



**SterlingCRE**  
ADVISORS

## Professional Office Space For Lease

2620 Connery Way  
Missoula, Montana 59808

±1,023 to ±13,823 SF Available  
\$14 to \$20.00/SF NNN

Contact:

**Connor McMahon**

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# Opportunity Overview

SterlingCRE Advisors is pleased to present updated office space at 2620 Connery Way. The building has ADA-accessible spaces on the first and second levels, as well as a finished basement space.

The first floor features 13 private offices with restrooms and a reception area. The second floor is accessible via elevator and has shared amenities including a reception area and restrooms. The basement includes a mix of offices and open spaces and includes a kitchen area.

Located near Missoula's bustling North Reserve Street Corridor with proximity to Interstate 90, this office provides easy access for employees and clients, with short drive times from all areas of the city. The efficient layout creates a professional environment ideal for corporate offices, professional services, and growing businesses.

These turn-key office suites are ready for immediate occupancy, offering a prime location and versatile design to enhance business operations. Contact SterlingCRE Advisors today for leasing details and to schedule a tour.



<b>Address</b>	2620 Connery Way
<b>Property Type</b>	Office
<b>Lease Rate - 1<sup>st</sup> &amp; 2<sup>nd</sup></b>	\$20.00/SF + NNN
<b>Lease Rate Basement</b>	\$14.00/SF + NNN
<b>Estimated NNN</b>	\$6.48/SF
<b>Available Square Feet</b>	2nd Floor - ±1,023 SF 1 <sup>st</sup> Floor - ±6,400 SF Basement - ±6,400 SF Total - ±13,823 SF

# Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)



# Property Details

<b>Address</b>	2620 Connery Way
<b>Property Type</b>	Office
<b>Total Acreage</b>	±0.34 Acres
<b>Access</b>	Connery Way via Union Pacific
<b>Zoning</b>	SD/Hellgate - Common Area
<b>Geocode</b>	04-2200-18-2-03-04-0000
<b>Private Office Count</b>	±21 on Level 1 & 2
<b>Year Built</b>	2002
<b>Parking</b>	Dedicated parking lot



# Opportunity Highlights



Located off the North Reserve Street retail corridor in surrounded by residential neighborhoods



Dedicated parking lot



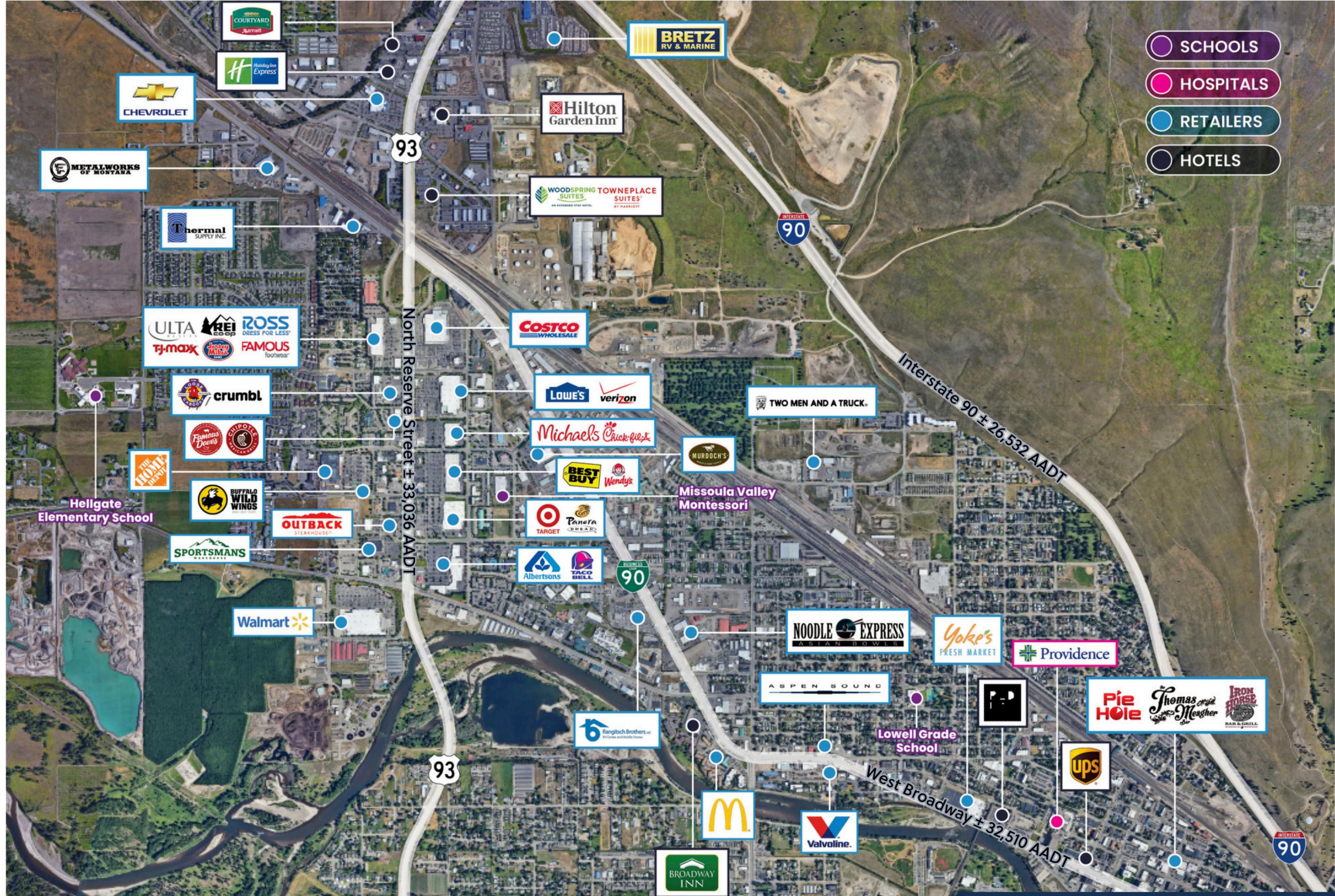
Close proximity to North Reserve and Mullan Road



Minutes to restaurants and shopping



Multiple points of entry; with one private entrance



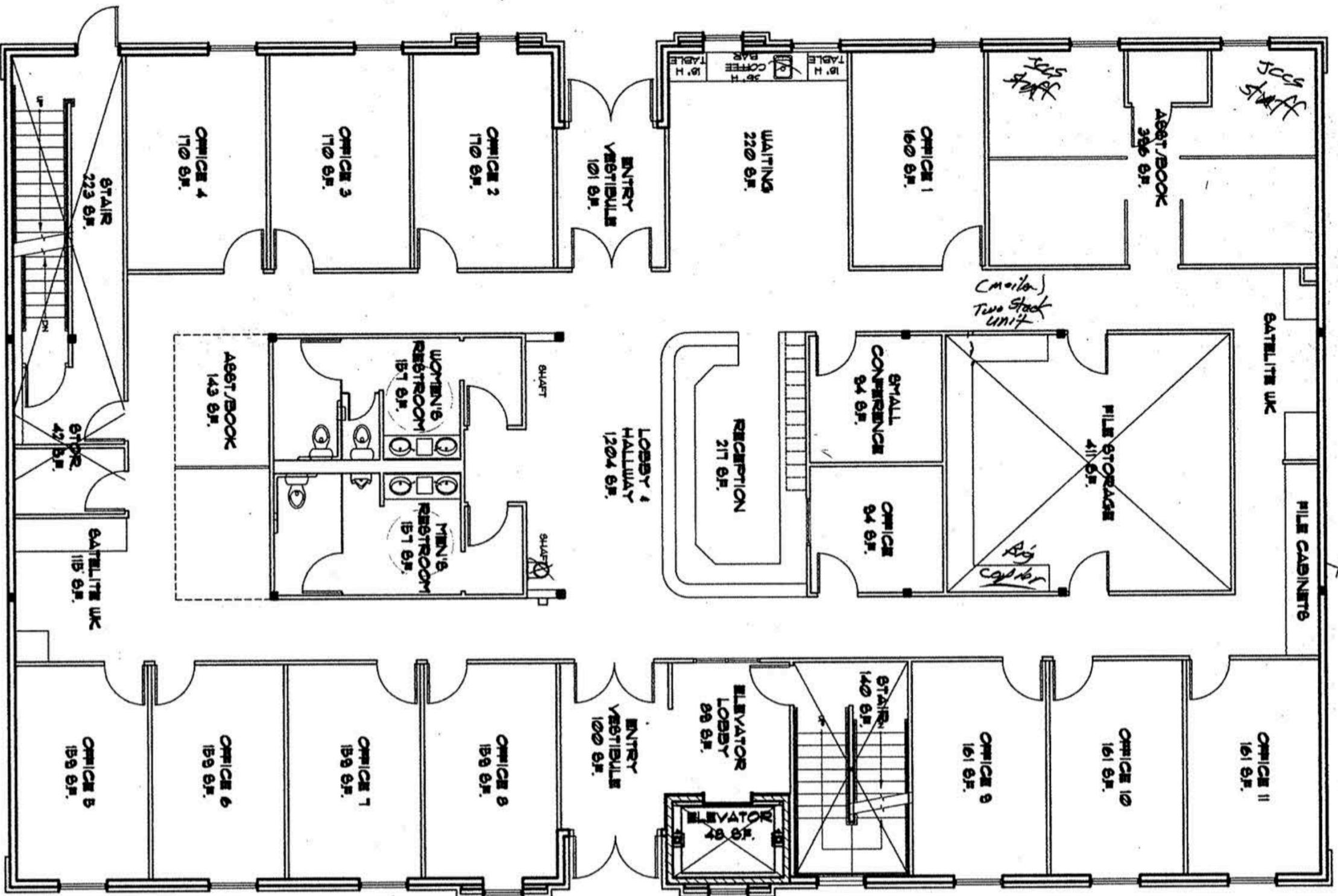
- SCHOOLS
- HOSPITALS
- RETAILERS
- HOTELS

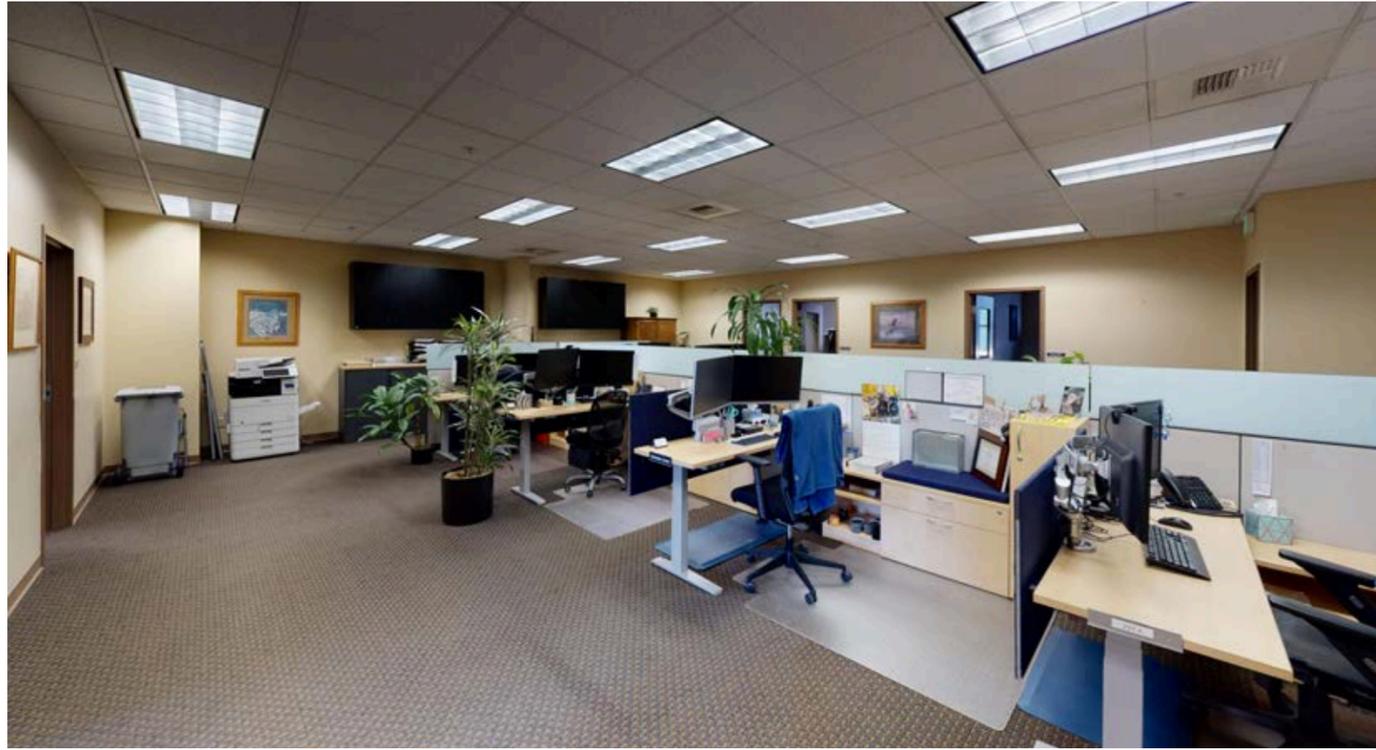
Retailer Map



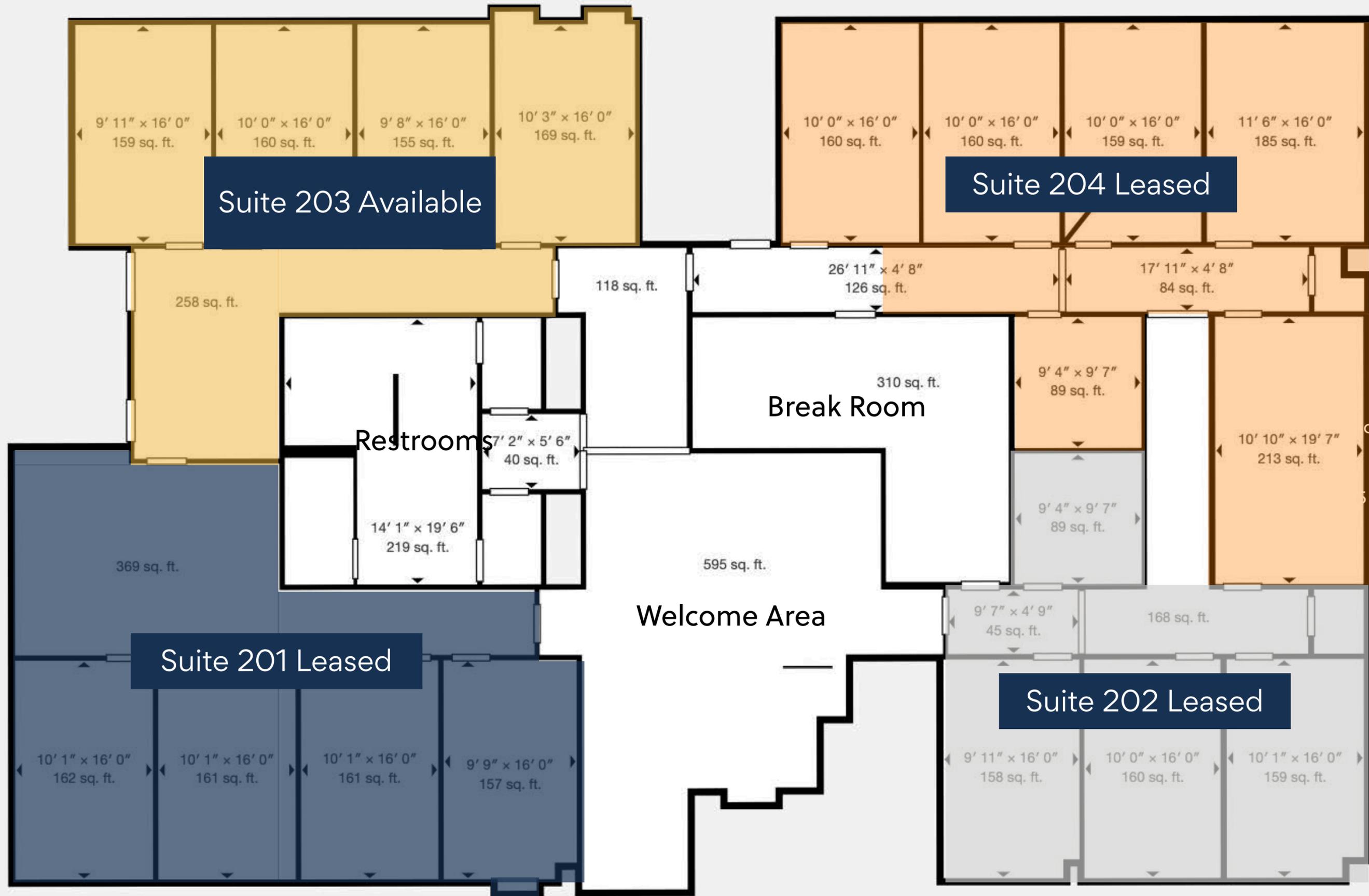






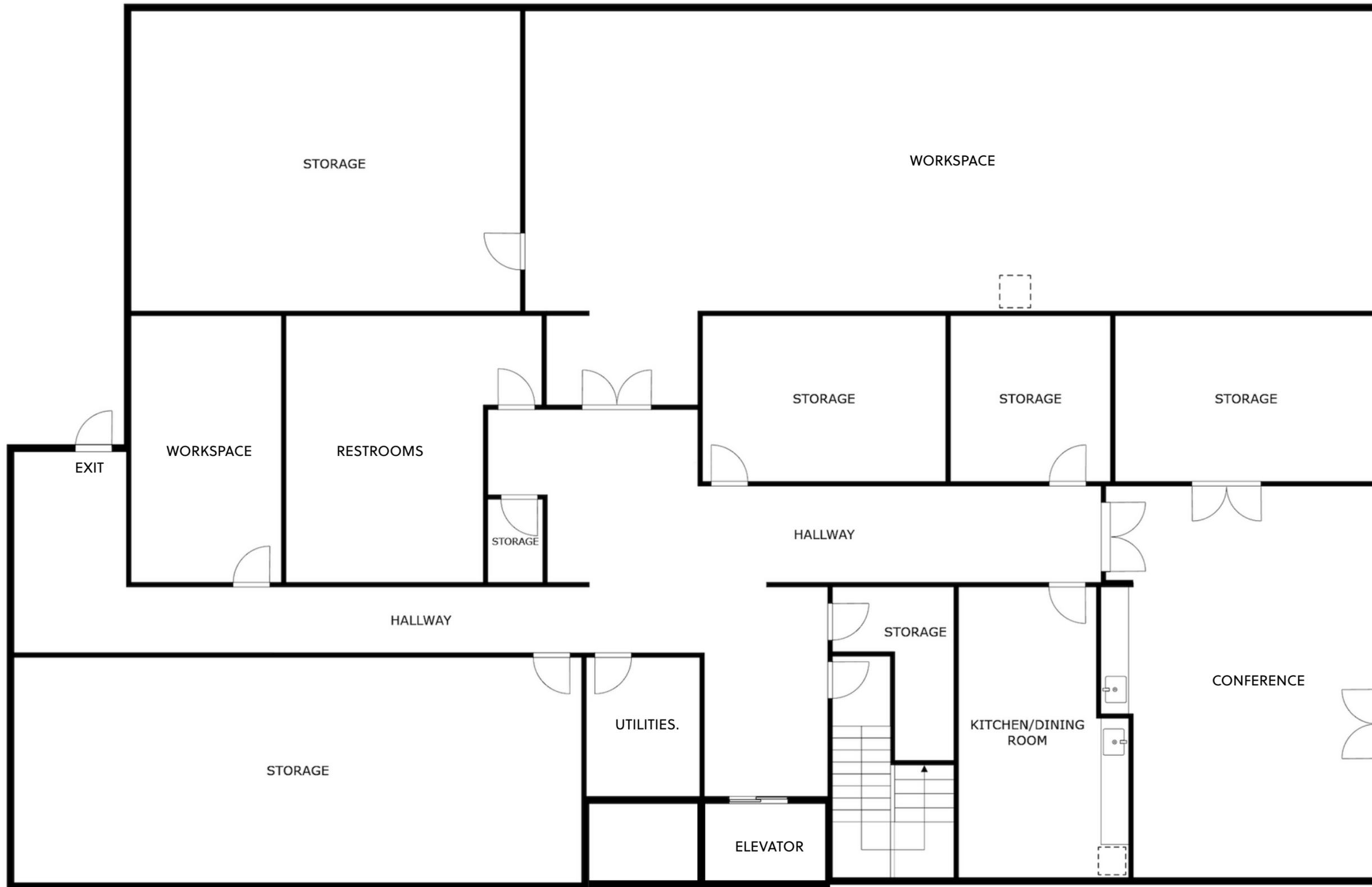


1st Floor Photos



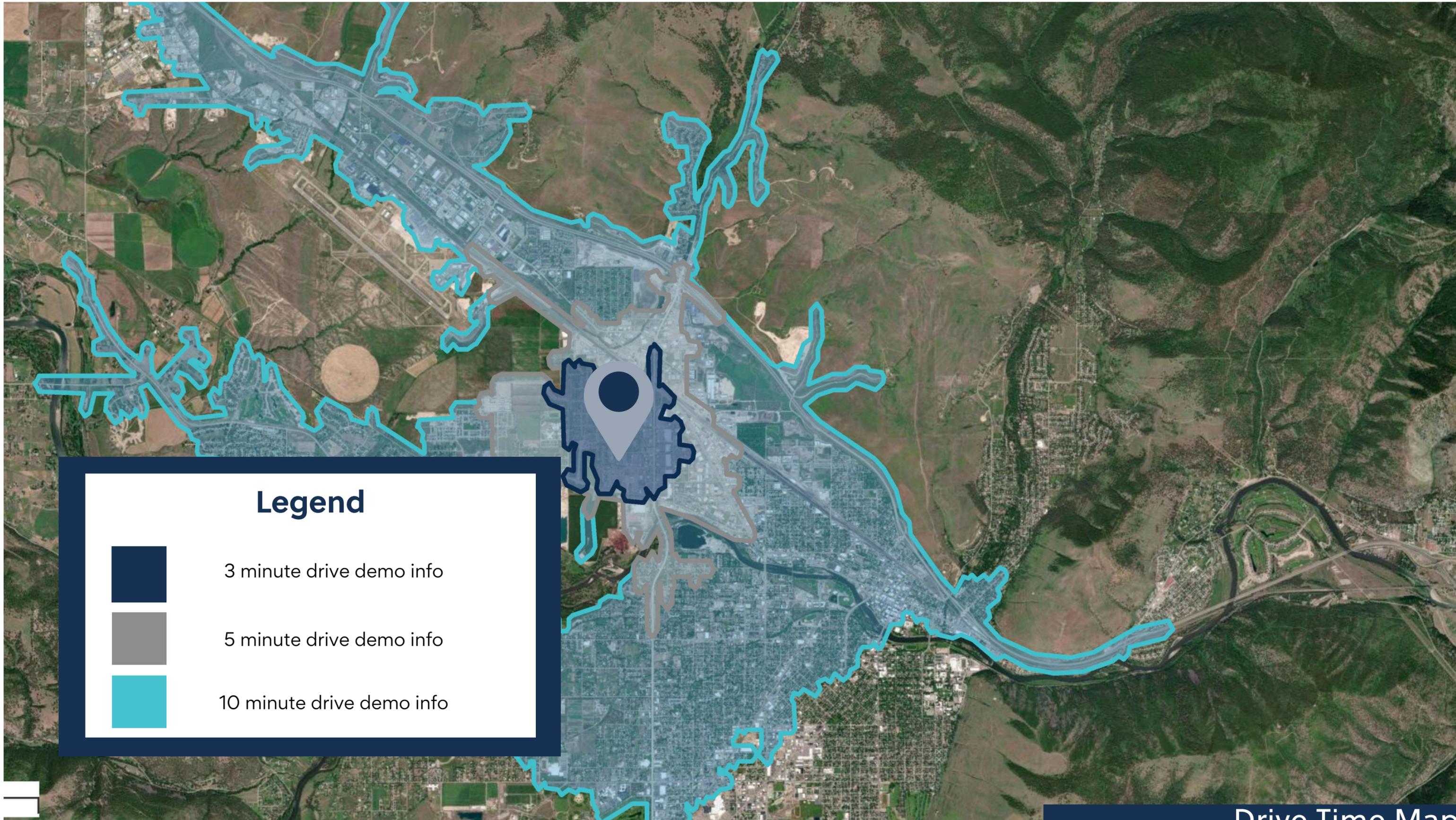


2nd Floor Photos





Basement Photos



## Legend



3 minute drive demo info



5 minute drive demo info



10 minute drive demo info

## KEY FACTS

3 minutes

4,119

Population



39.2

Median Age



1.8

Average Household Size

\$50,321

Median Household Income

1,114

2023 Owner Occupied Housing Units (Esri)

1,150

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

3 minutes



176

Total Businesses



2,710

Total Employees

## HOUSING STATS

3 minutes



\$285,238

Median Home Value



\$8,465

Average Spent on Mortgage & Basics



\$1,094

Median Contract Rent

### 2023 Households by income (Esri)

3 minutes

The largest group: \$35,000 - \$49,999 (24.3%)

The smallest group: \$150,000 - \$199,999 (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.2%	-3.4%	
\$15,000 - \$24,999	8.3%	+1.0%	
\$25,000 - \$34,999	11.0%	+2.3%	
\$35,000 - \$49,999	24.3%	+11.8%	
\$50,000 - \$74,999	13.3%	-3.3%	
\$75,000 - \$99,999	10.6%	-2.4%	
\$100,000 - \$149,999	18.9%	+4.2%	
\$150,000 - \$199,999	3.6%	-3.8%	
\$200,000+	3.8%	-6.5%	

Bars show deviation from

Variables	3 minutes	5 minutes	10 minutes	Variables	3 minutes	5 minutes	10 minutes
2022 Total Population	4,119	6,926	44,222	2022 Per Capita Income	\$43,312	\$38,989	\$37,302
2022 Household Population	4,111	6,648	43,399	2022 Median Household Income	\$50,321	\$49,198	\$52,459
2022 Family Population	2,558	4,137	25,565	2022 Average Household Income	\$78,497	\$75,275	\$77,788
2027 Total Population	4,591	7,485	45,965	2027 Per Capita Income	\$51,379	\$46,751	\$44,048
2027 Household Population	4,584	7,207	45,143	2027 Median Household Income	\$61,917	\$59,933	\$61,810
2027 Family Population	2,831	4,472	26,454	2027 Average Household Income	\$91,836	\$89,162	\$91,369

**#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

**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

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