



SterlingCRE
ADVISORS

Professional Office Suites

700 SW Higgins Avenue
Missoula, Montana

Highly Visible | Office Suite Available

Exclusively listed by:

Connor McMahon
406.370.6424

Connor@SterlingCREadvisors.com

Opportunity Overview

700 SW Higgins Avenue is a professional office building in Missoula’s Lewis & Clark Neighborhood, featuring a light-filled atrium and welcoming atmosphere.

Suite 101 – ±4,827 SF Offers reception, 13 (thirteen) offices, breakroom, 1 (one) restroom, detached conference room.

Suite 103 – ±2,186 SF Offers reception, 9 (nine) offices, kitchenette.

Suite 106 – ±752 SF Offers open work area with sink; adaptable for private offices.

Suite 118 – ±4,188 SF Offers reception, 9 (nine) offices, flex space, kitchenette, 2 (two) restrooms.

Ample parking, excellent visibility, and easy access make 700 SW Higgins Avenue an ideal Missoula business address.



Address	700 SW Higgins Avenue
Property Type	Office
List Rate	\$19.00/SF NNN
Estimated NNN	± \$7.50/SF
Total Building Square Footage	± 49,454 Square Feet

Interactive Links

 [Link to Listing](#)

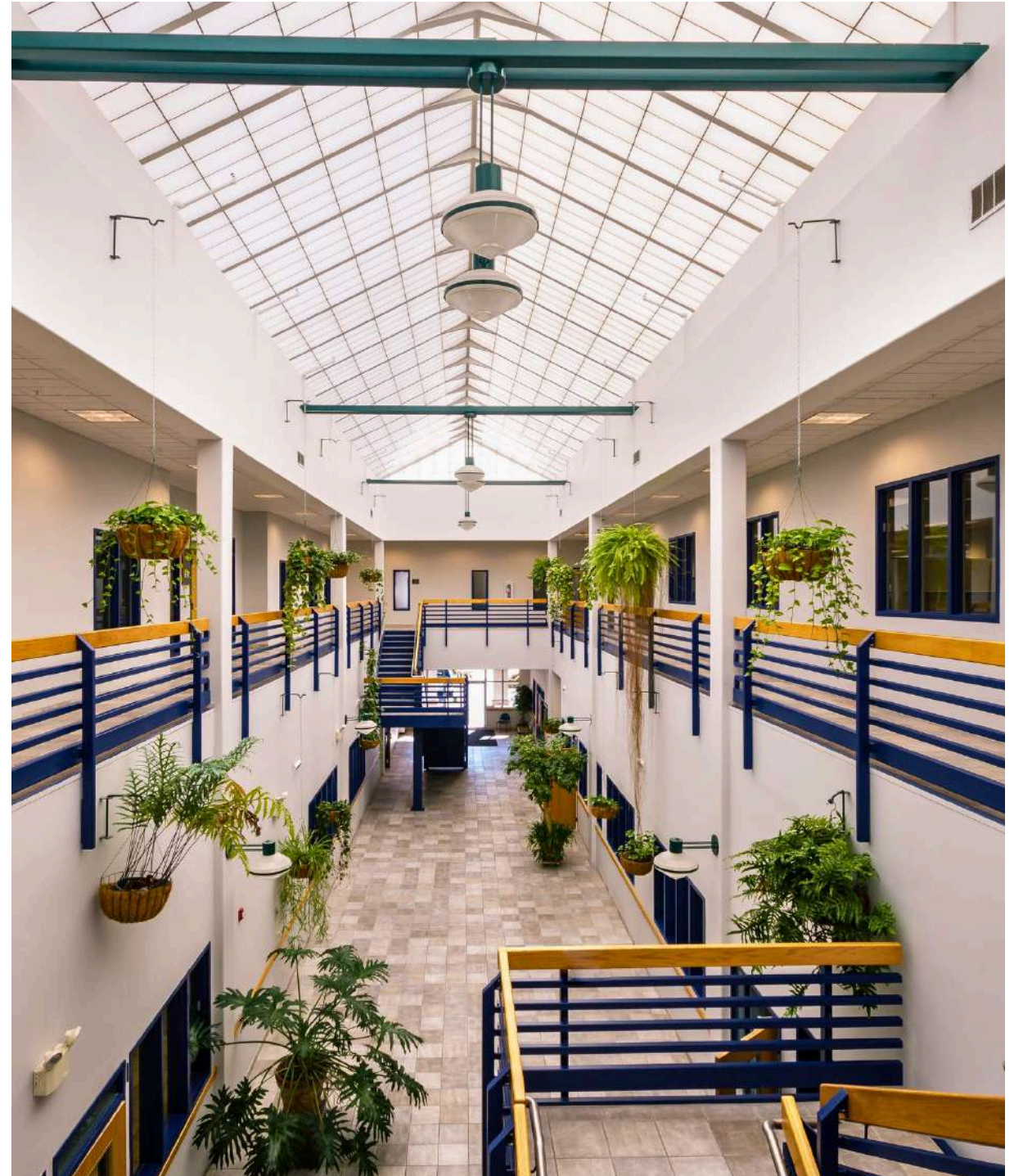
 [Street View](#)

 [3D Tour \(Unit 101\)](#)

 [3D Tour \(Unit 103\)](#)

 [3D Tour \(Unit 118\)](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	700 SW Higgins Avenue
Property Type	Office
Year Built	1997 (Renovated 2006)
Access	SW Higgins Avenue
Zoning	C1-4 (Neighborhood Commercial)
Traffic Count	± 10,190 (AADT 2023)
Parking	Large dedicated parking lot

Suites Available

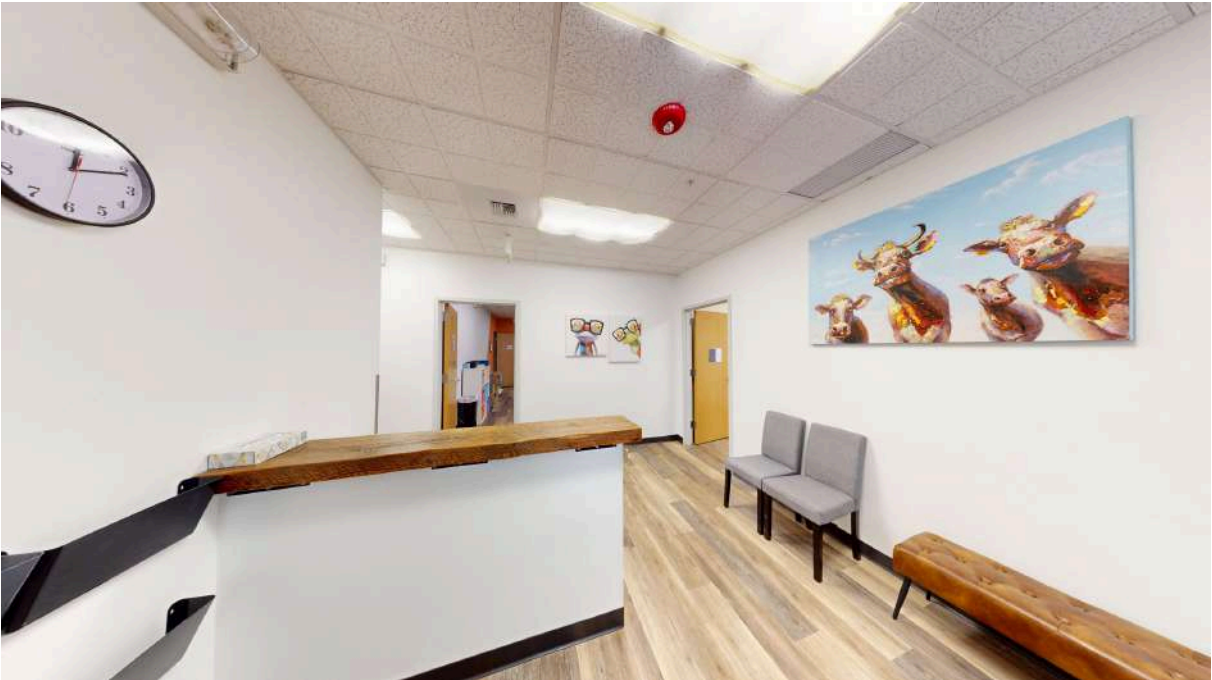
Suite 101 – ±4,827 SF Reception, 13 (thirteen) offices, breakroom, 1 (one) restroom, detached conference room.

Suite 103 – ±2,186 SF Reception, 9 (nine) offices, kitchenette.

Suite 104 - ±246 SF, Available 3/1/26 (Gross Lease \$24.39/SF/YR)

Suite 106 – ±752 SF Open work area with sink; adaptable for private offices.

Suite 118 – ±4,188 SF Reception, 9 (nine) offices, flex space, kitchenette, 2 (two) restrooms.





High visibility location with signage



ADA accessible building



**Easy access location on SW Higgins Avenue -
within the Lewis & Clark area**



Dedicated parking lot



Located in proximity to bustling commerce area

Opportunity Highlights

Professional Office Space(s) for Lease

This prime professional office building is nestled within Missoula's vibrant Lewis & Clark Neighborhood. Featuring a high-visibility location with signage available along SW Higgins Avenue, as well as ADA accessibility, and easy access with dedicated, ample parking for employees and clients alike.



Boundary Lines are approximate

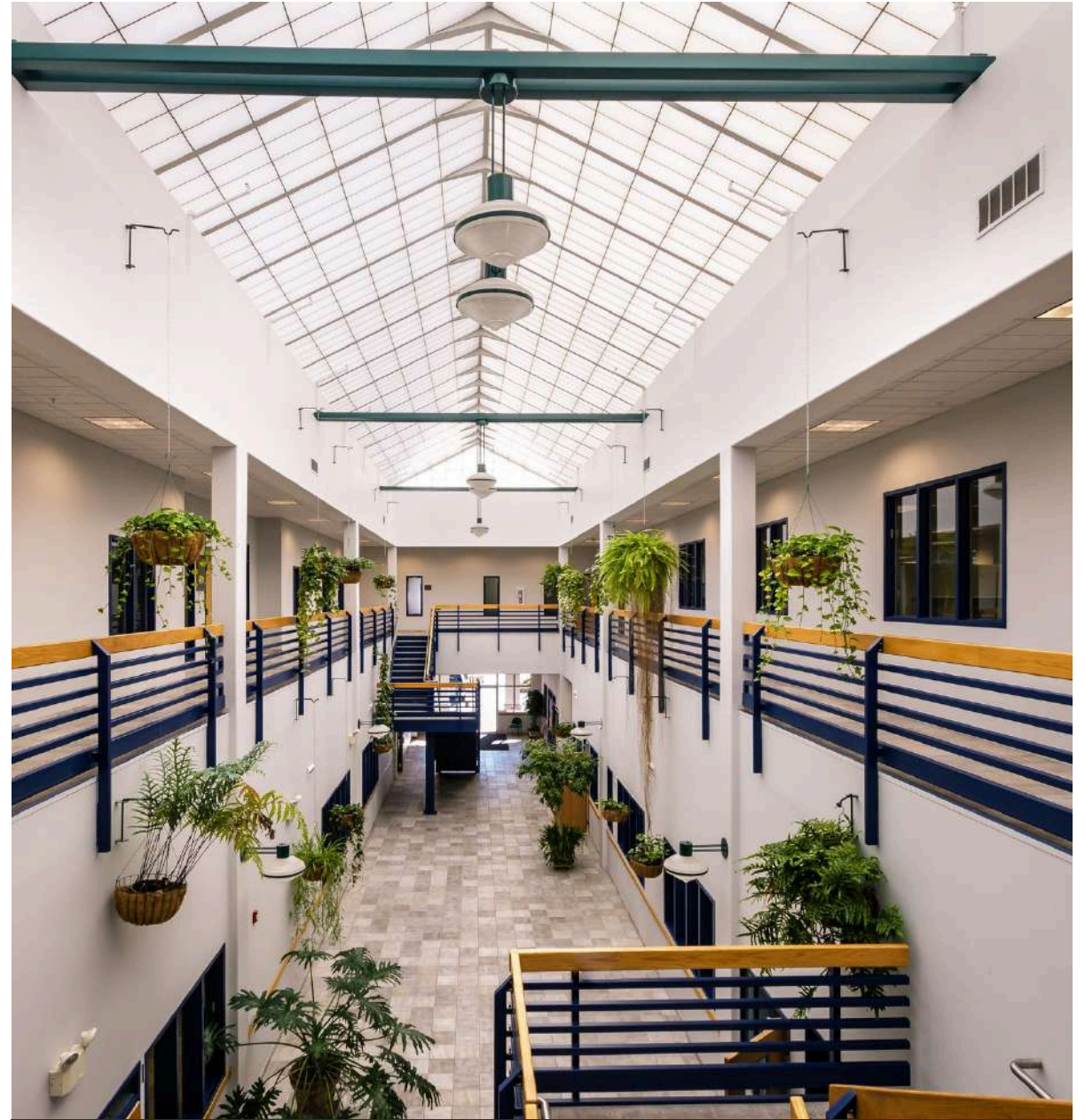
Location Overview



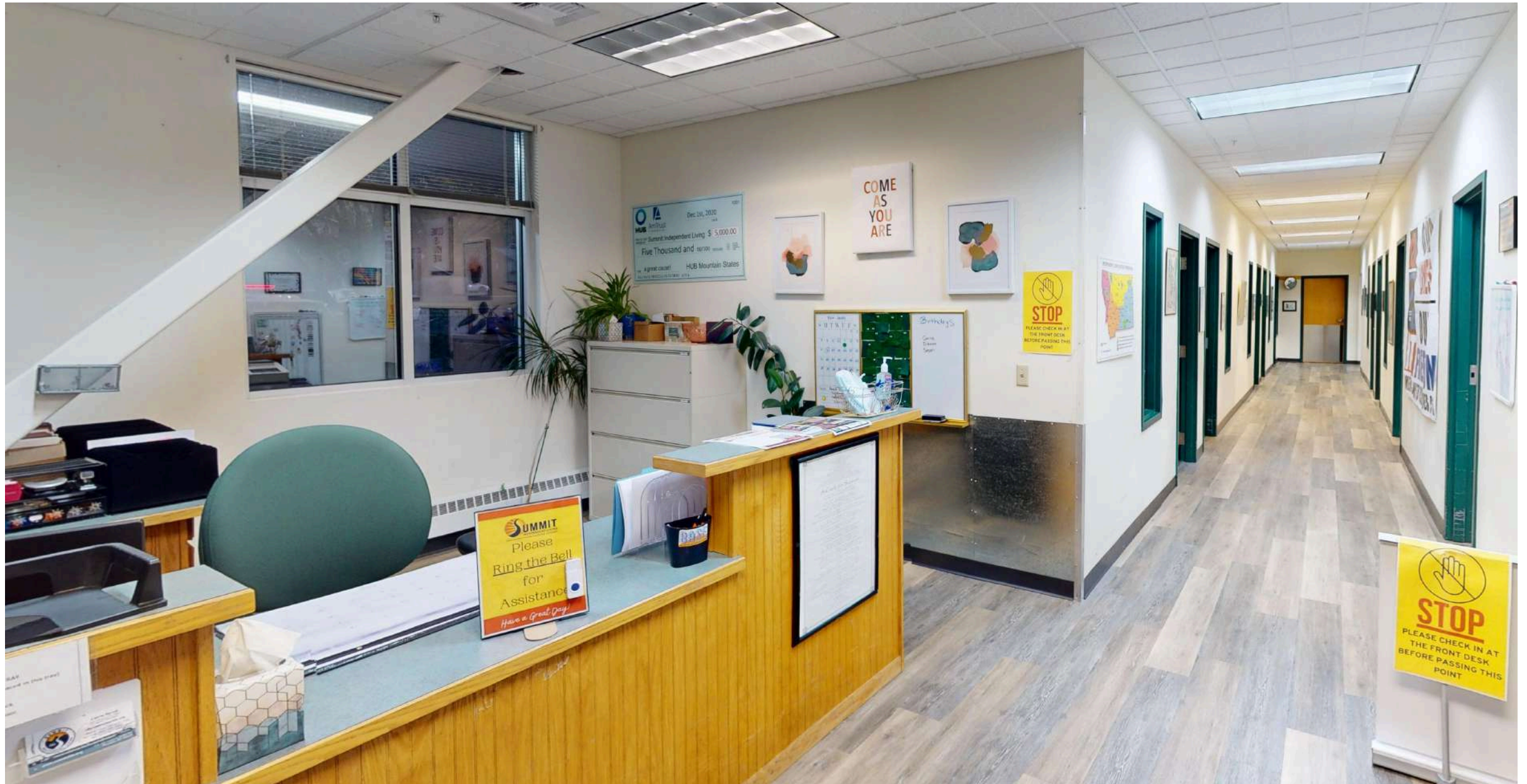
Retailer Map



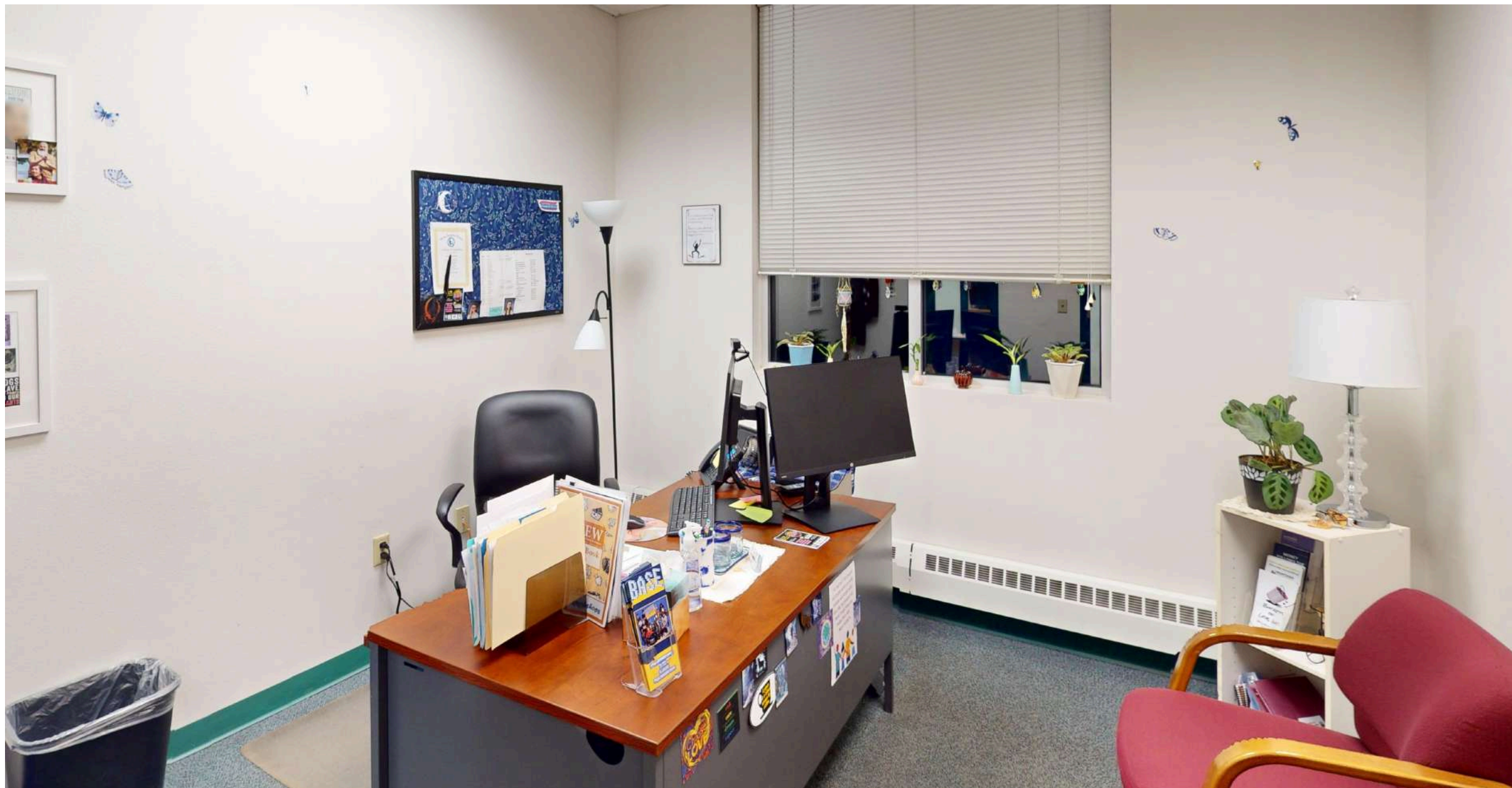
Building Main Entry



Atrium



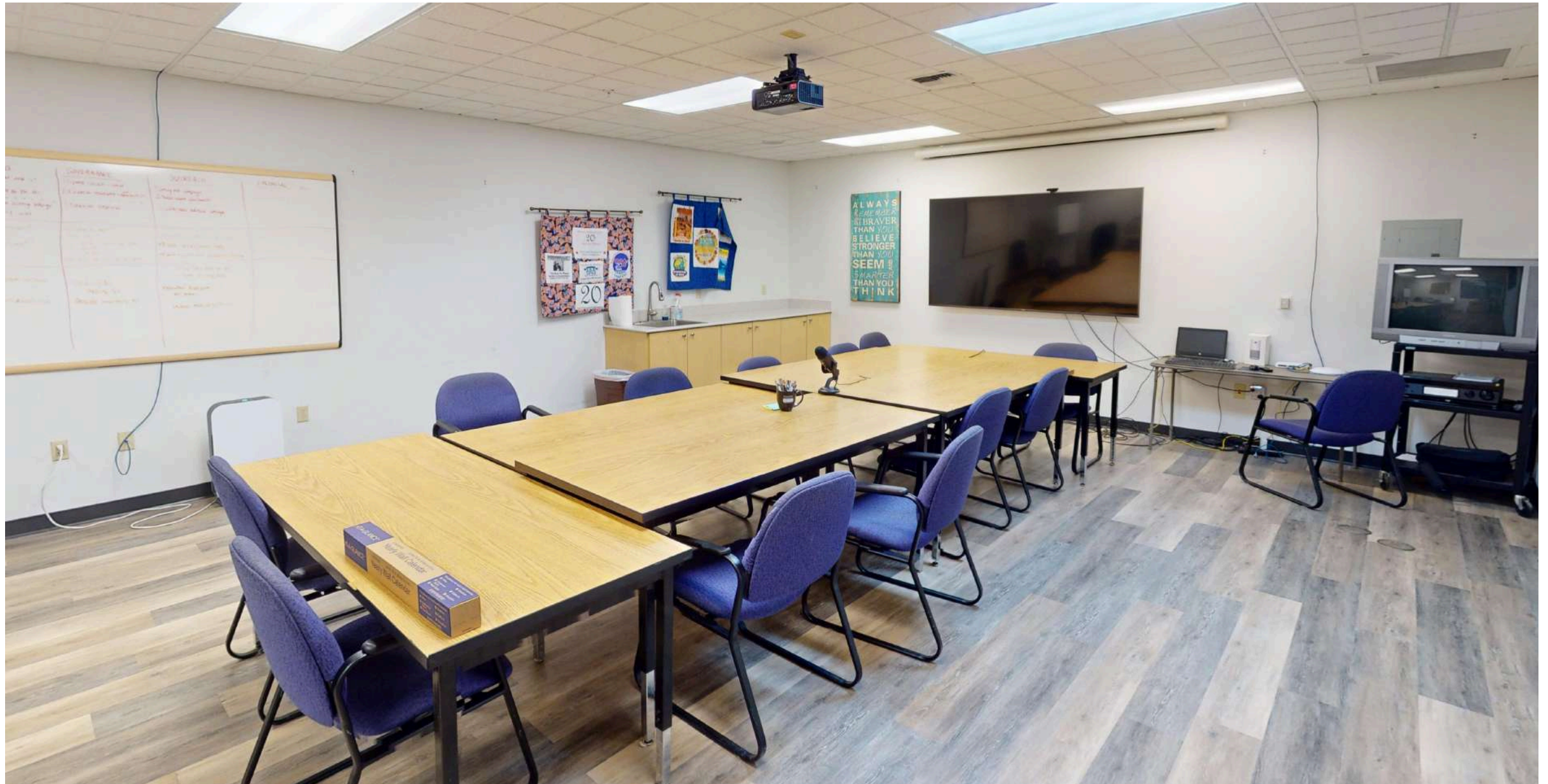
Suite 101



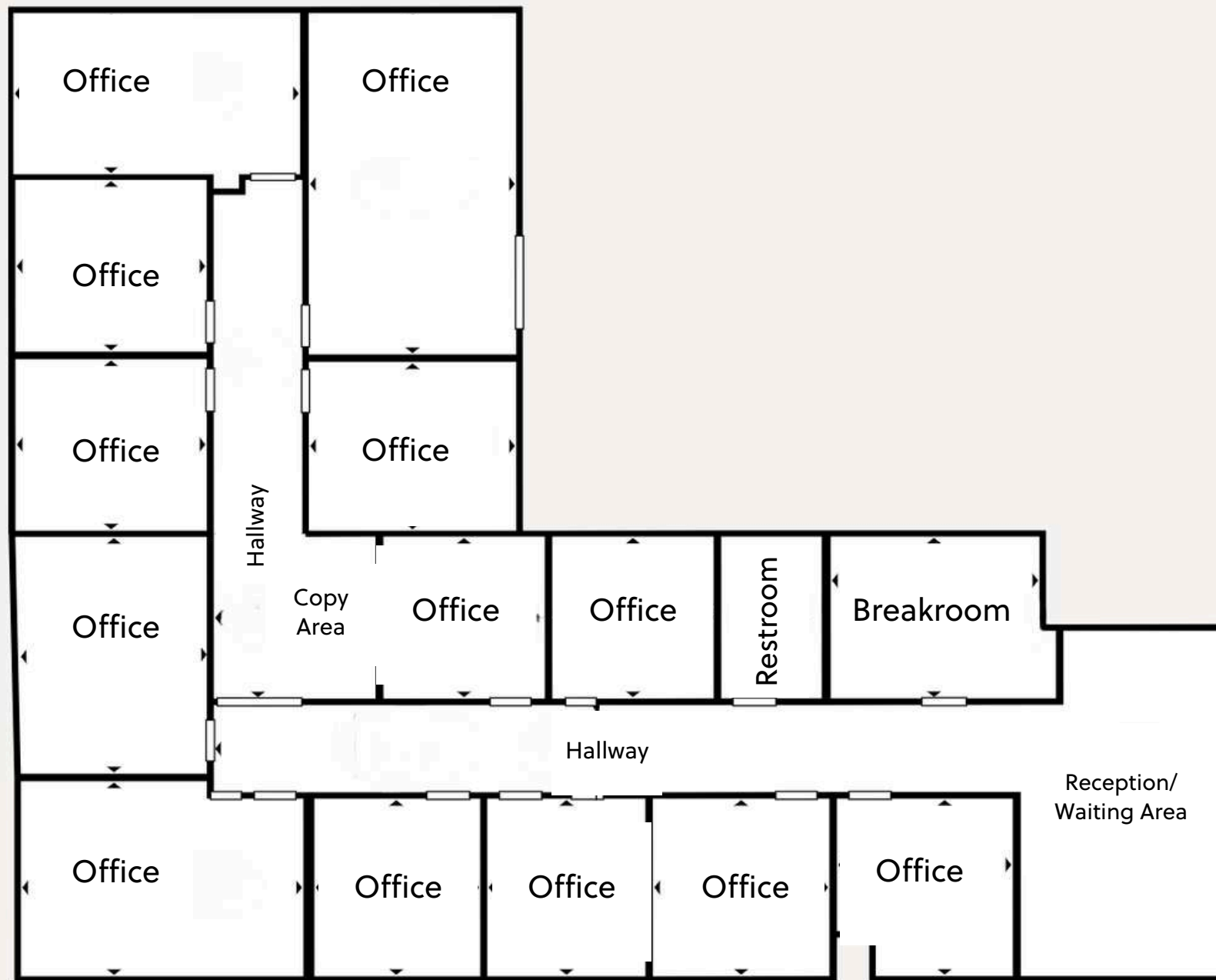
Suite 101



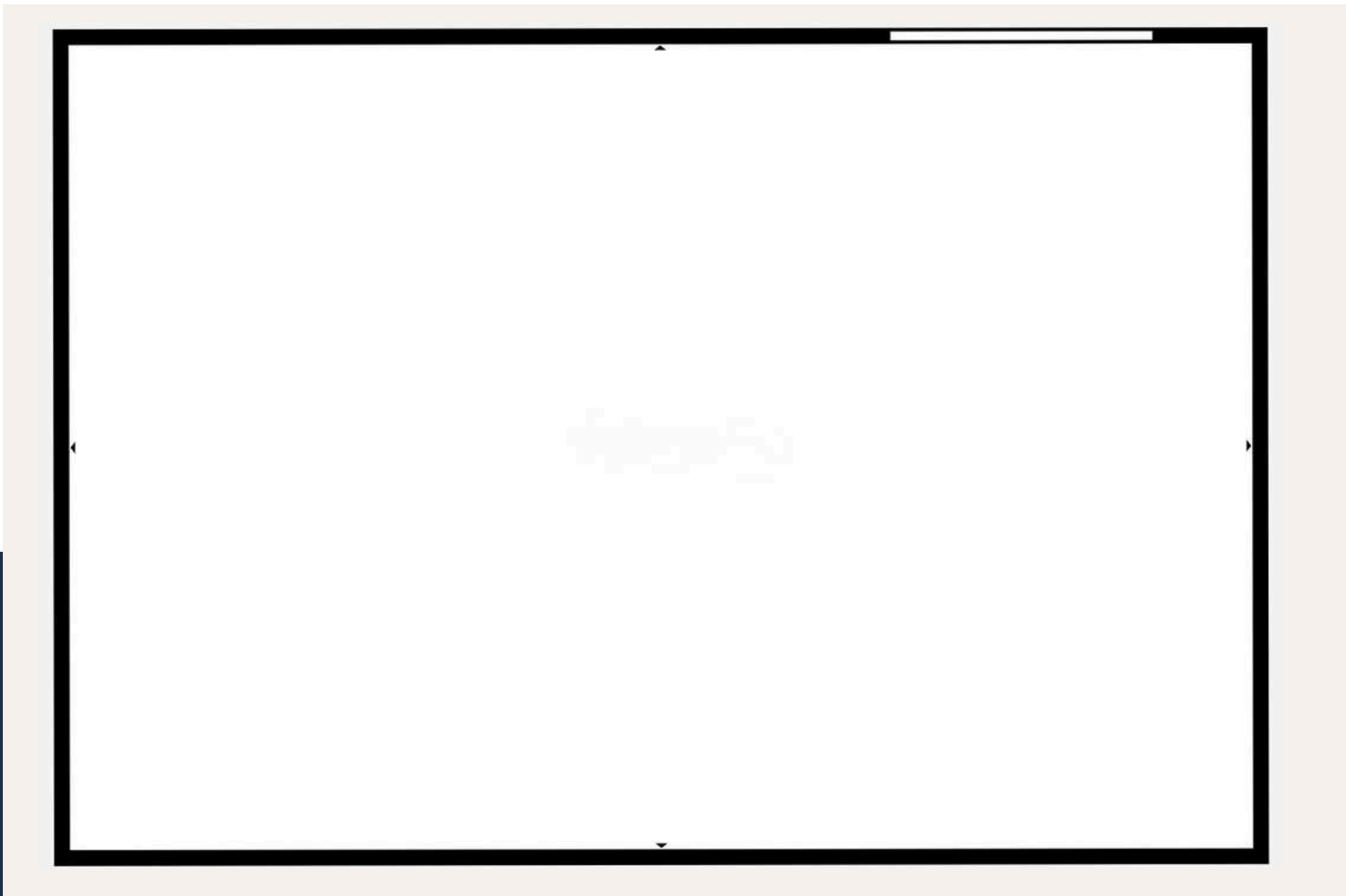
Suite 101



Suite 101-Detached Conference Room



Suite 101



Suite 101 -Detached Conference Room



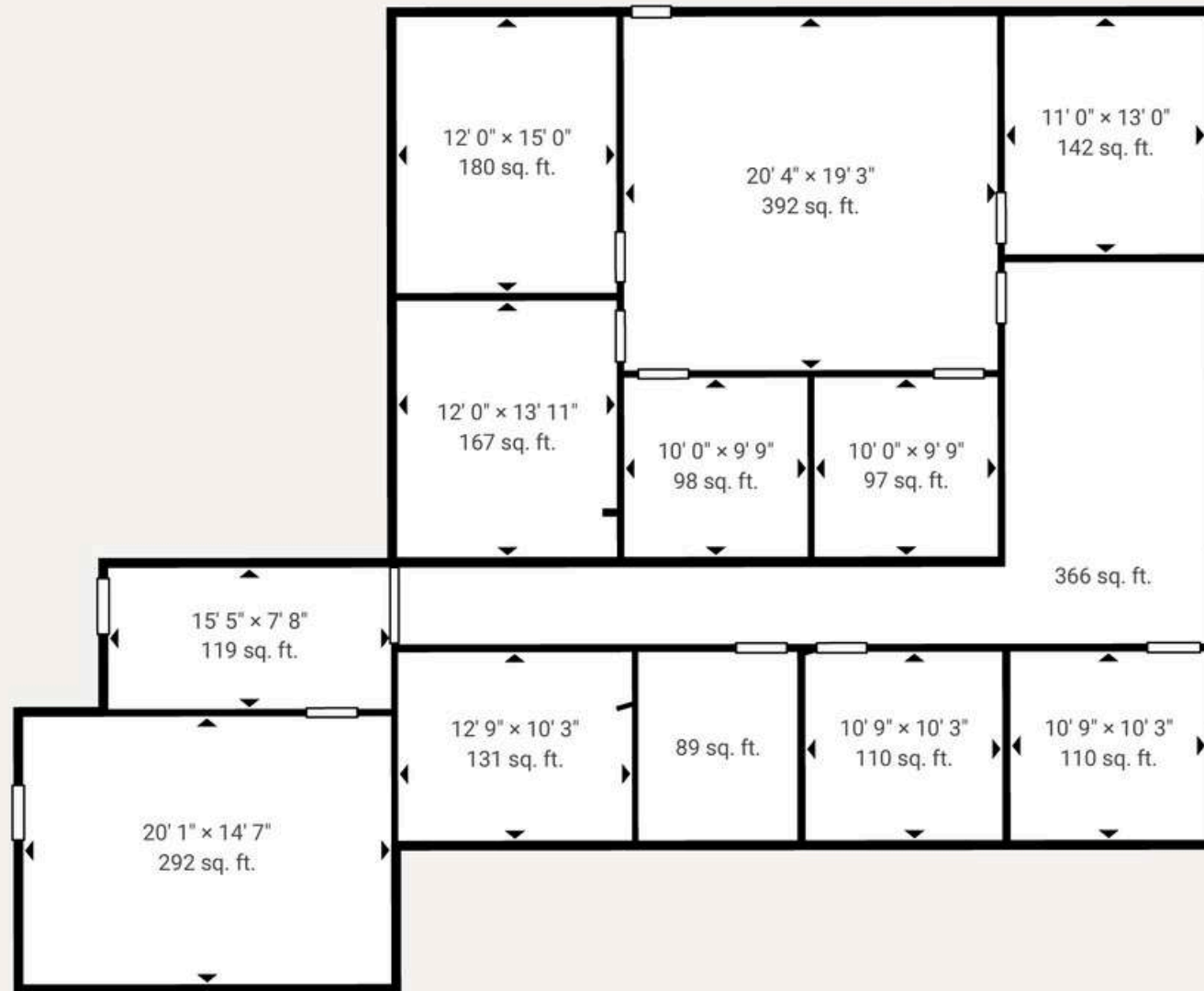
Suite 103



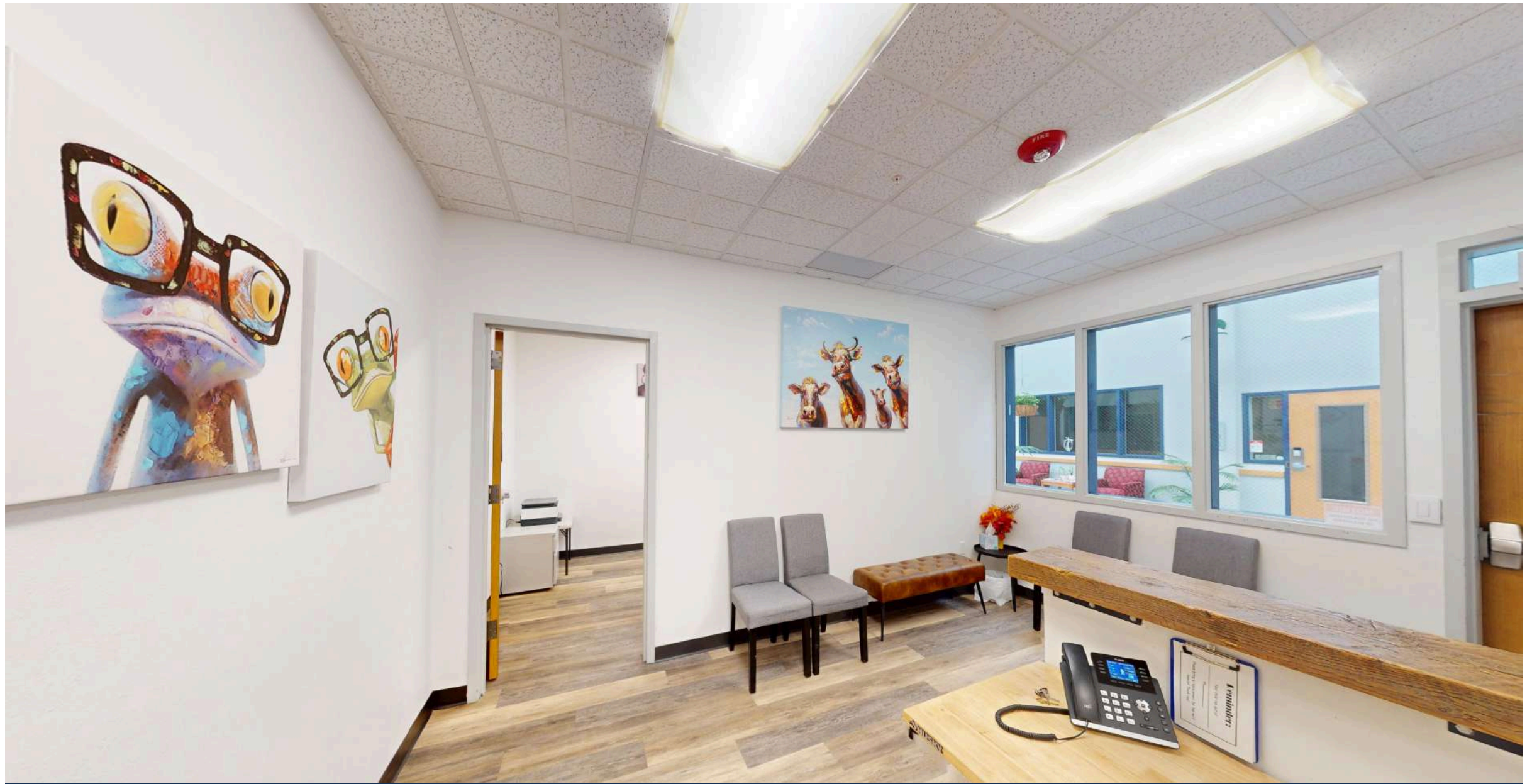
Suite 103



Suite 103



Suite 103



Suite 118



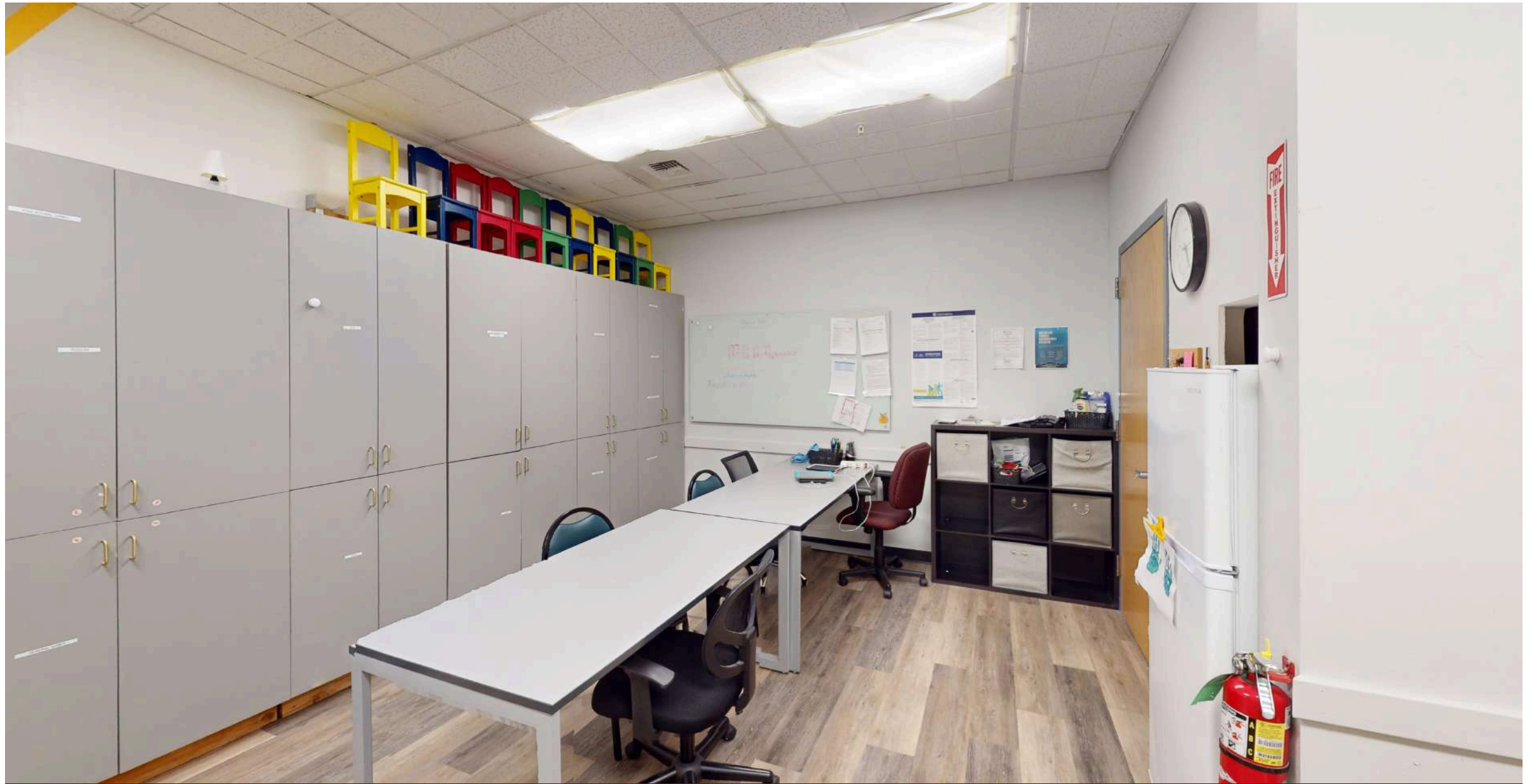
Suite 118



Suite 118



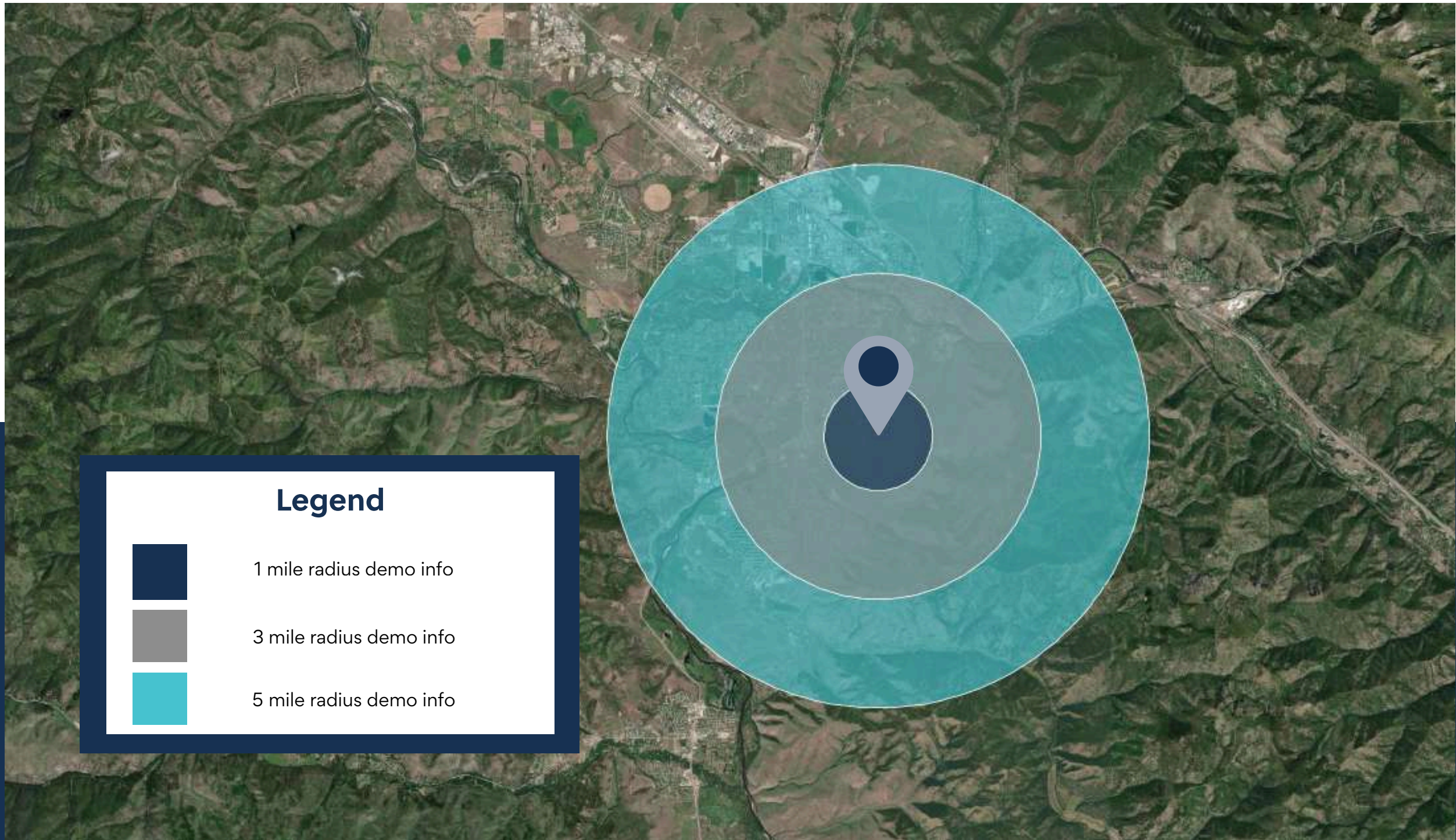
Suite 118



Suite 118



Suite 118



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

10,331

Population

37.1

Median Age

2.3

Average Household Size

\$63,691

Median Household Income

2,349

2023 Owner Occupied Housing Units (Esri)

2,156

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



658

Total Businesses



6,945

Total Employees

HOUSING STATS

1 mile



\$480,603

Median Home Value



\$10,875

Average Spent on Mortgage & Basics



\$915

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.1%	+1.9%	
\$15,000 - \$24,999	6.8%	-0.1%	
\$25,000 - \$34,999	7.2%	+0.6%	
\$35,000 - \$49,999	18.4%	+3.3%	
\$50,000 - \$74,999	13.3%	-2.2%	
\$75,000 - \$99,999	12.7%	-4.1%	
\$100,000 - \$149,999	14.5%	-1.6%	
\$150,000 - \$199,999	7.9%	+1.1%	
\$200,000+	9.9%	+0.9%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	10,331	56,002	84,302
2022 Household Population	10,241	53,623	81,293
2022 Family Population	7,193	34,272	53,297
2027 Total Population	10,400	56,733	86,564
2027 Household Population	10,309	54,354	83,555
2027 Family Population	7,198	34,476	54,395

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$42,540	\$38,764	\$41,047
2022 Median Household Income	\$63,691	\$61,067	\$65,309
2022 Average Household Income	\$97,091	\$86,835	\$91,875
2027 Per Capita Income	\$51,787	\$46,183	\$48,984
2027 Median Household Income	\$82,168	\$76,071	\$78,969
2027 Average Household Income	\$117,636	\$102,609	\$108,720

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



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

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 Team



CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



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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