
YEAR BUILT:	2009
PARKING:	Two (2) dedicated lots with open parking





Turnkey medical office suite



Located off desirable Reserve Street corridor



Dedicated parking lot with ample parking available



Close proximity to Reserve Street and West Broadway



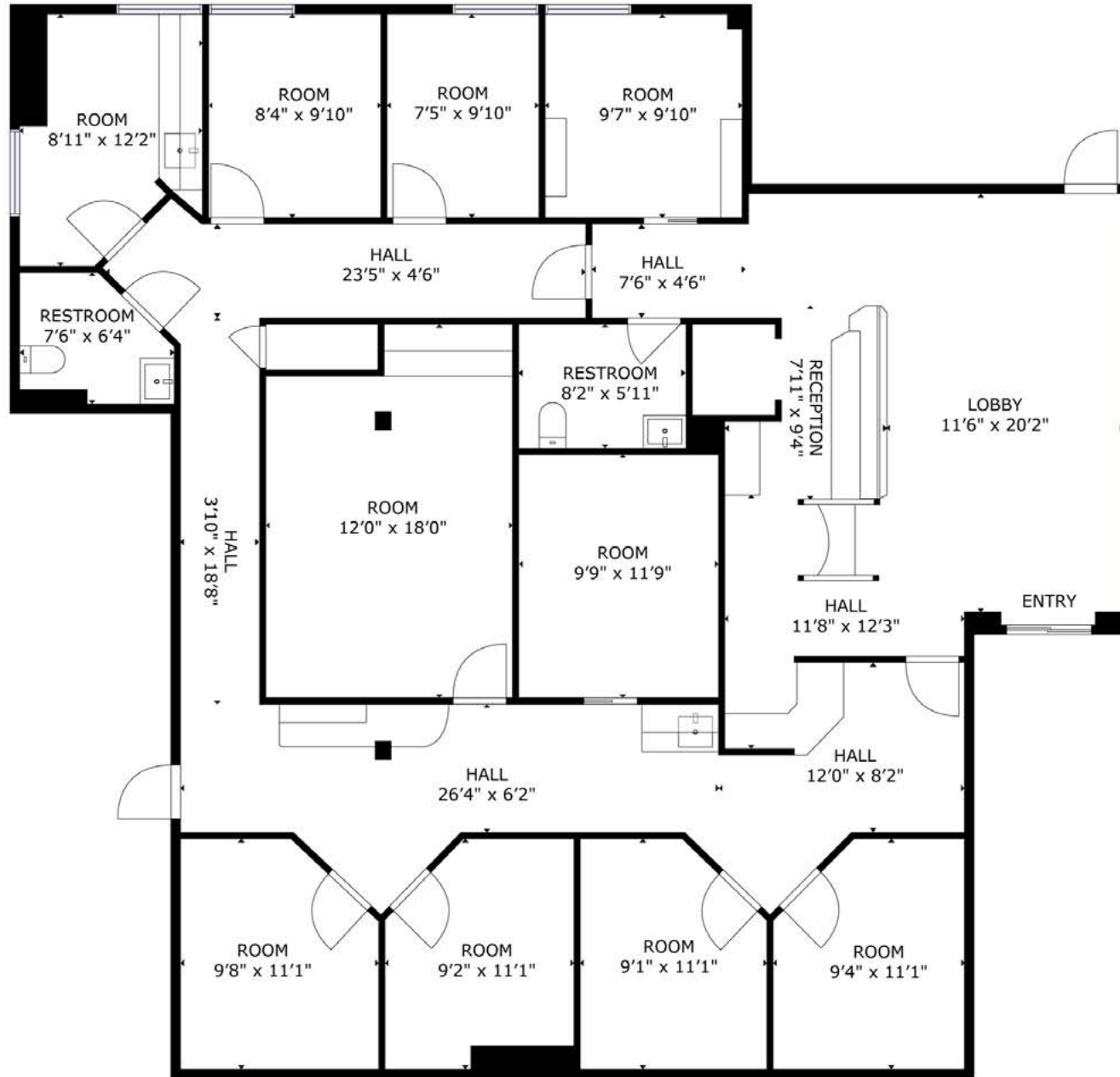
Minutes to restaurants and shopping

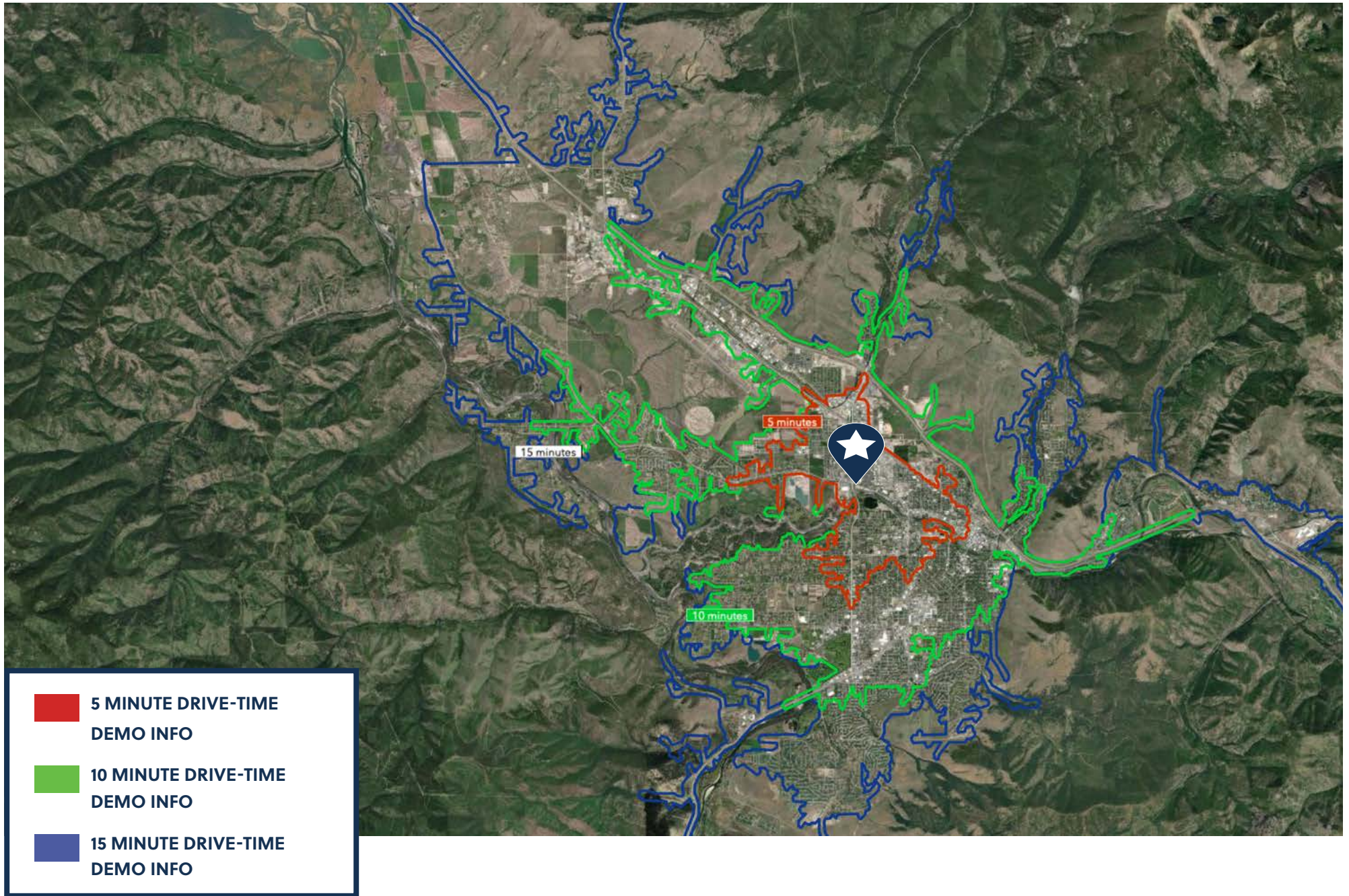


Serviced with elevator access; ADA compliant









DEMOGRAPHICS





Key Facts

2829 Great Northern Loop, Missoula, Montana, 59808

KEY FACTS

5 minutes

19,580

Population

34.0

Median Age

1.9

Average Household Size

\$48,184

Median Household Income

3,870

2022 Owner Occupied Housing Units (Esri)

5,897

2022 Renter Occupied Housing Units (Esri)

BUSINESS

5 minutes

1,473

Total Businesses

19,195

Total Employees

HOUSING STATS

5 minutes

\$278,762

Median Home Value

\$6,560

Average Spent on Mortgage & Basics

\$866

Median Contract Rent

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)

The smallest group: \$200,000+ (2.7%)

5 minutes

Indicator▲	Value	Diff	
<\$15,000	12.2%	+2.6%	
\$15,000 - \$24,999	11.2%	+3.9%	
\$25,000 - \$34,999	11.4%	+2.7%	
\$35,000 - \$49,999	16.8%	+4.3%	
\$50,000 - \$74,999	19.0%	+2.4%	
\$75,000 - \$99,999	10.8%	-2.2%	
\$100,000 - \$149,999	12.9%	-1.8%	
\$150,000 - \$199,999	3.1%	-4.3%	
\$200,000+	2.7%	-7.6%	

Bars show deviation from Missoula County

Variables	5 minutes	10 minutes	15 minutes	Variables	5 minutes	10 minutes	15 minutes
2022 Total Population	19,580	61,227	89,692	2022 Per Capita Income	\$34,298	\$38,600	\$41,668
2022 Household Population	18,990	59,645	86,833	2022 Median Household Income	\$48,184	\$53,225	\$60,263
2022 Family Population	10,744	34,921	55,379	2022 Average Household Income	\$67,784	\$82,381	\$93,572
2027 Total Population	20,393	63,345	92,290	2027 Per Capita Income	\$40,648	\$45,641	\$49,090
2027 Household Population	19,803	61,763	89,431	2027 Median Household Income	\$56,130	\$63,217	\$73,110
2027 Family Population	11,145	35,931	56,676	2027 Average Household Income	\$79,768	\$96,835	\$109,589

MARKET INTEL



ACCOLADES

#2 BEST PLACES TO LIVE IN THE AMERICAN WEST

Sunset Magazine

#10 AMERICA'S MOST CREATIVE SMALL CITIES

Creative Vitality Index

#4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS

Verizon

#10 BEST SMALL METROS TO LAUNCH A BUSINESS

CNN Money

#6 BEST CITIES FOR FISHING

Rent.com

#1 CITY FOR YOGA

Apartment Guide

TOP 10 CITIES FOR BEER DRINKERS

2015, 2016, 2017, 2019, 2022

PEOPLE

10.1% POPULATION GROWTH

Missoula ranks among highest net migration cities in US

54.3% GROWTH

Growth in the number of residents over age 25

51.0 % DEGREED

Bachelors degree or higher

20.5% HIGH INCOME HOUSEHOLDS

Incomes over \$100,000 a year

52.6% RENTERS

ACCESS

16 MINUTES

Average commute time

15.6% MULTIMODAL COMMUTERS

Walk or bike to work

81 HOURS SAVED

81 hours saved in commute over national average

16 NON-STOP DESTINATIONS

With an upgraded terminal under construction

62 MILES

Of bike lanes with a Gold rating from the League of American Bicyclists

14 ROUTES

Provided by a bus network across the City of Missoula

ECONOMY

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 growth in construction, professional, scientific, and manufacturing businesses over the past decade.

GROWING TECH HUB

Cognizant, onX, Submittable, and Lumenad are some tech firms in Missoula



SterlingCRE
ADVISORS



Commercial Real Estate Services

main: +1 406 203 4547

email: info@SterlingCREadvisors.com

SterlingCREadvisors.com

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.