



SterlingCRE
ADVISORS

Professional Midtown Missoula Office Suite

1817 South Avenue, Suite B
Missoula, Montana

3,073 SF | Commercial Office Suite

Exclusively listed by:

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Opportunity Overview

1817 South Avenue, Suite B offers a professional office environment in one of Missoula’s most accessible locations. This ±3,073 RSF suite is part of a well-maintained building with modern updates and shared paved parking. The property is well-suited for a wide range of professional users seeking a central and convenient location.

The suite’s efficient layout supports multiple private offices, conference areas, and collaborative workspaces, making it adaptable to both traditional office needs and modern team-based workflows. C1-4 zoning provides flexibility for a variety of office and service-oriented uses, while the property’s visibility along South Avenue ensures strong exposure.

Located directly adjacent to Southgate Mall, tenants enjoy immediate access to Missoula’s premier shopping, dining, and service amenities. The site also offers excellent connectivity to surrounding neighborhoods and arterial routes. With a 2024 traffic count of 4,790 vehicles per day on nearby South Garfield Street, this location combines accessibility, visibility, and convenience for clients and employees alike.



Address	1817 South Avenue, Suite B Missoula, Montana 59801
Property Type	Office
Lease Rate	\$24.00/SF NNN
Estimated NNN	\$4.25/SF/YR
Total Square Feet	±3,073 Square Feet
Zoning	C1-4 City of Missoula Link to Zoning Code

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)

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

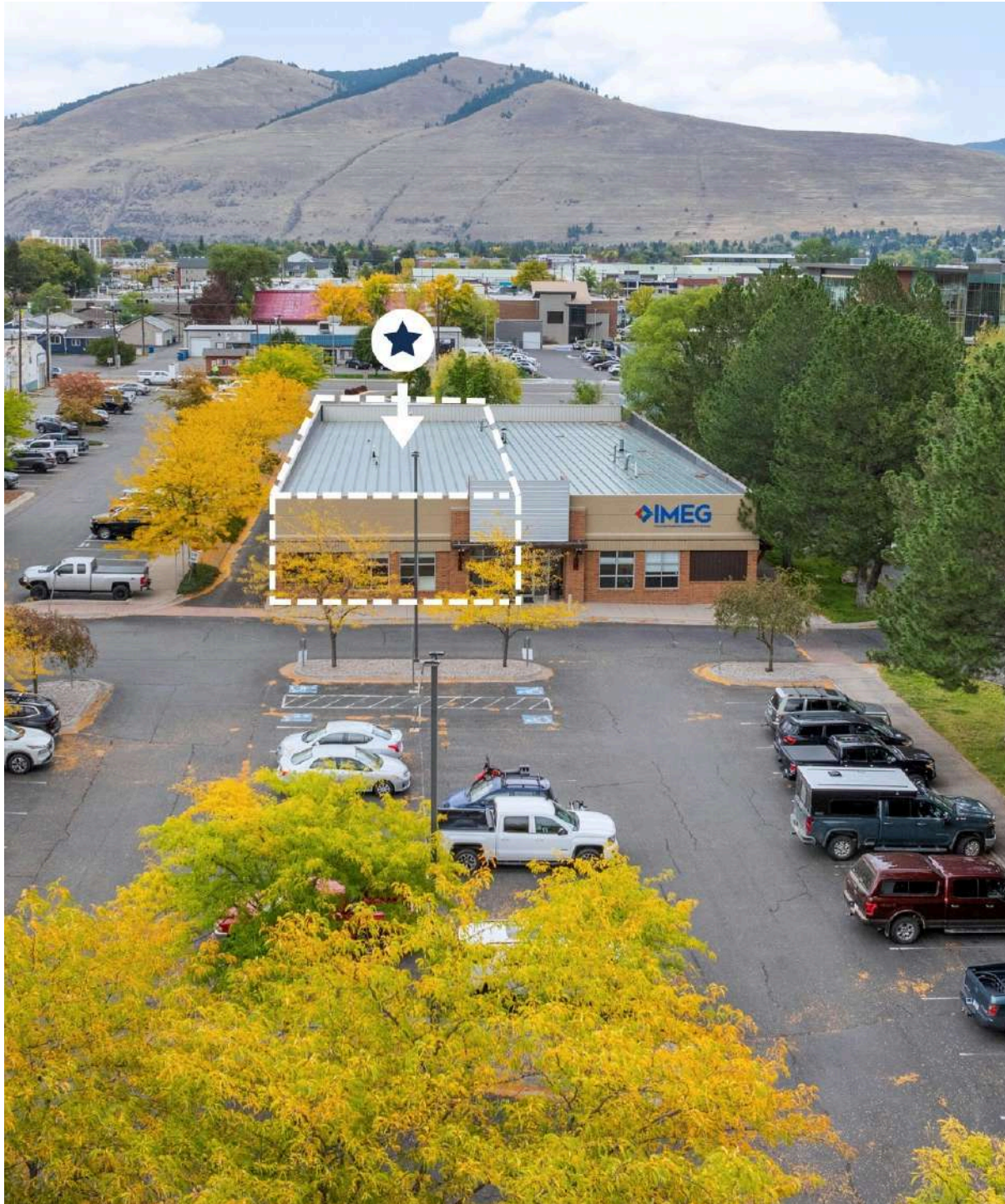


Interactive Links

Property Details

Address	1817 South Avenue, Suite B Missoula, Montana 59801
Property Type	Office
Square Footage (per BOMA)	±3,073 RSF
NNN (2025)	±4.25/SF/YR (\$1,089.32/Month)
Services	City Water and Sewer
Access	South Avenue; Livingston Avenue; South Garfield Street
Zoning	C1-4 City of Missoula Link to Zoning Code
Geocode	04-2200-32-1-21-27-0000
Features	Reception/Waiting Area 9 Private Offices; Bullpen Conference Room Break Room; Kitchenette
Traffic Count	4,790 VPD (S Garfield St.; AADT 2024)
Year Built/Remodeled	1998/2014
Parking	Shared Paved Parking Lot (Front)





Adjacent to Southgate Mall – Steps from Missoula’s premier shopping, dining, and service destination.



Well-Maintained Building – Constructed in 1998 and remodeled in 2014, offering modern finishes and professional curb appeal.



Central Missoula Location – Easy access for employees and clients from across the valley.



Shared Paved Parking Lot – Convenient on-site parking for staff and visitors.

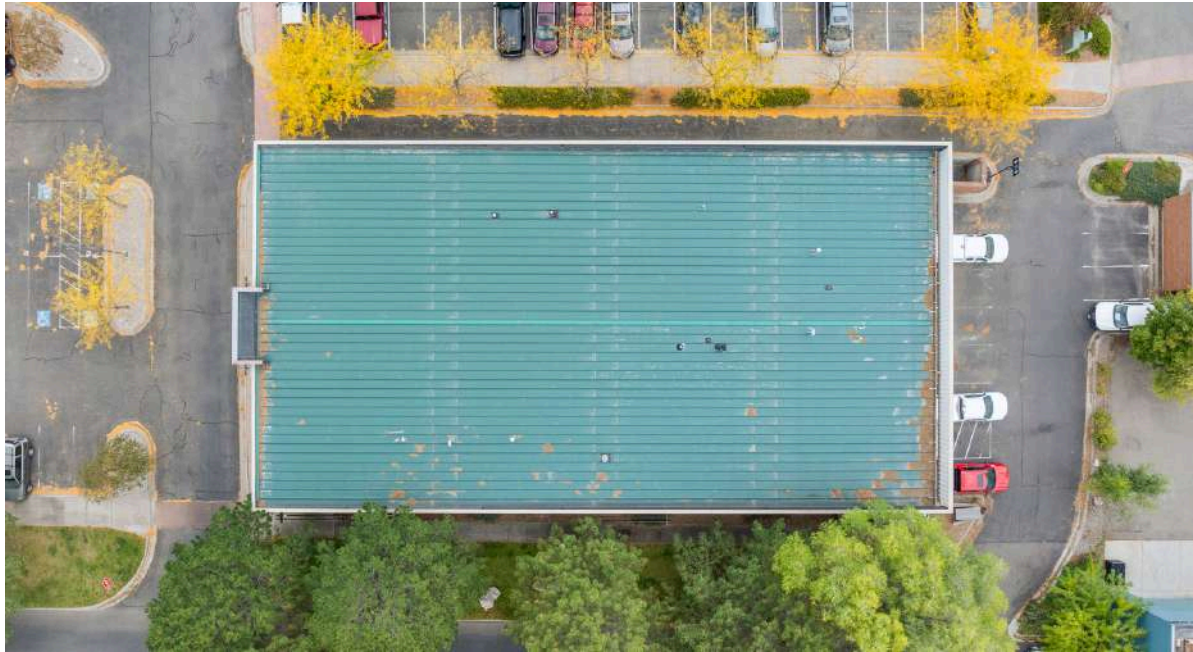


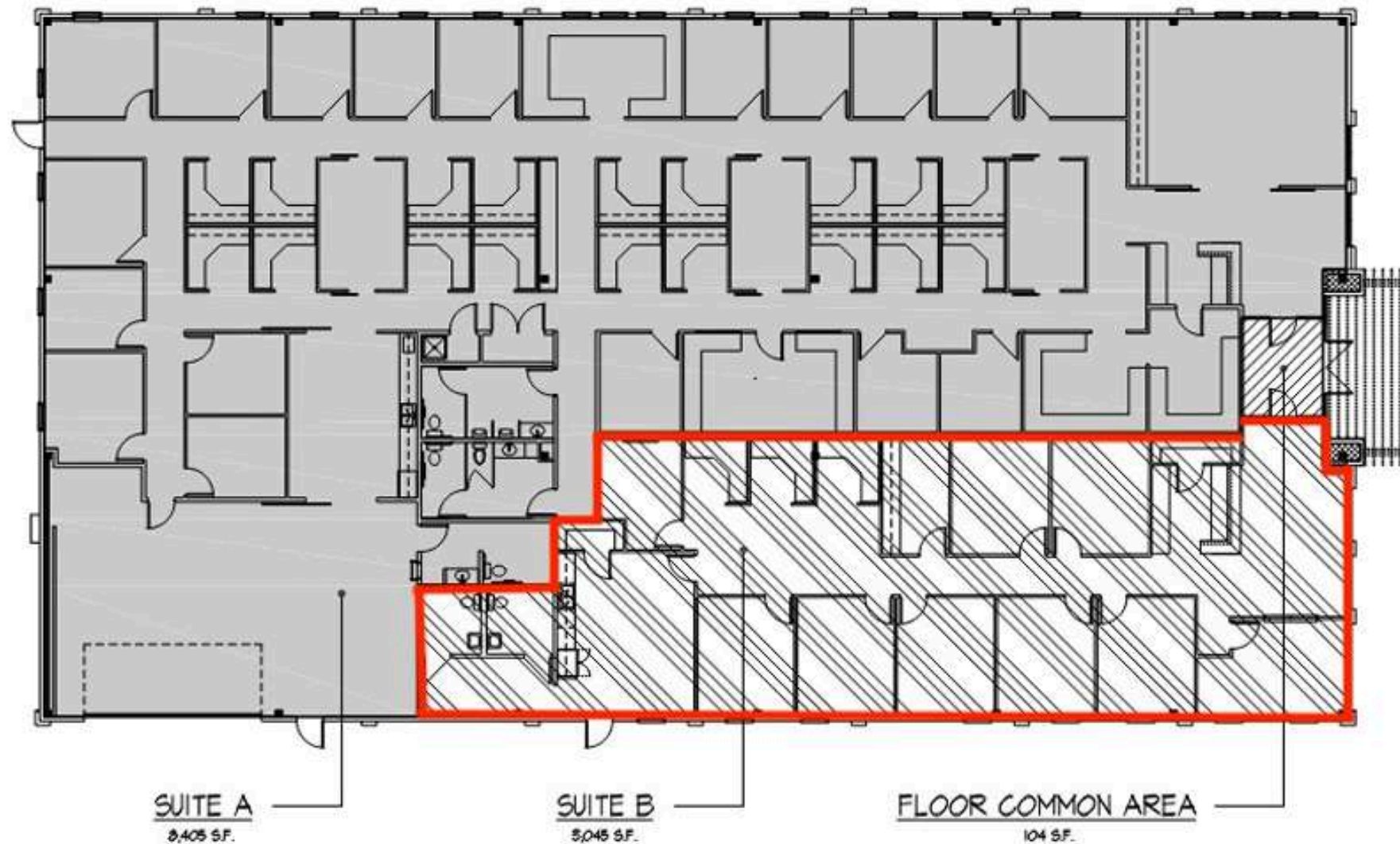
Flexible Zoning (C1-4) – Permits a wide range of office and service-oriented uses.

Midtown Office Space for Lease









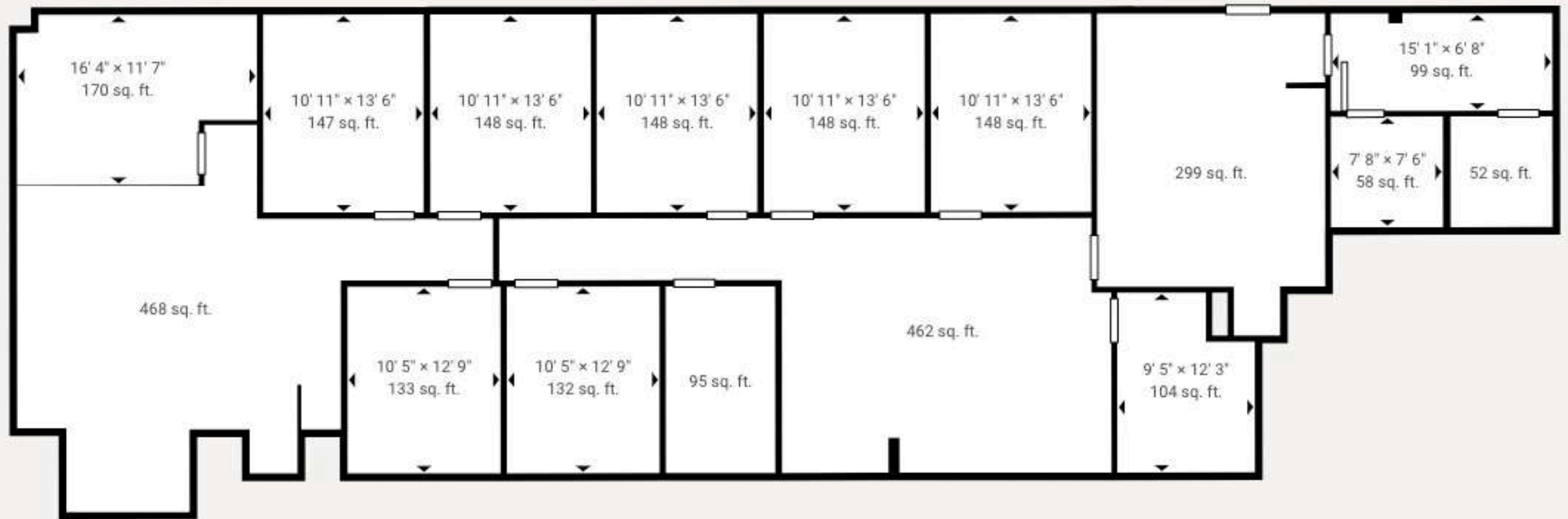
GAVIN-hanks
ARCHITECTURAL STUDIOS
300 WEST BROADWAY, SUITE 200A
BOZALTA, MONTANA, 59601
PHONE: (406) 592-1111 FAX: (406) 592-1112

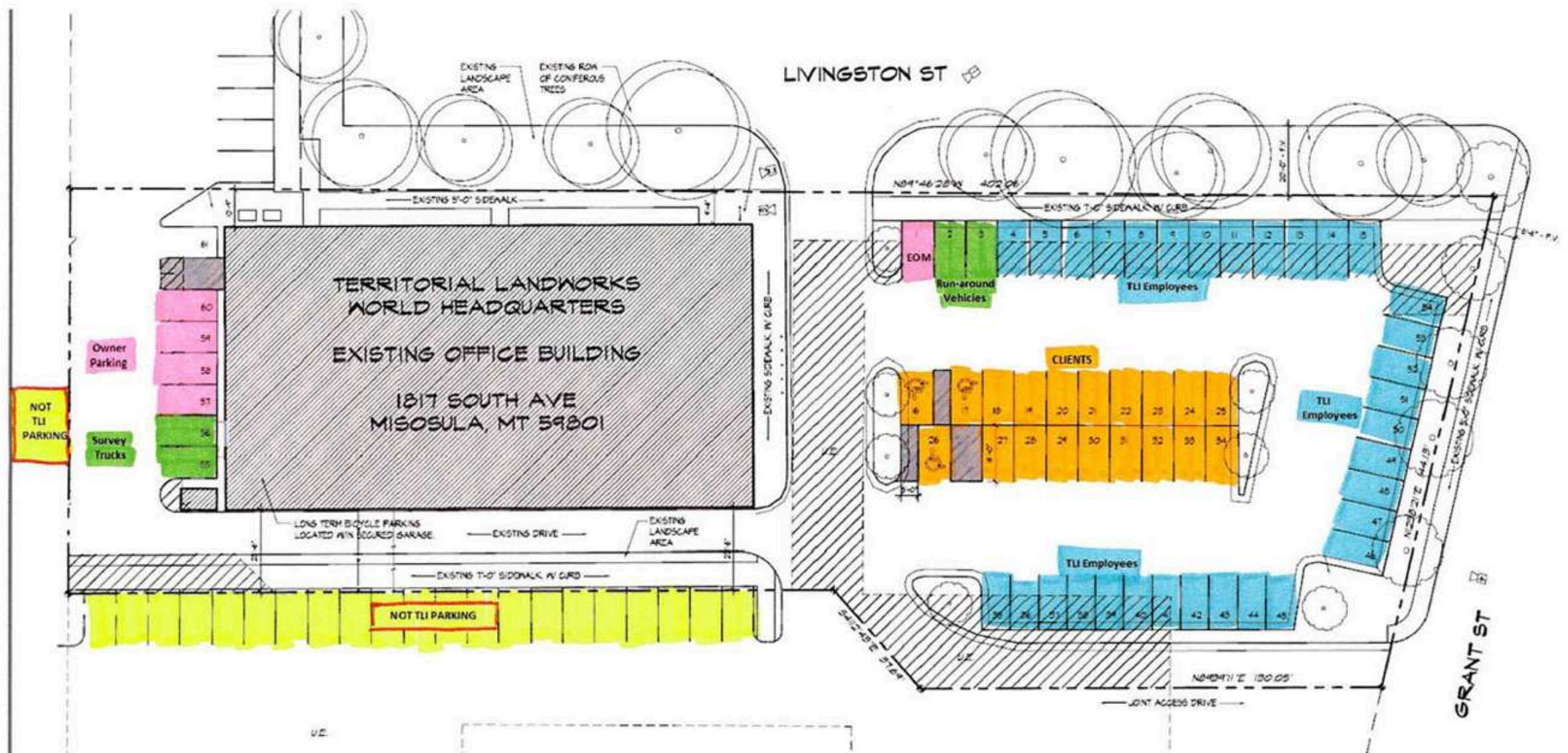


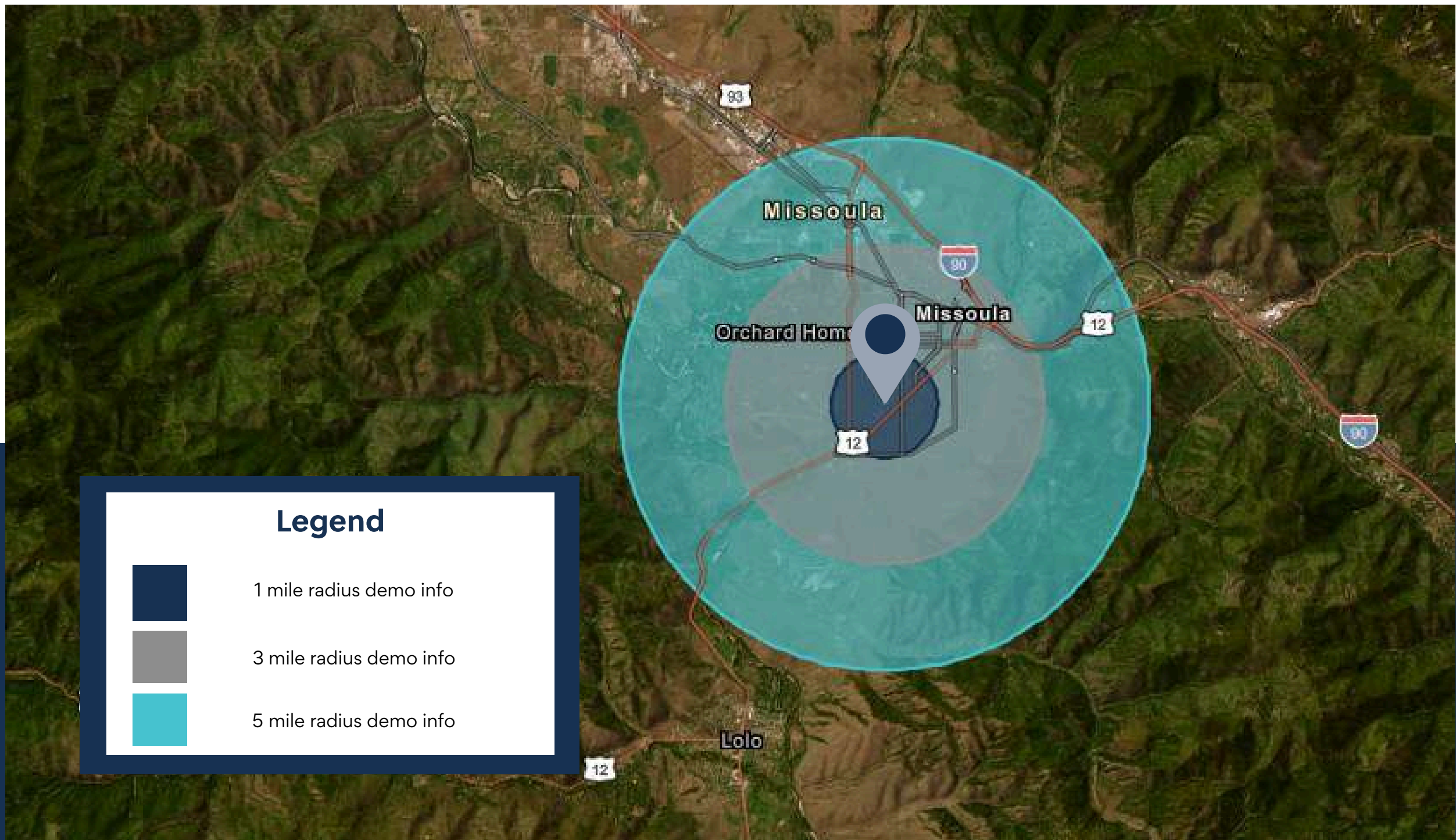
BUILDING PLAN / AREA CALCULATIONS
TLI BUILDING
1817 SOUTH AVE. MISSOULA, MONTANA

PROJECT No. 214-002
DATE: 4/14/2014

TLI BUILDING
A7.1
AREA CALCULATIONS







Key Facts

KEY FACTS

1 mile ▼

12,868

Population

35.9

Median Age

2.1

Average Household Size

\$60,273

Median Household Income

2,596

2023 Owner Occupied Housing Units (Esri)

3,362

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile ▼



1,253

Total Businesses



13,136

Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59801 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	12,868	64,308	88,835	32,831	123,770	1,144,799	339,887,819
2022 Household Population	12,661	61,604	85,772	30,978	120,643	1,115,471	331,671,159
2022 Family Population	7,943	38,127	56,649	18,238	85,153	851,883	264,093,561
2027 Total Population	12,952	65,911	92,157	33,146	128,306	1,205,657	347,149,422
2027 Household Population	12,745	63,207	89,094	31,293	125,179	1,176,329	338,932,762
2027 Family Population	7,952	38,904	58,589	18,318	88,019	895,113	269,093,856

HOUSING STATS

1 mile ▼



\$404,657

Median Home Value



\$7,788

Average Spent on Mortgage & Basics



\$1,025

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (15.9%)

The smallest group: \$200,000+ (5.6%)

1 mile ▼

Indicator ▲	Value	Diff	
<\$15,000	12.0%	+3.3%	
\$15,000 - \$24,999	8.2%	+1.7%	
\$25,000 - \$34,999	10.9%	+3.4%	
\$35,000 - \$49,999	12.6%	+2.7%	
\$50,000 - \$74,999	15.8%	+0.5%	
\$75,000 - \$99,999	12.8%	-1.5%	
\$100,000 - \$149,999	15.9%	-2.7%	
\$150,000 - \$199,999	6.2%	-3.4%	
\$200,000+	5.6%	-3.9%	

Bars show deviation from Missoula Co... ▼

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$37,624	\$41,026	\$44,017
2022 Median Household Income	\$60,273	\$65,351	\$72,833
2022 Average Household Income	\$80,803	\$89,630	\$98,361
2027 Per Capita Income	\$43,446	\$46,157	\$49,617
2027 Median Household Income	\$69,721	\$75,690	\$82,131
2027 Average Household Income	\$92,804	\$100,193	\$110,255

Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

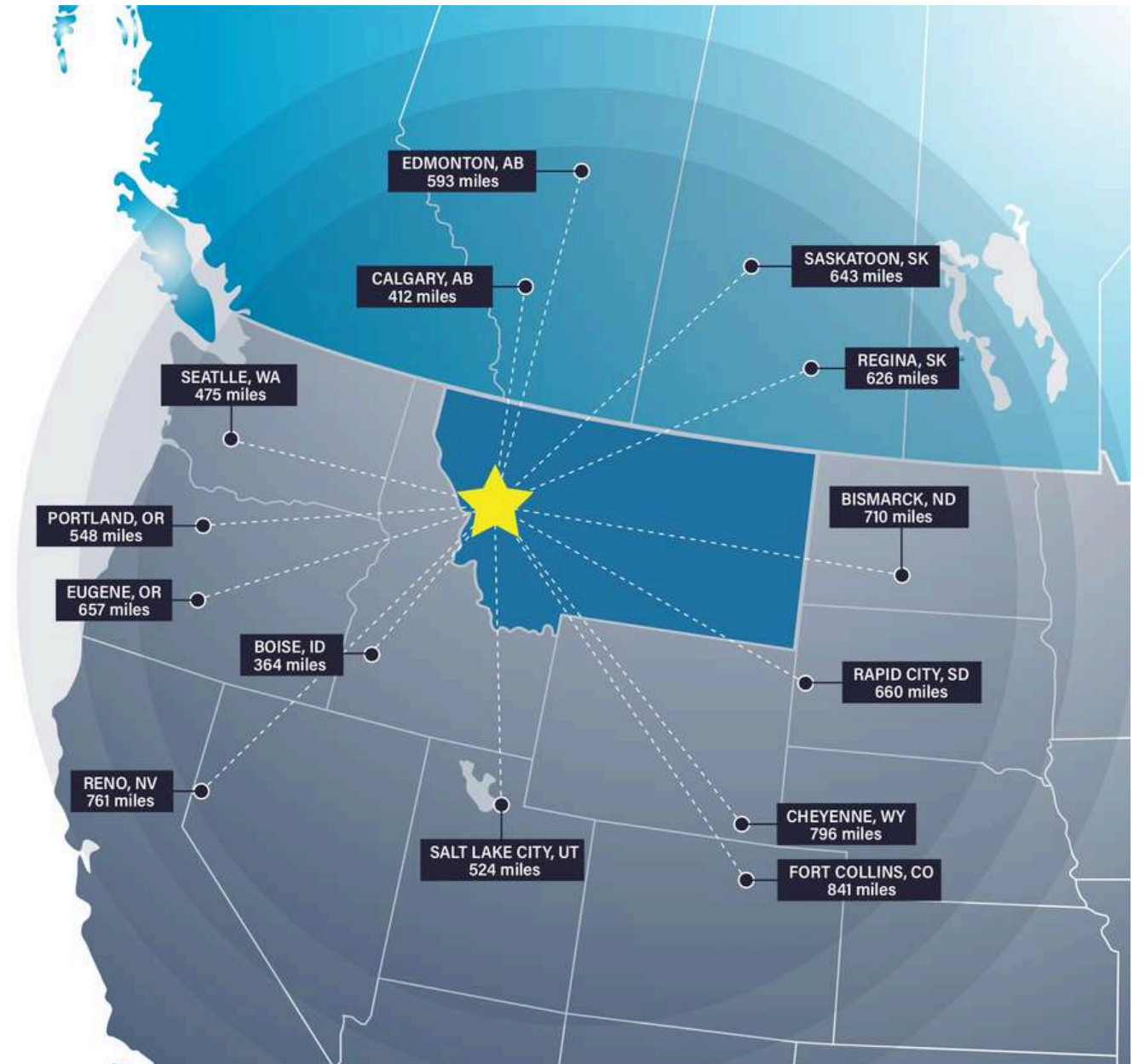


Missoula Access

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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