



SterlingCRE
ADVISORS

Millenium Building Condo for Lease

125 Bank Street, 6th Floor
Missoula, Montana
±1,488 RSF | Professional Office

Exclusively listed by:
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Opportunity Overview

Position your business in one of downtown Missoula's premier office buildings. This ±1,488 rentable-square-foot professional office suite on the sixth floor of The Millennium Building offers an efficient layout featuring four private offices, a conference room, a reception and waiting area, and dedicated storage/break area.

Large windows throughout the suite provide abundant natural light and sweeping views of downtown Missoula and the surrounding mountains, creating an inviting workspace for employees and clients alike. The building's central downtown location places tenants within walking distance of restaurants, coffee shops, banking, government offices, and the Missoula County Courthouse, while offering convenient access to Interstate 90, Higgins Avenue, and the greater Missoula market.

Ideal for attorneys, financial professionals, consultants, medical-related office users, or other professional service firms, this move-in-ready office offers a highly functional floor plan in one of Missoula's most recognizable office buildings.



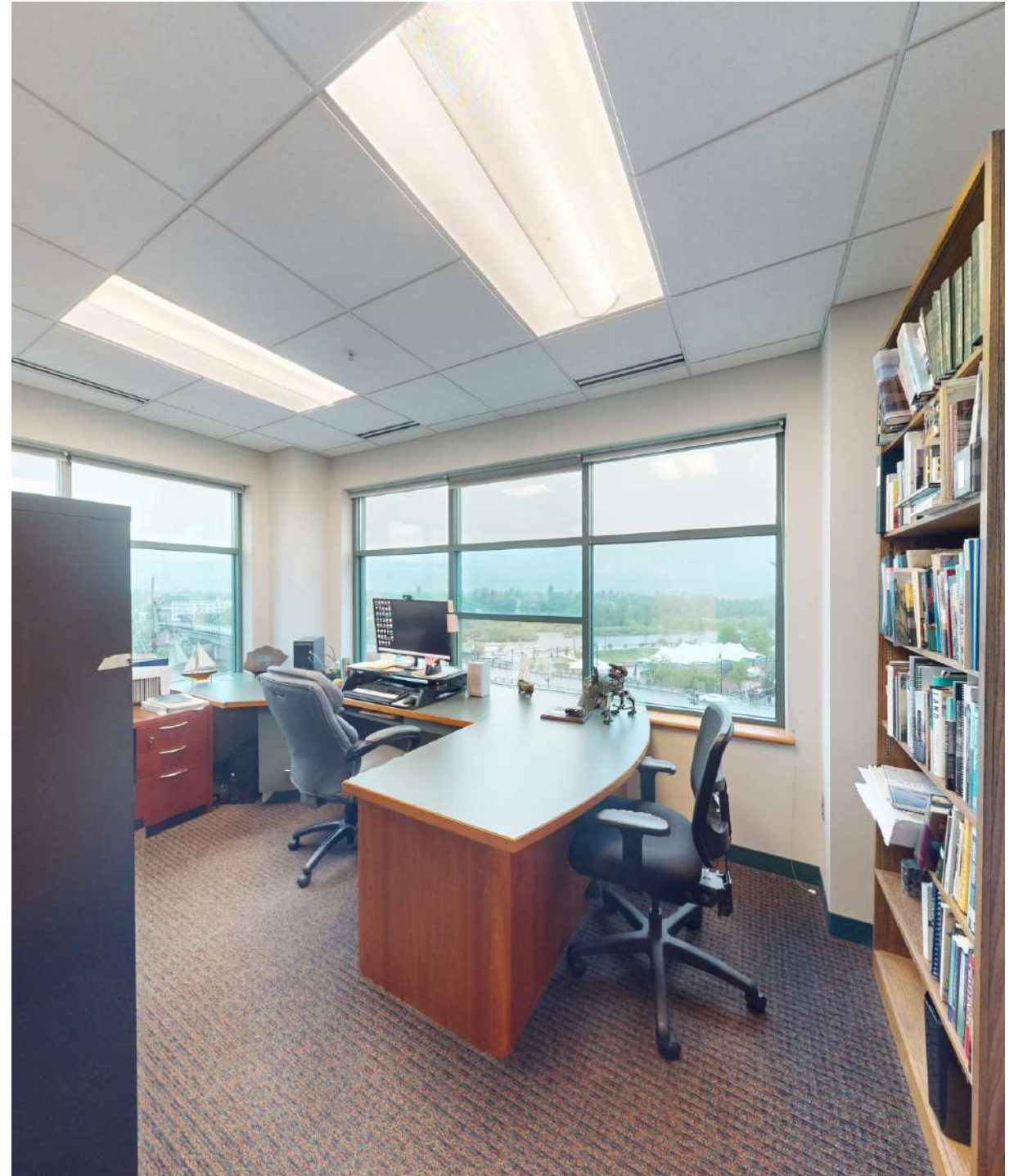
Address	125 Bank Street, 6 th Floor Missoula, Montana 59802
Property Type	Office
Lease Rate	\$35.00/SF/YR (Gross Lease)
Parking	Up to 4 Parking Stalls Available For Lease \$115/month/stall 2 in Bank Street Garage 2 in Front Street Garage
Total Square Feet	±1,488 RSF

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links

Property Details

Address	125 Bank Street, 6 th Floor Missoula, Montana 59802
Property Type	Office
Traffic Count	±4,943 VPD (AADT 2024)
Services	City of Missoula Water & Waste
Access	South Pattee Street and Kiwanis Street
Zoning	D-C (Downtown Core)
Geocode	6E: 04220022208107011 6W: 04220022208107012
Private Office Count	4 Private Offices + Conference Room
Parking	Up to 4 Parking Stalls Available For Lease \$115/month/stall 2 in Bank Street Garage 2 in Front Street Garage
Year Built	2000
Security	None





Located in the highly desirable Millennium Building in the heart of downtown Missoula, steps from Caras Park and the Clark Fork River



±1,488 useable SF turn-key office condo, ideal for professional offices, including law firms, medical practices, or creative industries



Proximity to Missoula's vibrant dining, retail, and entertainment scene ensures convenience and accessibility



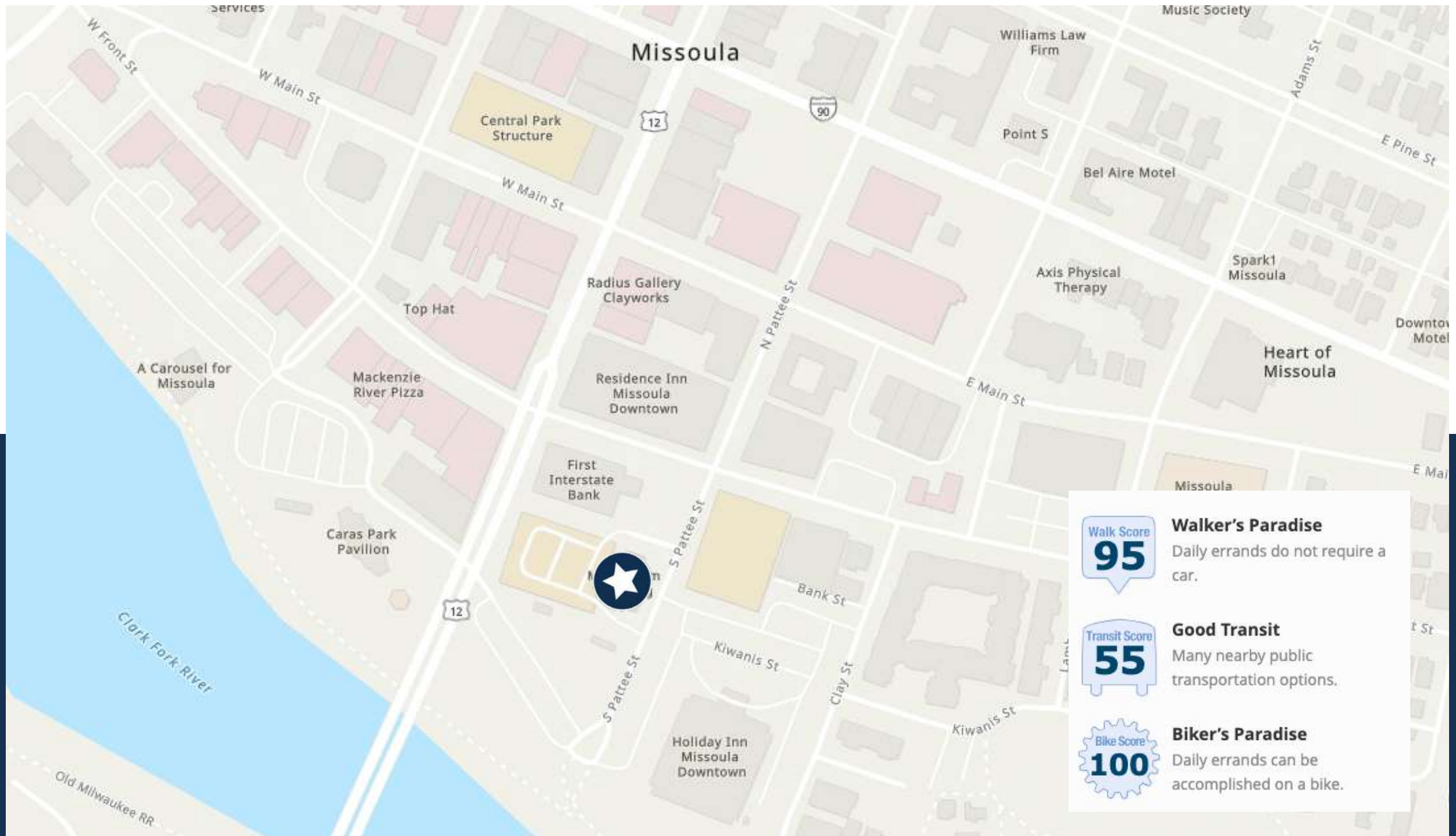
Up to 4 Parking Stalls Available In Nearby Parking Garages - \$115/month/stall



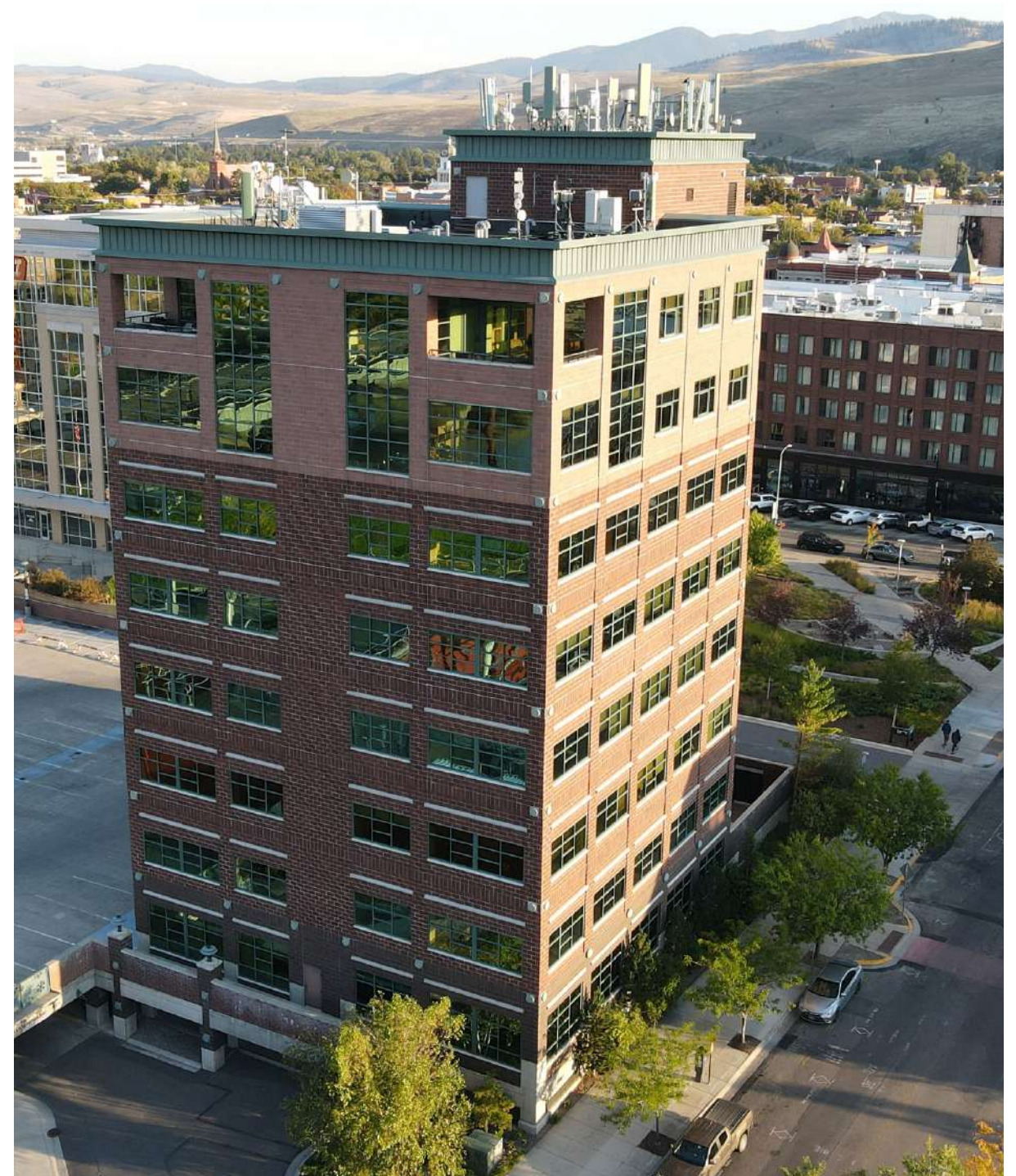
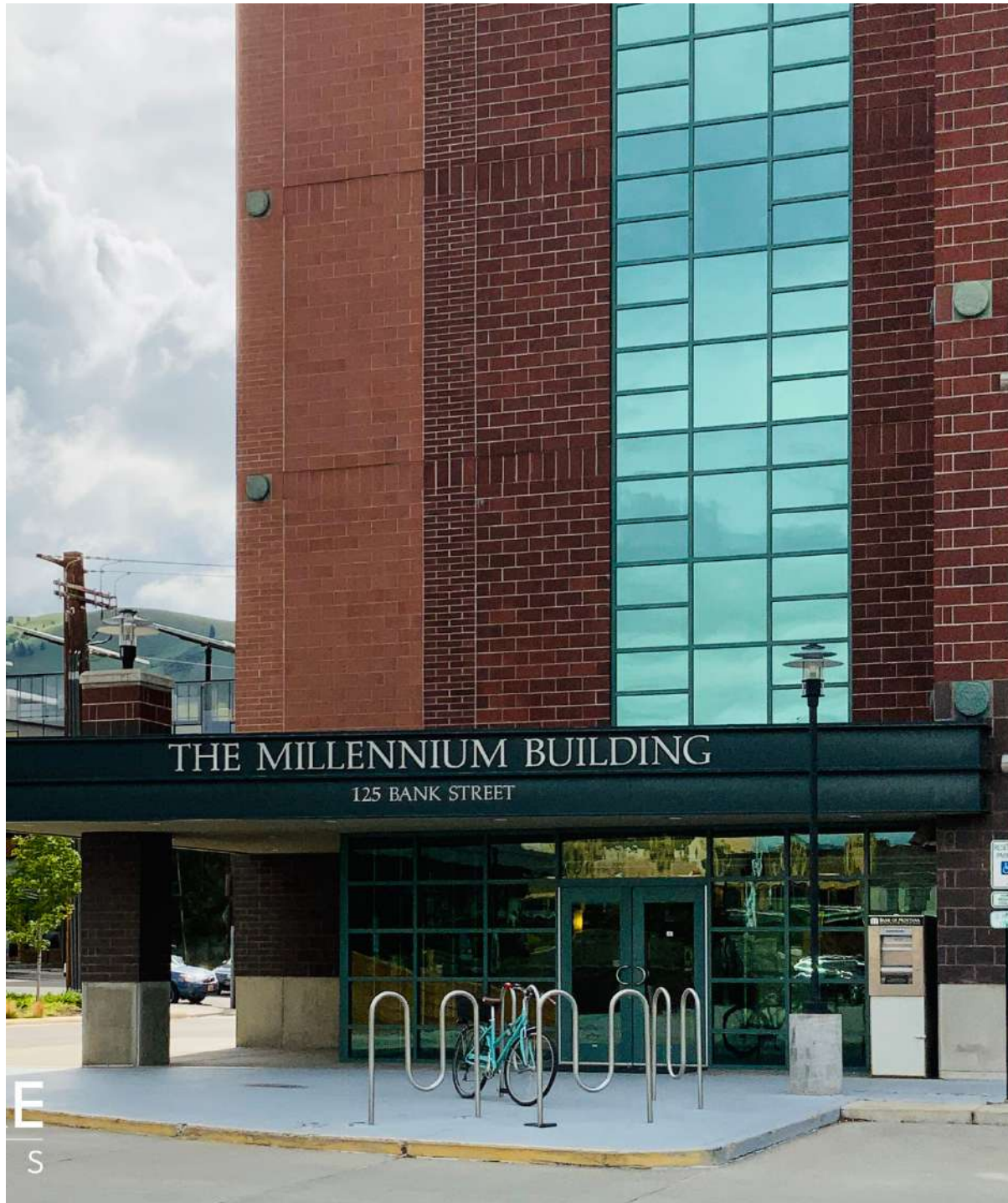
Ideal for Professional, Legal, Financial or Consulting Firms



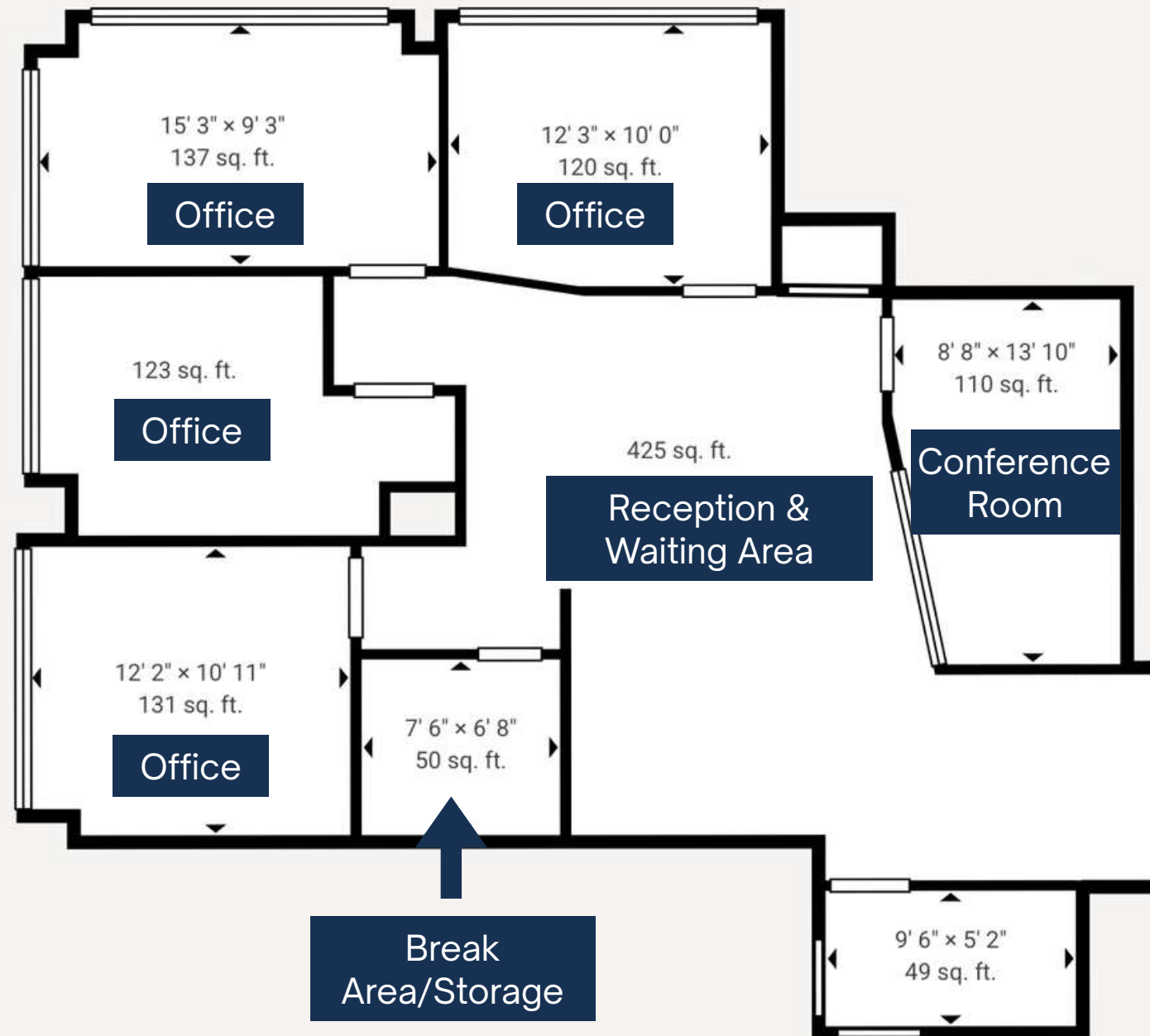
Image Courtesy of Google Earth

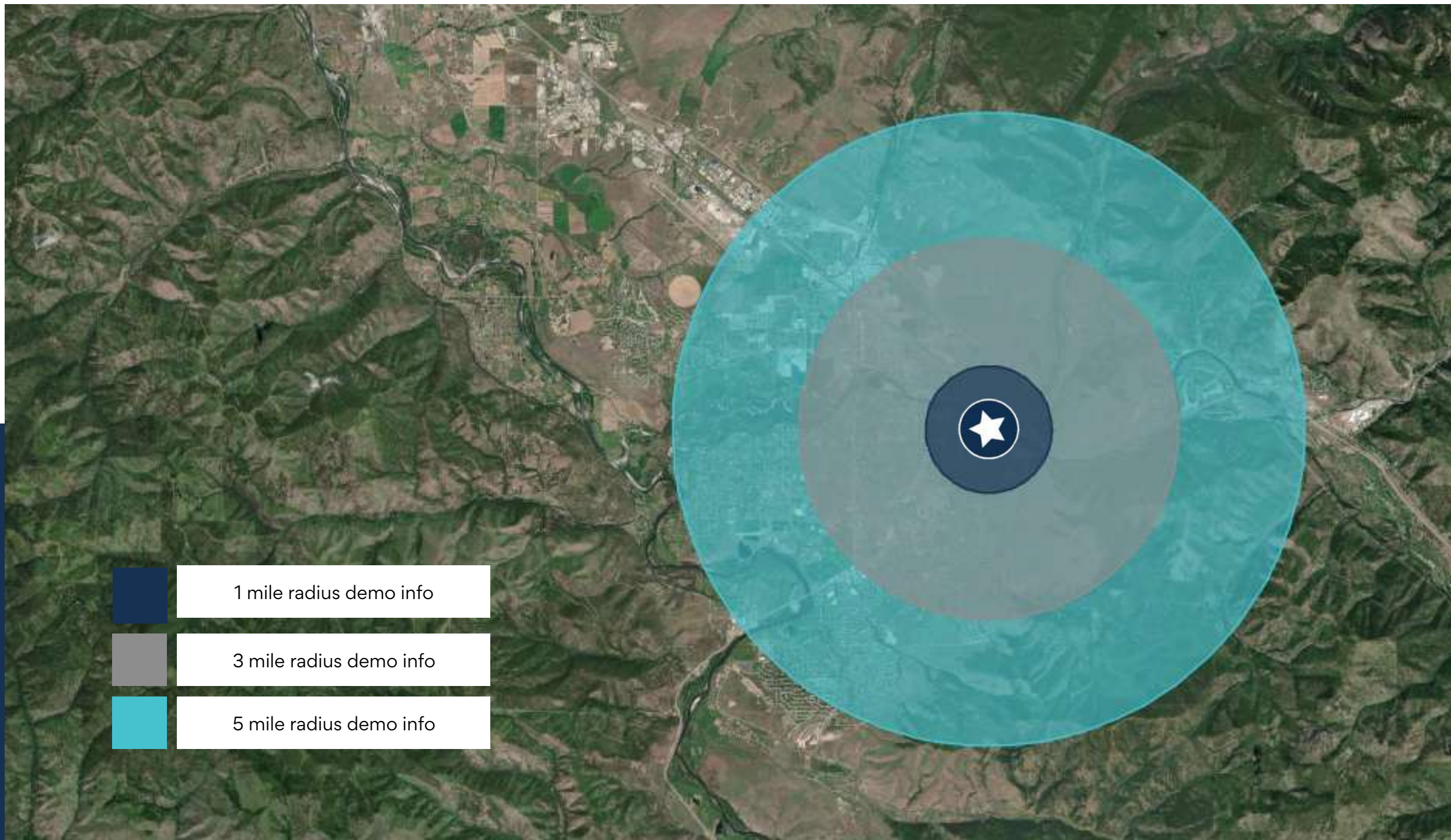


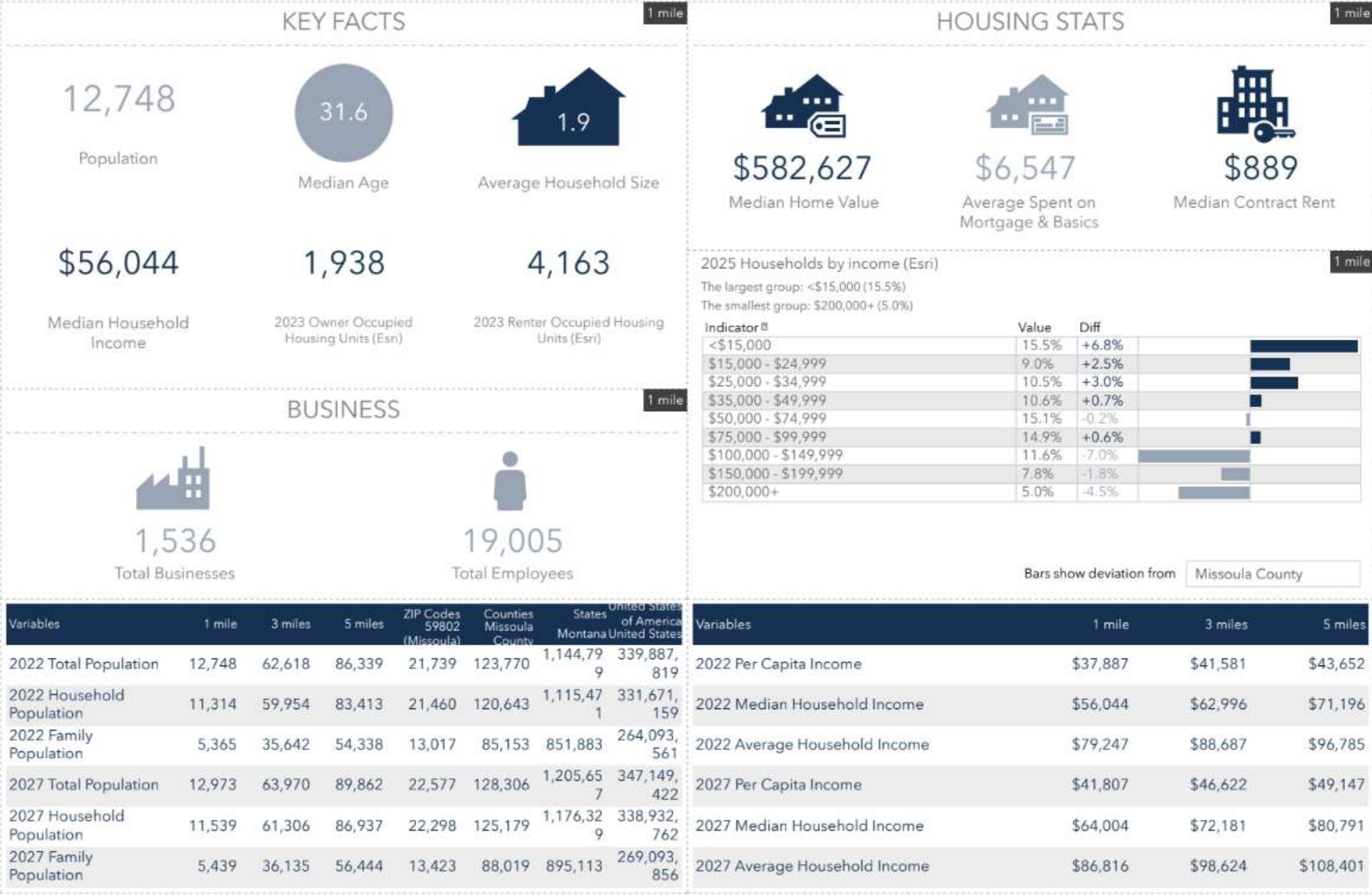












This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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Missoula Office Market Data | Q1 2026

LEASING ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Lease Rate	\$18.88	\$18.81	-0.37%	↓
Downtown Average Lease Rate	\$19.41	\$19.40	-0.05%	↓
NNN Average	\$7.05	\$8.11	15.04%	↑
County Vacancy	7.66%	8.22%	0.56%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Sale Price PSF*	\$242.04	\$259.47	7.20%	↑
Condominium Average Sale Price PSF**	\$249.17	\$331.71	33.13%	↑
Freestanding Average Sale Price SF**	\$282.50	\$261.88	-7.30%	↓

All data covers the trailing 12 months
*Weighted Average **Non-weighted Average
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±4,000 SF
Completed 2026	0 SF



Missoula Air Service

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

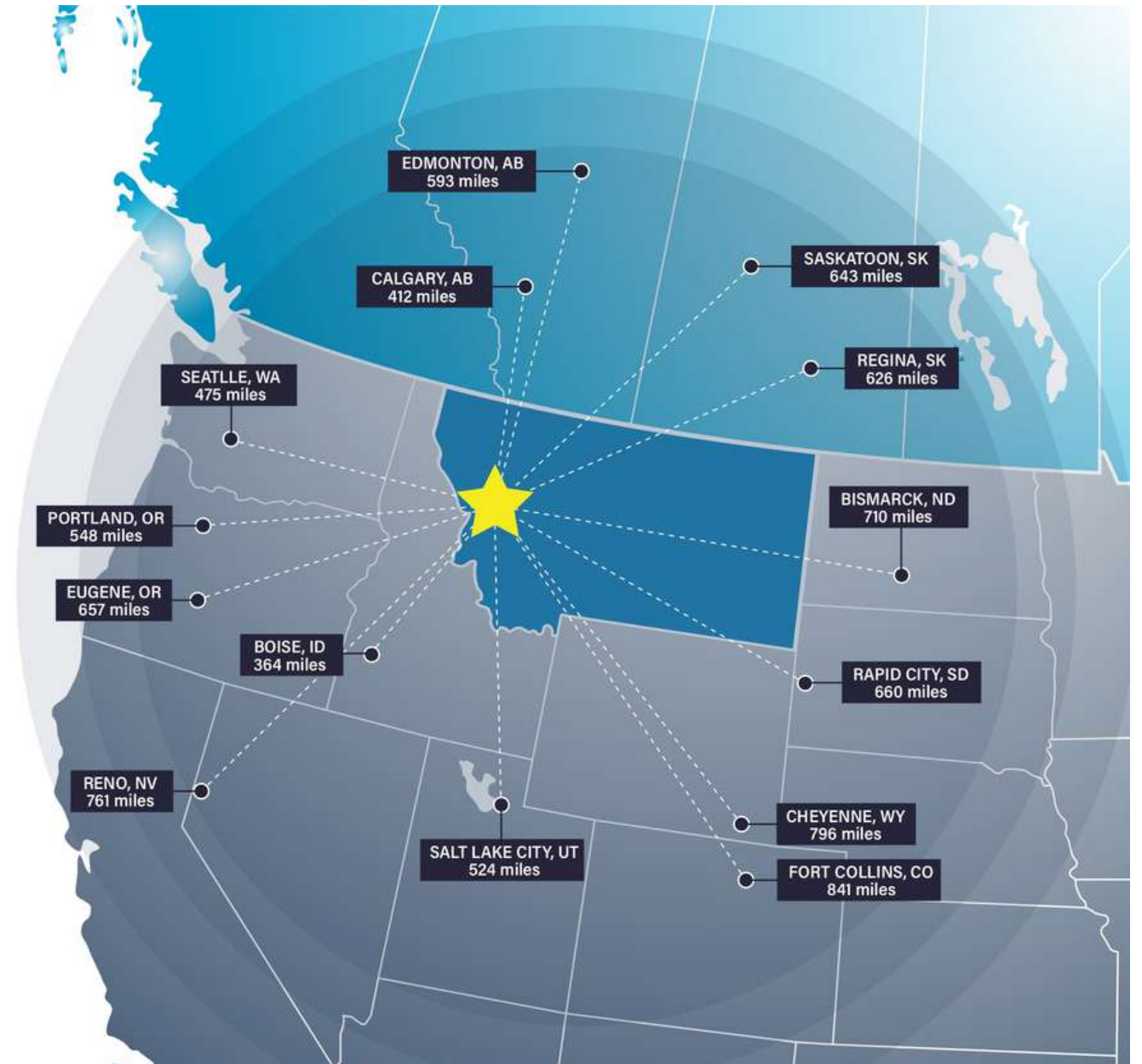


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



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



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

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



Brokerage Advisor & Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



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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