



SterlingCRE
ADVISORS

Standalone Office Opportunity For Lease

1101 6th Street W
Missoula, Montana
±5,840 SF | Professional Office Building

Exclusively listed by:
Matt Mellott, CCIM | SIOR
Matt@SterlingCREadvisors.com
406.203.3950

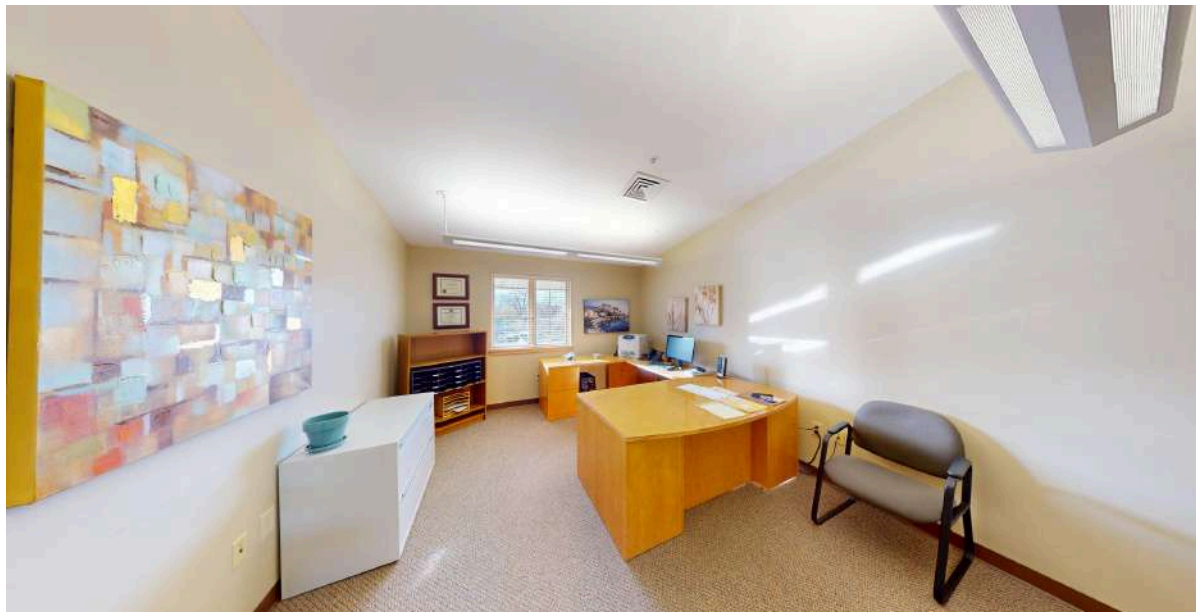
Opportunity Overview

SterlingCRE is pleased to present the lease opportunity at 1101 South 6th Street West, a high-quality, standalone office building located in the heart of Missoula. Totalling ±5,840 square feet across two levels, this professionally designed property features 12 private offices, 2 co-working areas, multiple conference rooms, and a spacious break room—making it ideal for professional service firms, healthcare providers, nonprofits, or educational uses.

Situated on 0.934 acres with ±28 paved parking spaces, the property offers convenient access for employees and visitors. Flexible U-MU1 zoning supports a variety of commercial uses, while the building's efficient layout and professional finishes provide a turnkey solution for tenants.

Located in a central Missoula corridor with strong demographics—over 12,900 residents and a median household income of \$51,354 within a one-mile radius—the site benefits from high visibility and accessibility via S. 6th Street West and Ivy Street.

Up to ±3,896 SF of additional storage space available (located in basement)



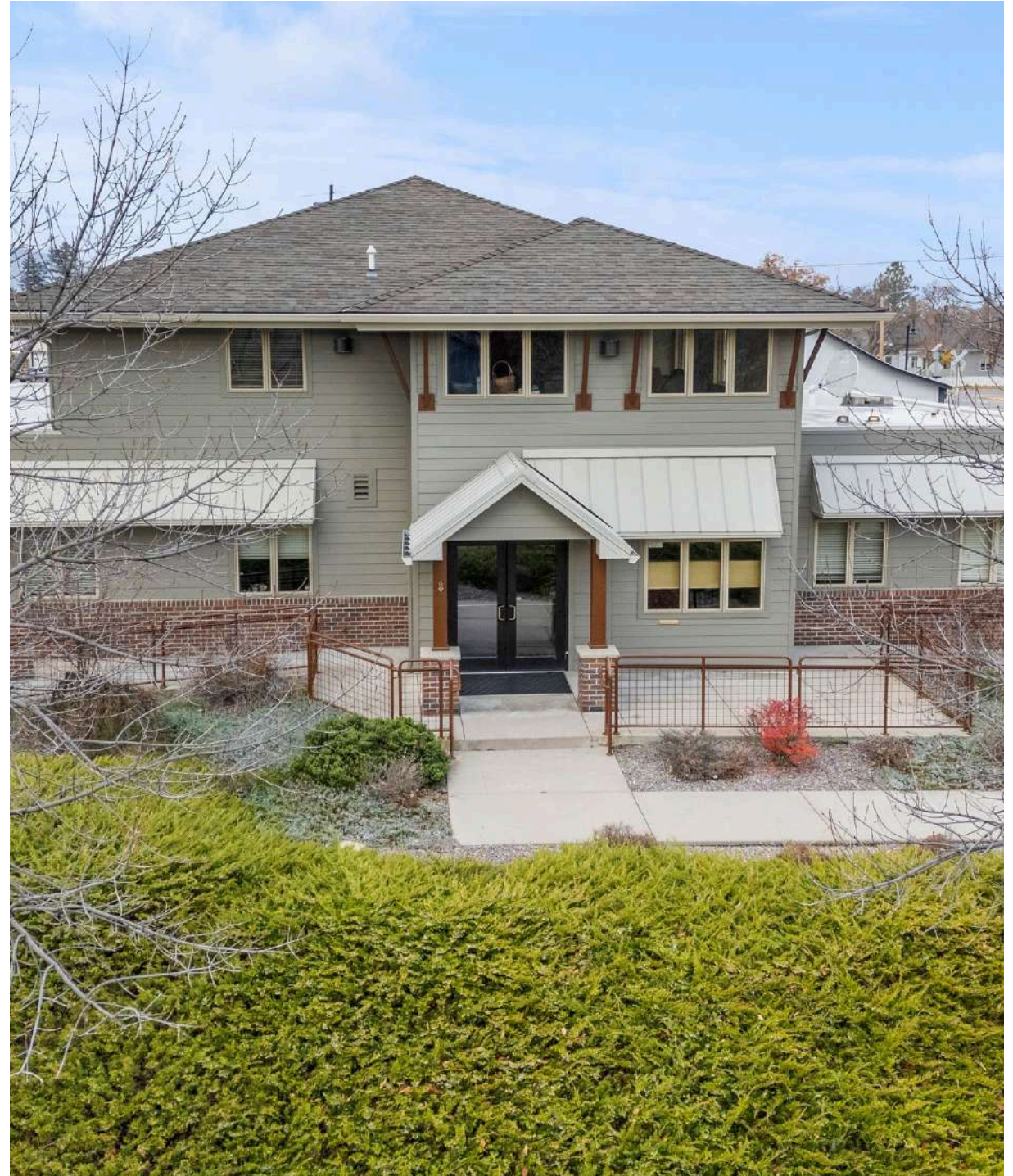
Address	1101 South 6 th Street West Missoula, Montana 59801
Property Type	Office
Lease Rate	\$24.00/SF NNN
Estimated NNN	TBD
Total Square Feet	1 st Floor: ±3,896 SF 2 nd Floor: ±1,944 SF Total: ±5,840
Total Acreage	0.934 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)



Interactive Links

Property Details

Property Type	Office
Square Footage (per CAMA)	1 st Floor: ±3,896 SF 2 nd Floor: ±1,944 SF Total: ±5,840
Total Acreage	0.934 acres
Services	City Water/Sewer; Broadband
Access	via Ivy Street & S. 6 th Street West
Zoning	U-MU1
Geocode	04-2200-21-3-04-01-0000
Property Taxes	\$24,205.80 (2024)
Traffic Count (S. 6 th Street West)	2,329 VPD (AADT 2024)
Parking	±28 Space Paved Parking Lot
Year Built	2004





Central Missoula location with easy access via S. 6th Street W and Ivy Street



Turn-key layout with 12 private offices, co-working areas, and multiple conference rooms



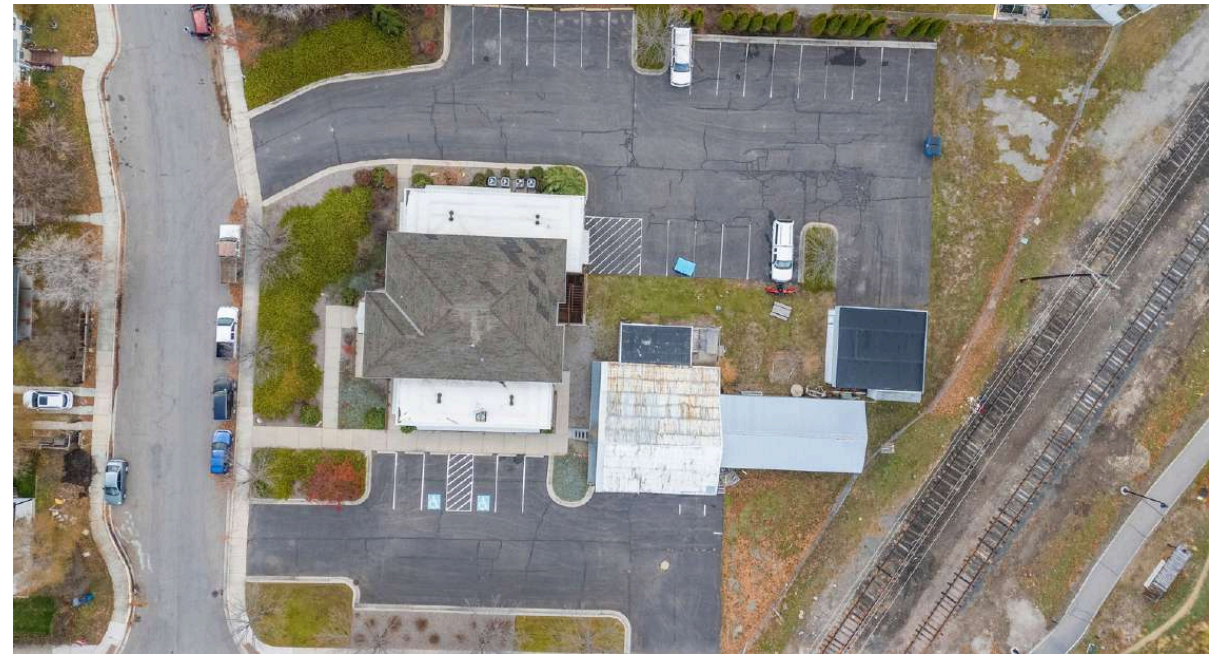
Flexible U-MU1 zoning supports a variety of commercial uses



Ample on-site parking with ±28 paved spaces



Suitable for professional services, healthcare, nonprofit, or education-based tenants

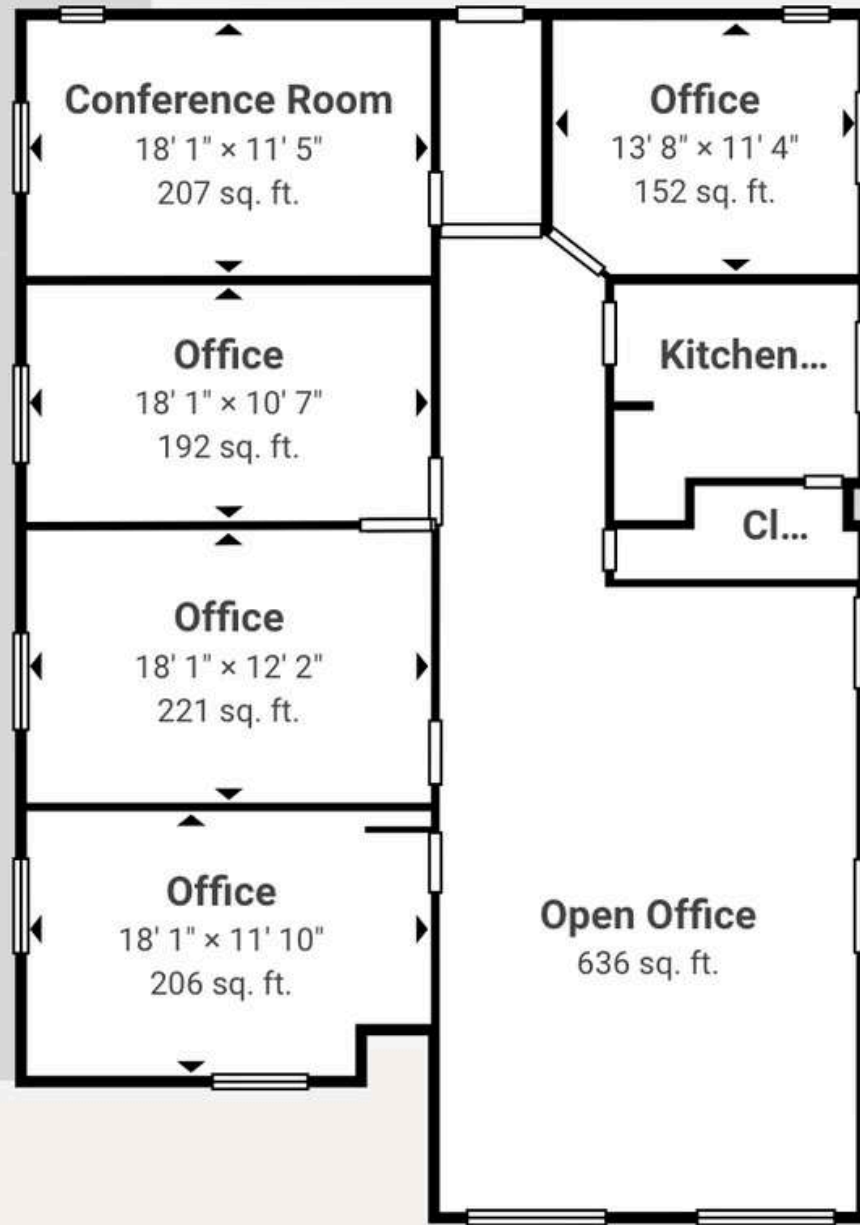




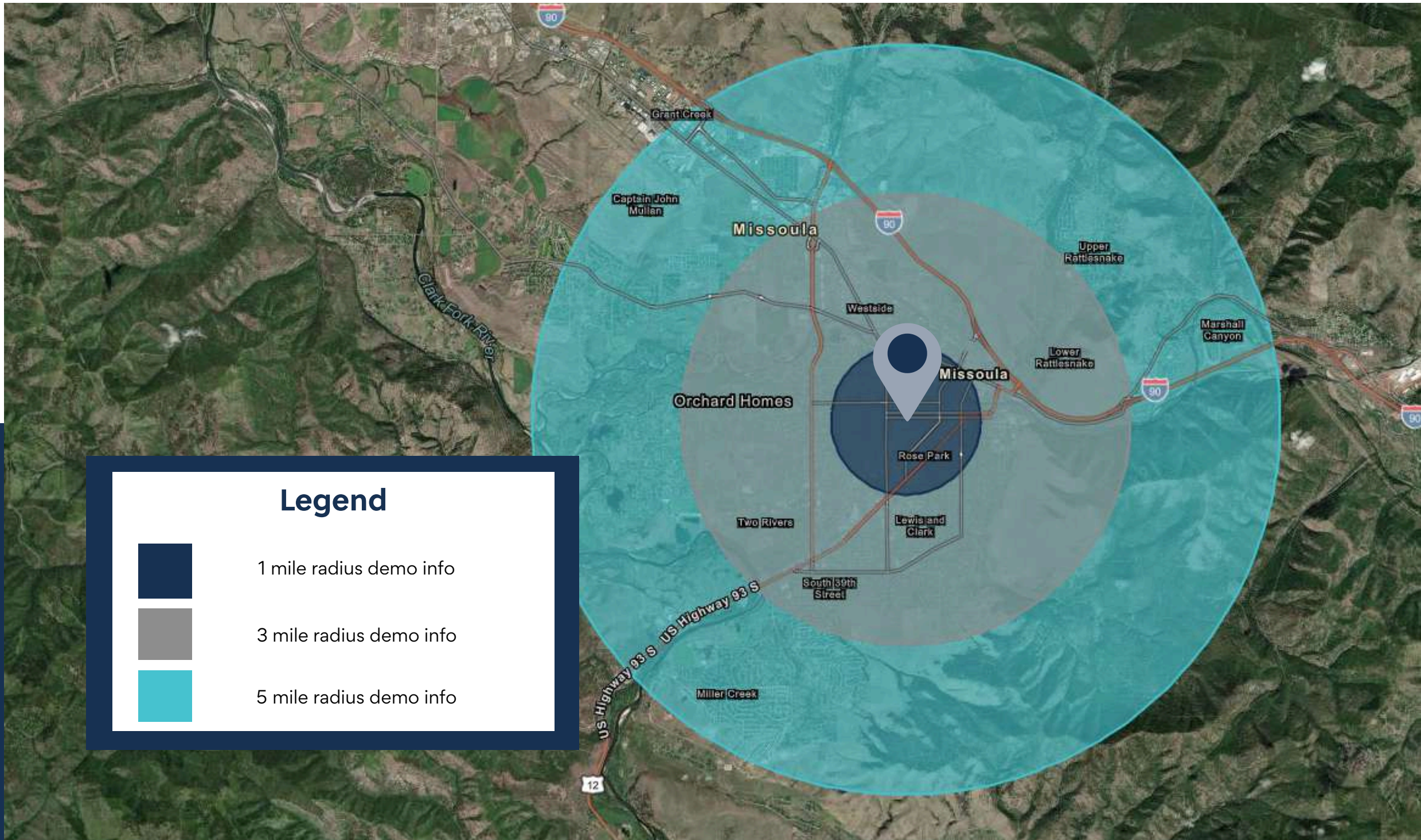




First Floor Plan



Second Floor Plan



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

Key Facts

KEY FACTS

1 mile

16,253

Population

35.0

Median Age



1.9

Average Household Size

\$60,443

Median Household Income

3,028

2023 Owner Occupied Housing Units (Esri)

5,249

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,419

Total Businesses



12,972

Total Employees

HOUSING STATS

1 mile



\$465,160

Median Home Value



\$7,342

Average Spent on Mortgage & Basics



\$1,003

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$200,000+ (4.5%)

1 mile

Indicator ▲	Value	Diff
<\$15,000	11.7%	+3.0%
\$15,000 - \$24,999	7.9%	+1.4%
\$25,000 - \$34,999	10.4%	+2.9%
\$35,000 - \$49,999	12.5%	+2.6%
\$50,000 - \$74,999	18.3%	+3.0%
\$75,000 - \$99,999	11.5%	-2.8%
\$100,000 - \$149,999	15.8%	-2.8%
\$150,000 - \$199,999	7.5%	-2.1%
\$200,000+	4.5%	-5.0%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59801 (Missoula)	Counties Missoula County	States Montana	United States of America
2022 Total Population	16,253	64,444	90,623	32,831	123,770	1,144,799	339,887,819
2022 Household Population	15,960	61,775	87,563	30,978	120,643	1,115,471	331,671,159
2022 Family Population	8,736	37,344	58,075	18,238	85,153	851,883	264,093,561
2027 Total Population	16,561	66,059	94,263	33,146	128,306	1,205,657	347,149,422
2027 Household Population	16,268	63,391	91,202	31,293	125,179	1,176,329	338,932,762
2027 Family Population	8,849	38,029	60,273	18,318	88,019	895,113	269,093,856

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$41,533	\$41,391	\$44,368
2022 Median Household Income	\$60,443	\$64,262	\$73,575
2022 Average Household Income	\$81,863	\$89,030	\$99,373
2027 Per Capita Income	\$46,563	\$46,531	\$50,069
2027 Median Household Income	\$67,667	\$74,389	\$82,794
2027 Average Household Income	\$91,121	\$99,358	\$111,534

Missoula Office Market Data | Q4 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

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	±48,000 SF
Completed 2025	±10,394 SF



Missoula Air Service

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

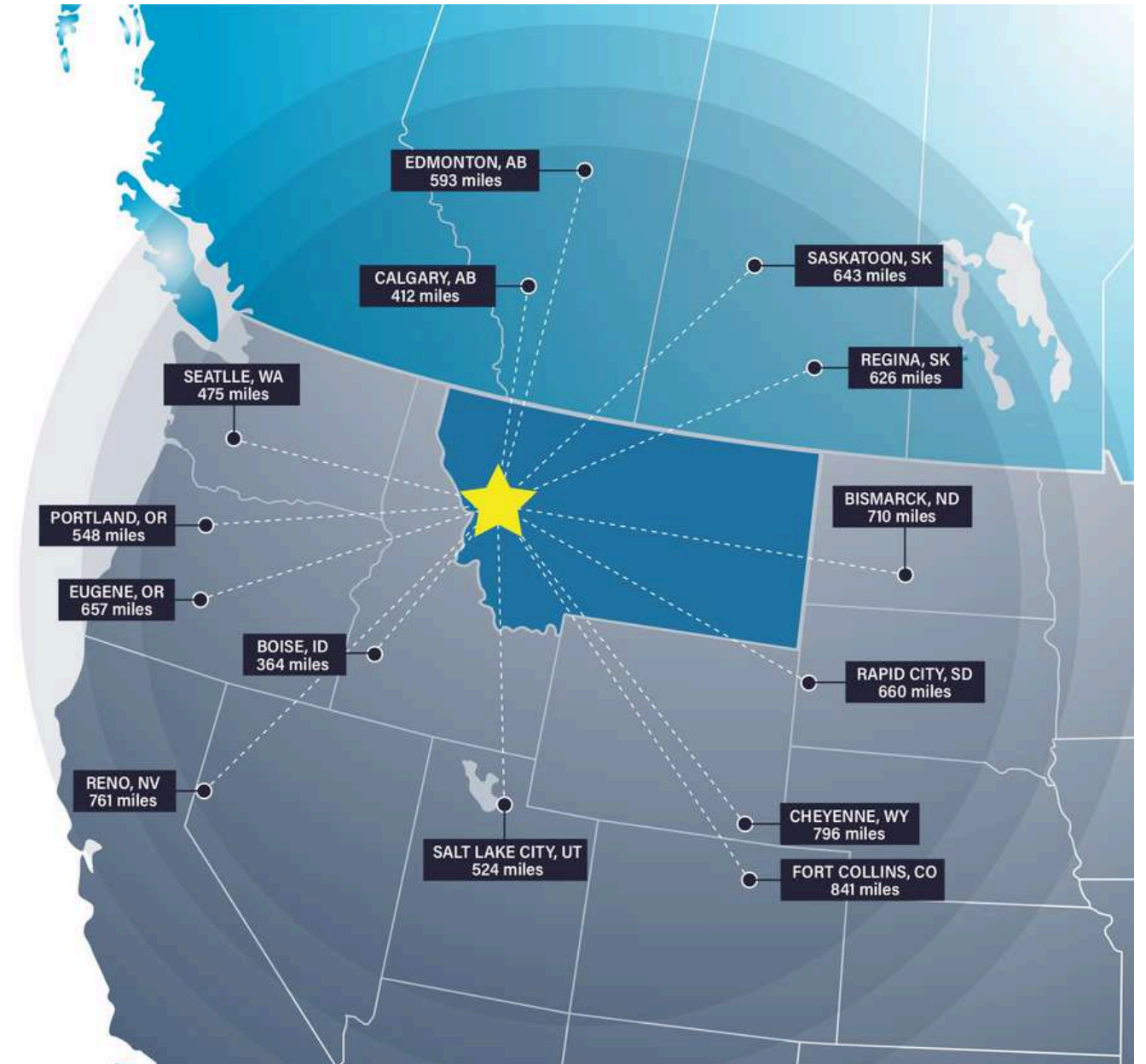


Missoula Access

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.



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

#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



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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