



SterlingCRE
ADVISORS

Flexible Midtown Office Condominium | For Sale

2300 Regent Street, Suite 105

Missoula, Montana

±983 SF | Office Condominium

Exclusively listed by:

Claire Matten, CCIM | SIOR

Claire@SterlingCREadvisors.com

406.360.3102



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present 2300 Regent Street, Suite 105, a prime opportunity to own a ±983 square foot office condominium located in the heart of Missoula Midtown. This professionally positioned suite offers exceptional visibility and accessibility at the heavily trafficked Brooks and Russell Street intersection, where over 26,000 vehicles pass daily. Ideally situated just steps from everyday conveniences, the property is within walking distance to Walgreens, Starbucks, and the well-known Tremper's Shopping Center—home to a variety of retail, dining, and service options that enhance the daily experience for both staff and clients.

Inside, the suite features a well-designed layout with two main rooms that can function as open workspaces or private offices, a bathroom, and a kitchenette. Ample natural light fills the space, creating a bright, welcoming atmosphere that supports a productive and comfortable work environment. The flexible floor plan allows for easy reconfiguration to suit a variety of professional or creative uses.

Midtown Missoula continues to be one of the city's most vibrant and growing areas, with a strong mix of residential, commercial, and retail developments. Its central location provides easy access to schools, neighborhoods, and major roadways, making it an ideal hub for businesses looking to attract both local and regional clientele. With nearby green spaces, ample amenities, and a walkable, well-connected environment, this location offers all the benefits of being at the heart of a thriving urban district.

Whether you're an owner-user or an investor seeking a well-positioned commercial asset, 2300 Regent Street delivers the right mix of functionality, visibility, and long-term value in one of Missoula's most active corridors.

Address	2300 Regent Street, Suite 105 Missoula, Montana
Purchase Price	\$349,000 (\$307.49/SF)
Property Type	Office; Condominium
Condo Square Footage	±983 SF (Usable) ±1,150 SF Ownership Interest
Year Built	2005
HOA Dues	\$2,586.12/YR (\$215.51 Monthly) Covers exterior maintenance, parking lot, landscaping, trash, water/sewer, common area repairs/maintenance, management and reserves
Buildout	Reception/lobby Open bullpen workspace Kitchenette In-suite restroom

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

2300 Regent Street, Suite 105

\$349,000 (\$307.49/SF)

Condo SF	±983 SF (Usable) ±1,150 SF Ownership Interest
Geocode	04-2200-28-3-04-12-7000
Year Built	2005
Zoning	U-MU3; City of Missoula
Access	Regent Street
Services	City Water & Sewer
Taxes	\$4,819.37 (2025)
HOA Dues	\$2,586.12/YR (\$215.51 Monthly)
Parking	On-Site Surface Parking
Traffic Count	±4,316 VPD (AADT 2024)





Located in Midtown Missoula with easy access to downtown and the University of Montana.



Well-maintained building occupied by professional services.



Permissive neighborhood commercial (U-MU3) zoning



Convenient on-site parking for both customers and employees



Turnkey space demised into reception area, office, restroom and a kitchenette.

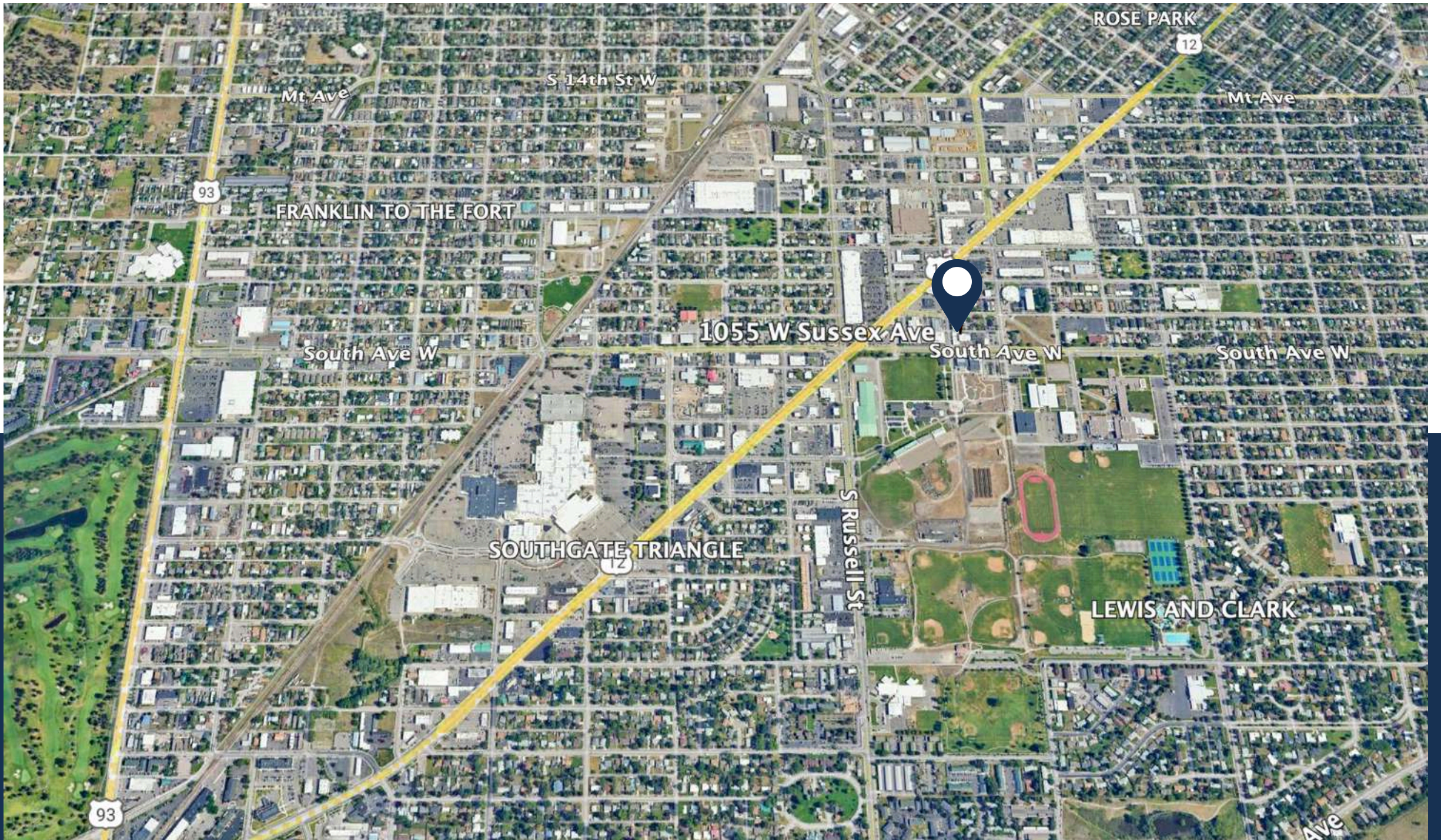
LOCATION



SterlingCRE
ADVISORS



Image Courtesy of Google Earth



Locator Map



HOTELS

RETAILERS

OFFICE FURNITURE OUTLET

ROSAUERS
SUPERMARKETS

COMMUNITY FirstCare
The BOOK EXCHANGE
Albertsons
ACE Hardware
FedEx

SOUTH AVE W/E6,677 AADT

BROOKS STREET E23,672 AADT

STEPHENS AVENUE

WinCo
FOODS
Western Union WU

US
FOODS

HOLLISTER ● sunglass hut
CHICO'S ● ATHLETA
AMERICAN EAGLE aerie
böhme verizon AMC THEATRES
Dillard's cricket FAMOUS footwear
TEXAS H&M MUSTARD SEED

HOBBY LOBBY
TEXAS

MISSOULA COUNTY PUBLIC SCHOOLS
Forward Thinking, High Achieving

WORLD MARKET
B&W SINCE 1917

Wendy's

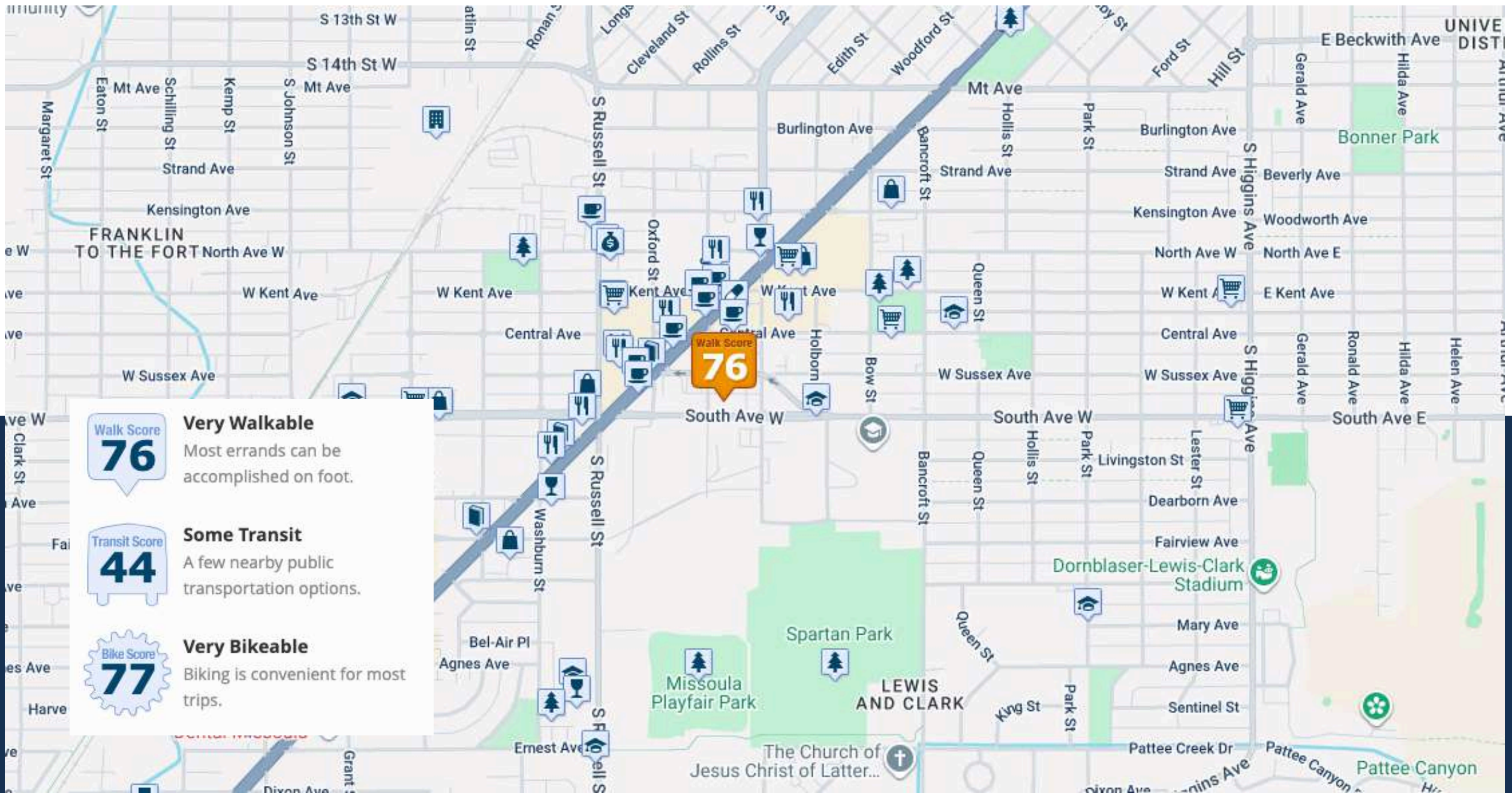
DQ TOP SHELF Botanicals Zentrlogy Massage & Wellness
novus glass THE MONTANA CLUB
Repair & Replacement
Tires LES SCHWAB
DOLLAR TREE

BROOKS ST.
MOTOR INN

RUSSELL ELEMENTARY SCHOOL
Forward Thinking, High Achieving

S RUSSELL ST E16,163 AADT

Retailer Map



Walk Score
76

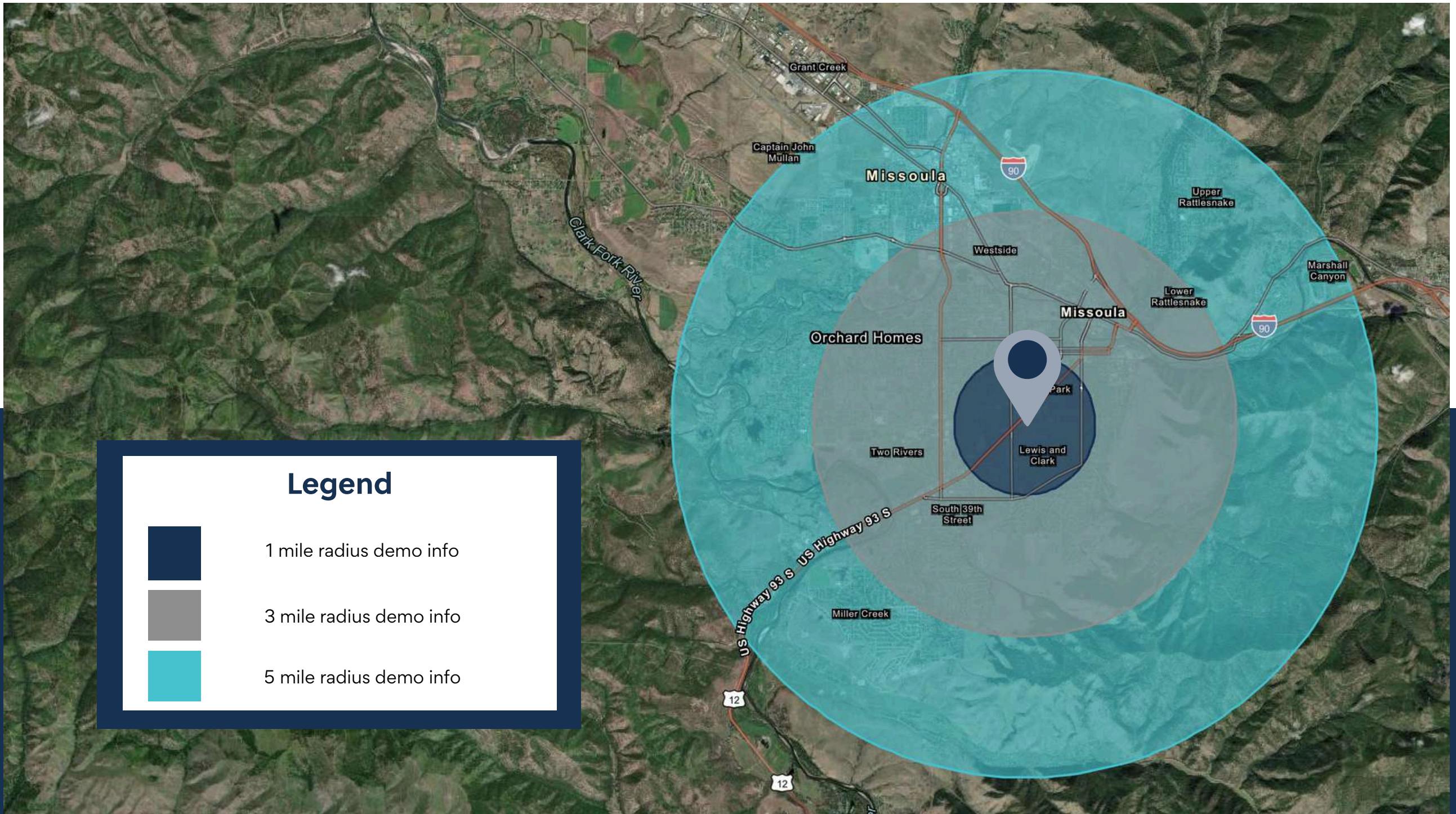
Very Walkable
Most errands can be accomplished on foot.

Transit Score
44

Some Transit
A few nearby public transportation options.

Bike Score
77

Very Bikeable
Biking is convenient for most trips.



Legend



1 mile radius demo info

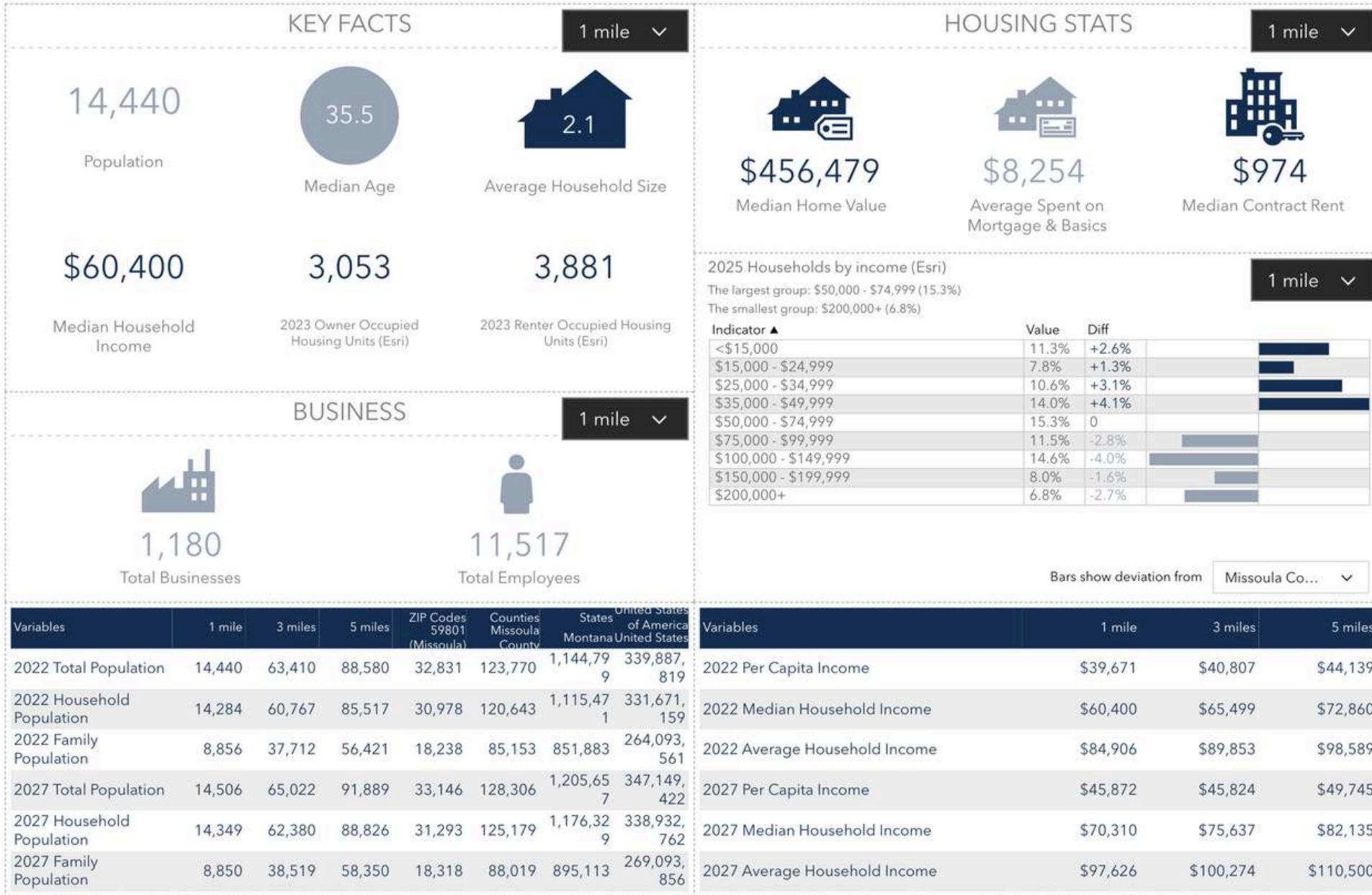


3 mile radius demo info



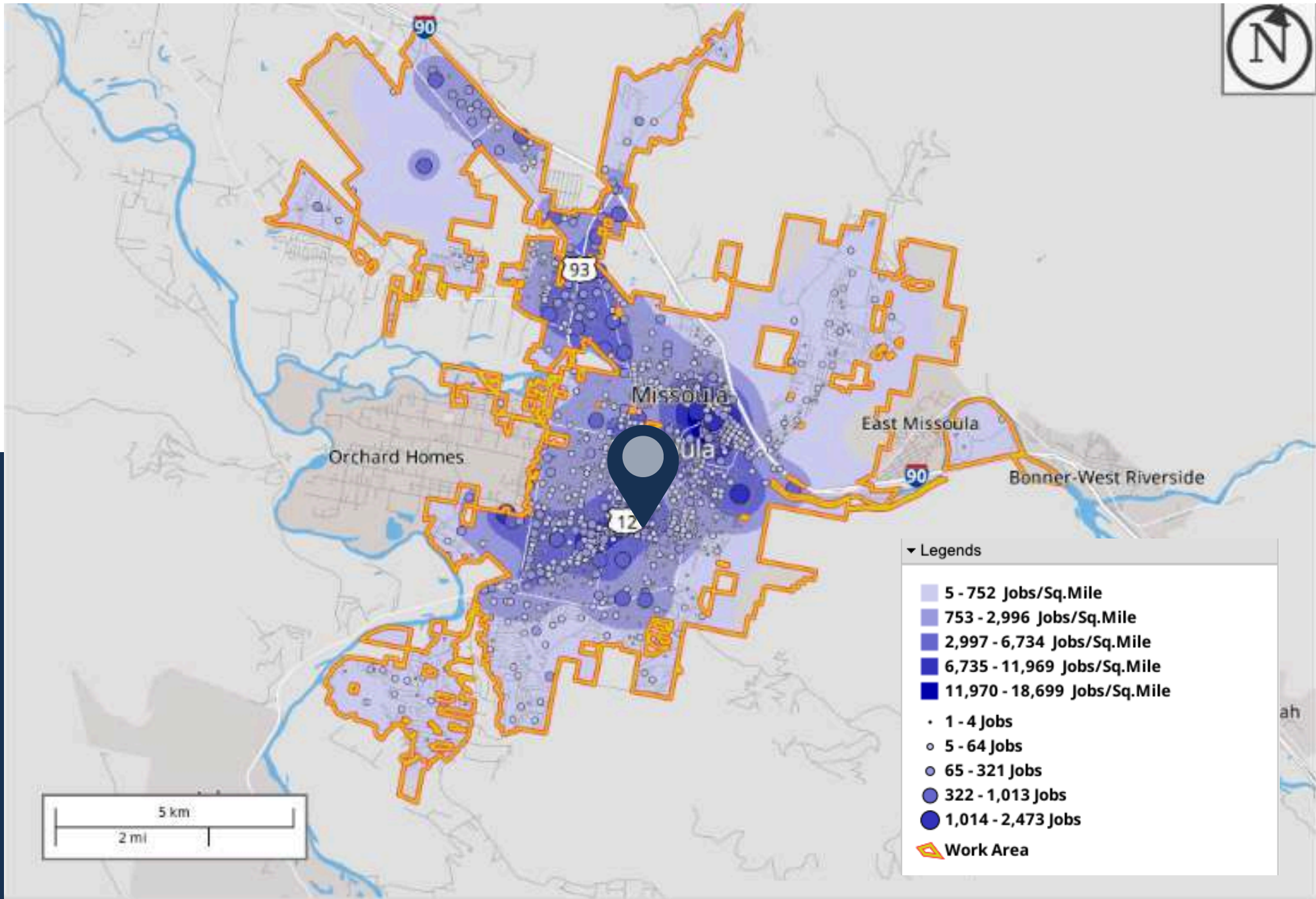
5 mile radius demo info

Key Facts



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.

© 2025 Esri



Area Employment Heat Map

PROPERTY DETAILS

REGENT
PLACE

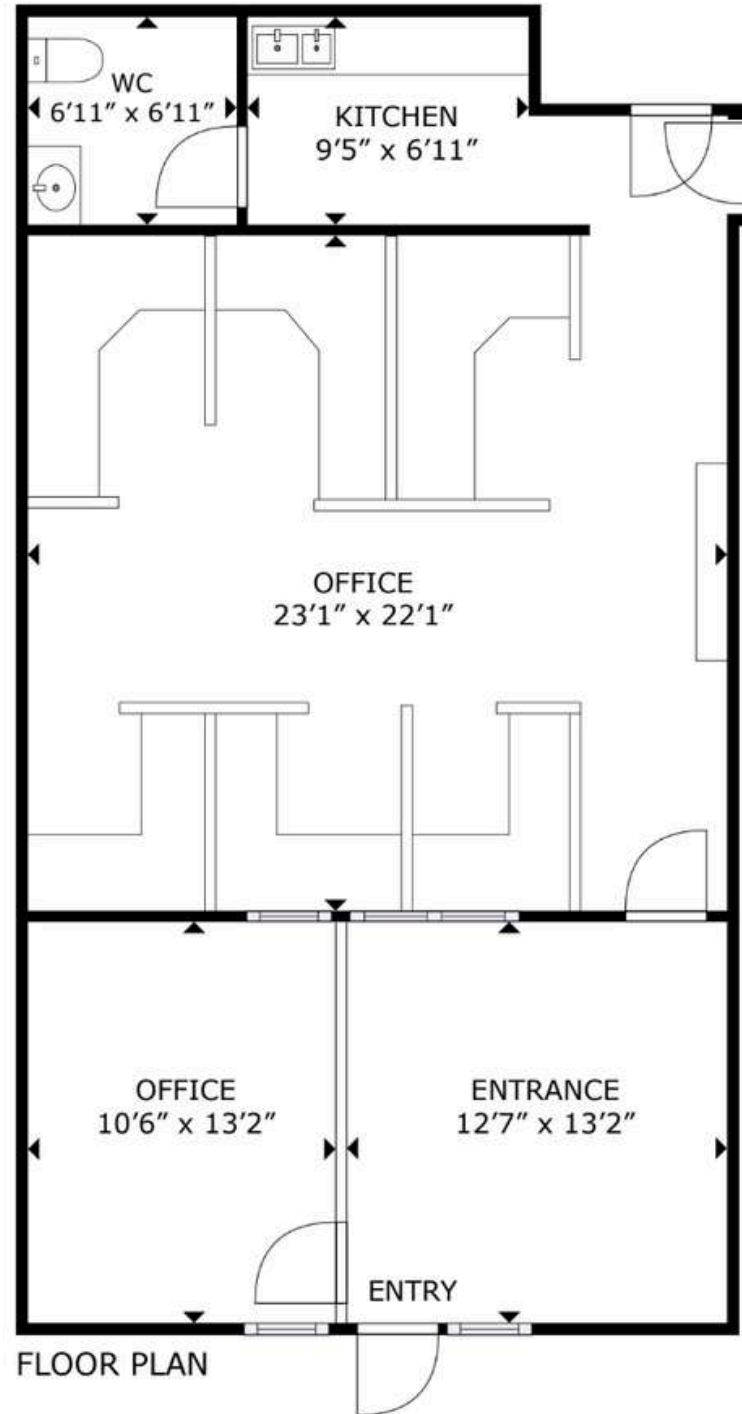
2300



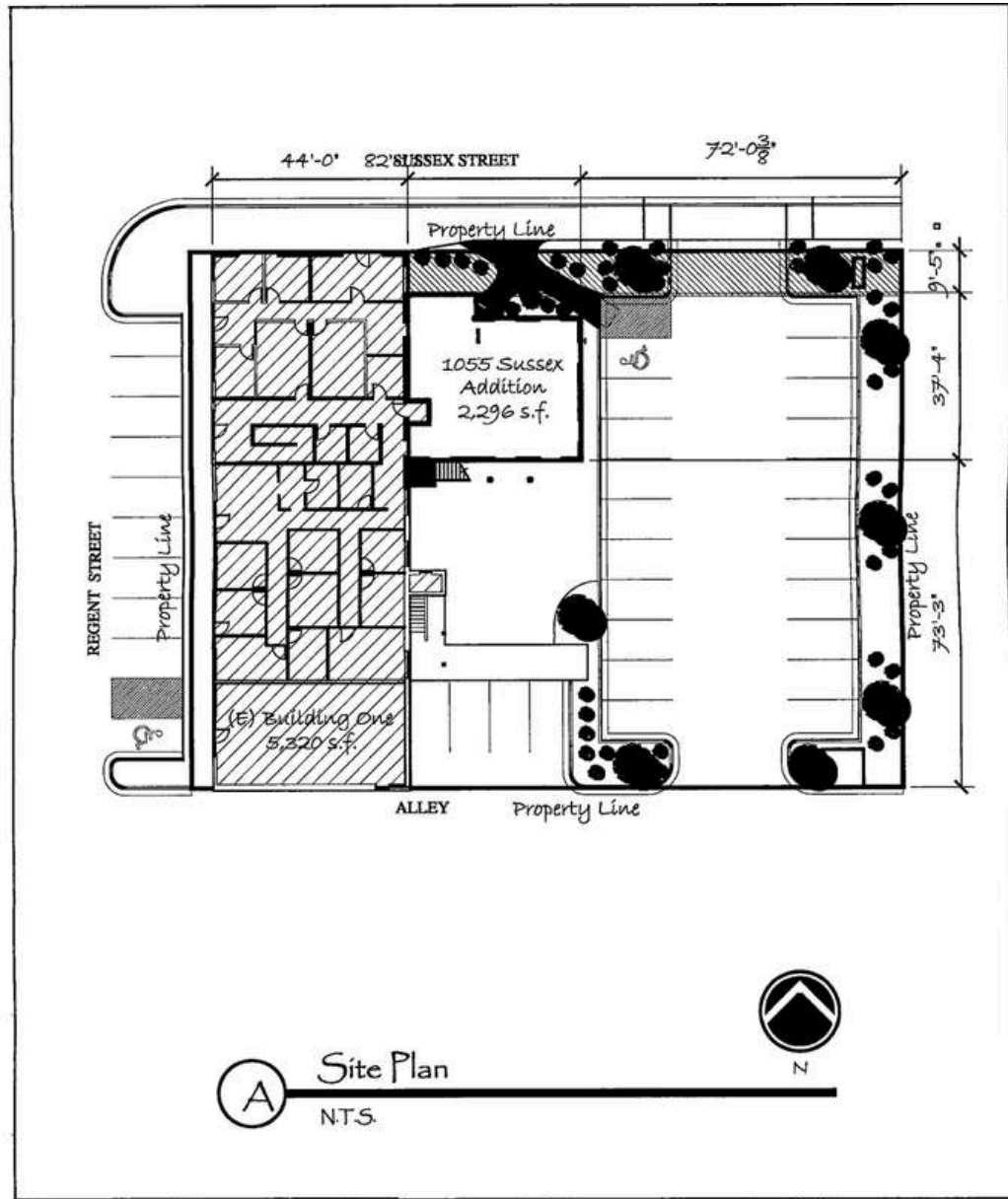
SterlingCRE
ADVISORS







FLOOR PLAN



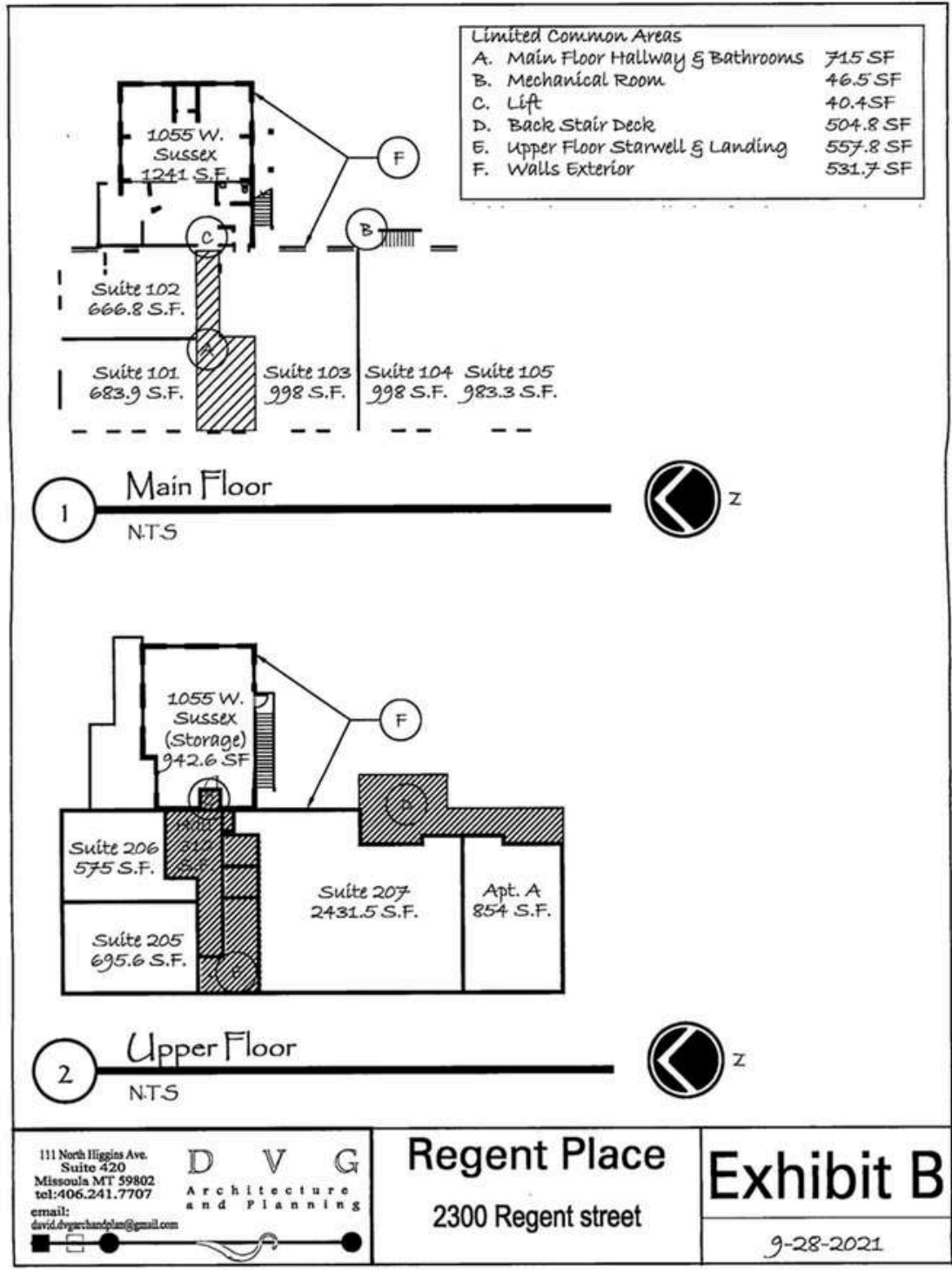
111 North Higgins Ave.
Suite 420
Missoula MT 59802
tel. 406.241.7707
email:
david.dvgarchitects@gmail.com



Regent Place
2300 Regent street

Exhibit A

6-15-2015



111 North Higgins Ave.
Suite 420
Missoula MT 59802
tel:406.241.7707
email:
david.dv@archandplan@gmail.com

D V G
Architecture
and Planning

Regent Place
2300 Regent street

Exhibit B

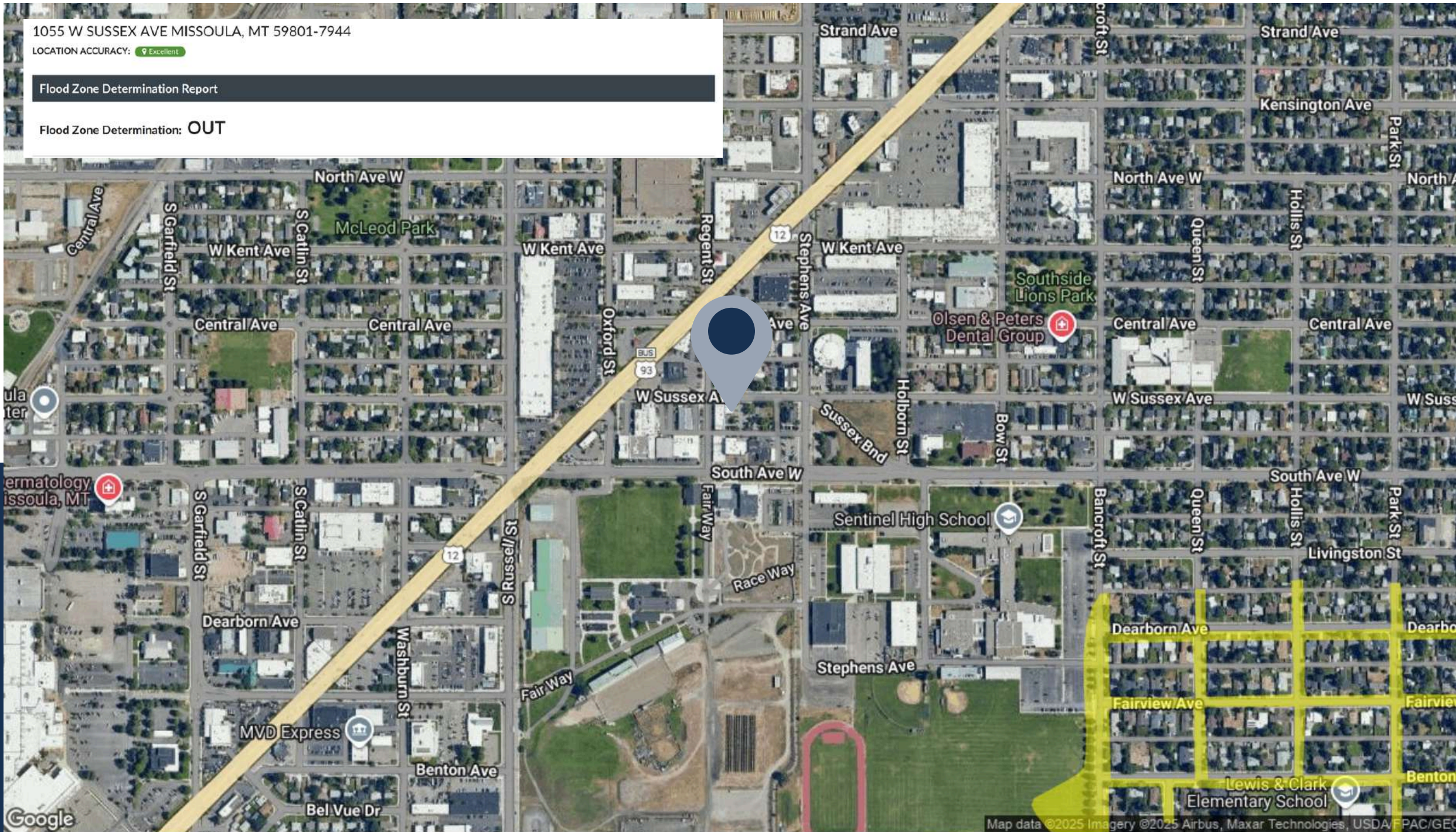
9-28-2021

1055 W SUSSEX AVE MISSOULA, MT 59801-7944

LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**



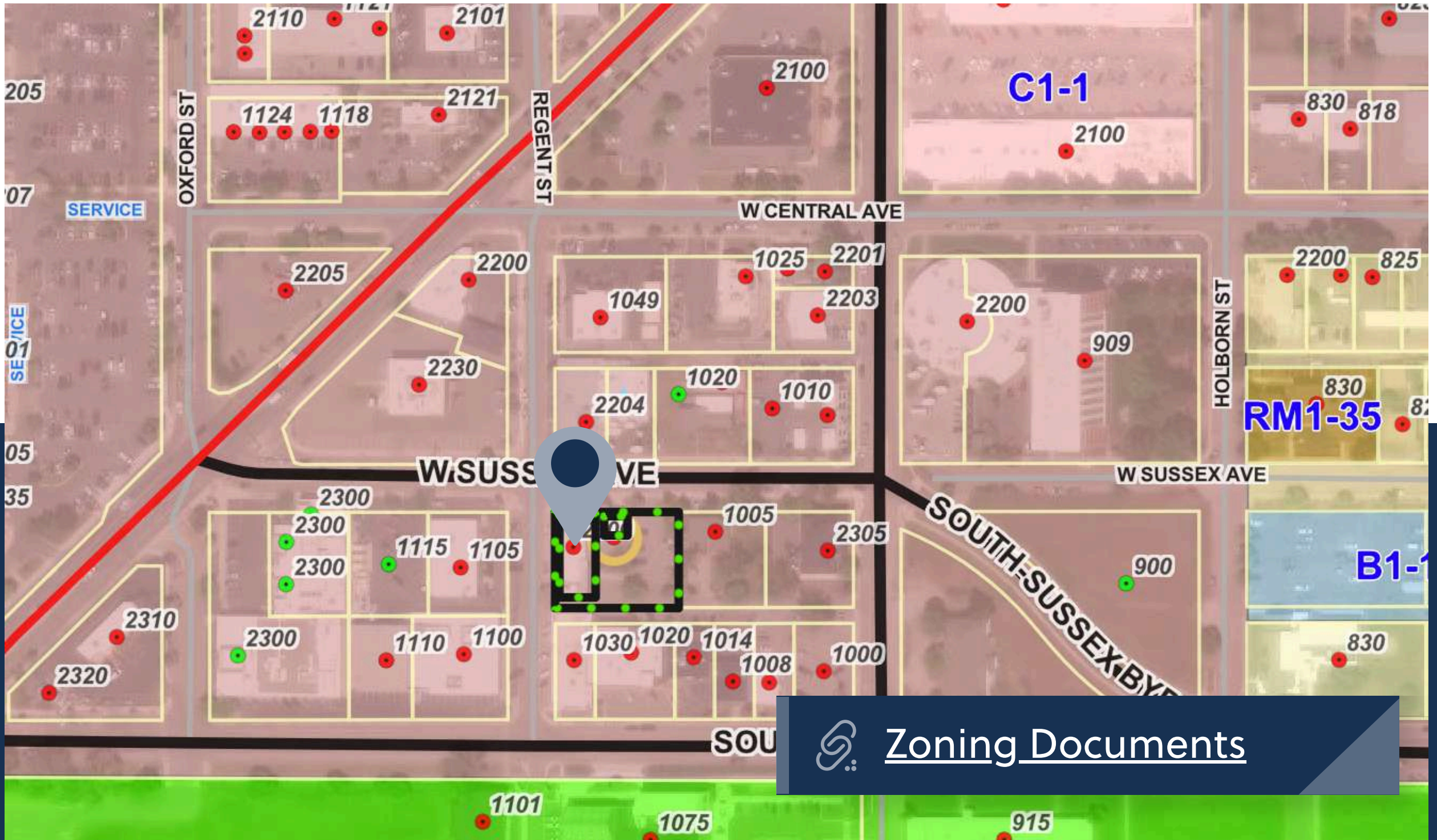
Flood Zones: ■ X500 or B Zone ■ A Zone ■ V Zone ■ D Zone Floodway CBRA

Flood Plain

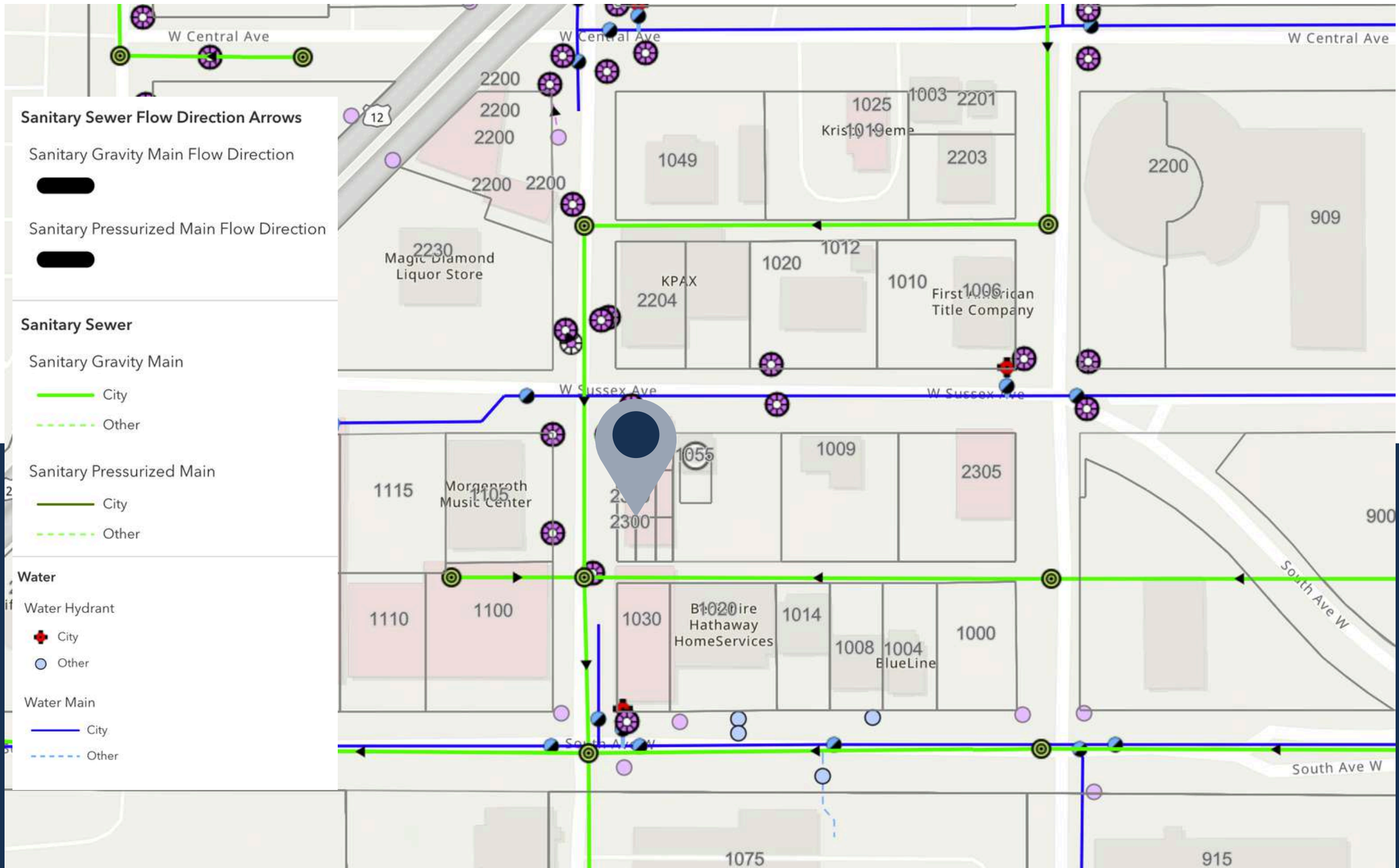


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
114	Urban land	1.5	100.0%
Totals for Area of Interest		1.5	100.0%



 [Zoning Documents](#)



MARKET OVERVIEW



SterlingCRE
ADVISORS

Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Lease Rate	\$18.19	\$20.15	10.78%	↑
Downtown Average Lease Rate	\$19.65	\$20.99	6.82%	↑
NNN Average	\$6.38	\$7.50	17.55%	↑
County Vacancy	6.39%	7.81%	1.42%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.2024	T12 Ending 6.30.2025	Change	
County Average Sale Price PSF	\$224.70	\$295.92	31.70%	↑
Condominium Average Sale Price PSF	\$174.61	\$331.91	90.09%	↑
Freestanding Average Sale Price SF	\$274.79	\$280.96	2.25%	↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±13,101 SF
Permitting	±5,000 SF
Planning	±44,000 SF
Completed 2024	±0 SF



Missoula Air Service

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

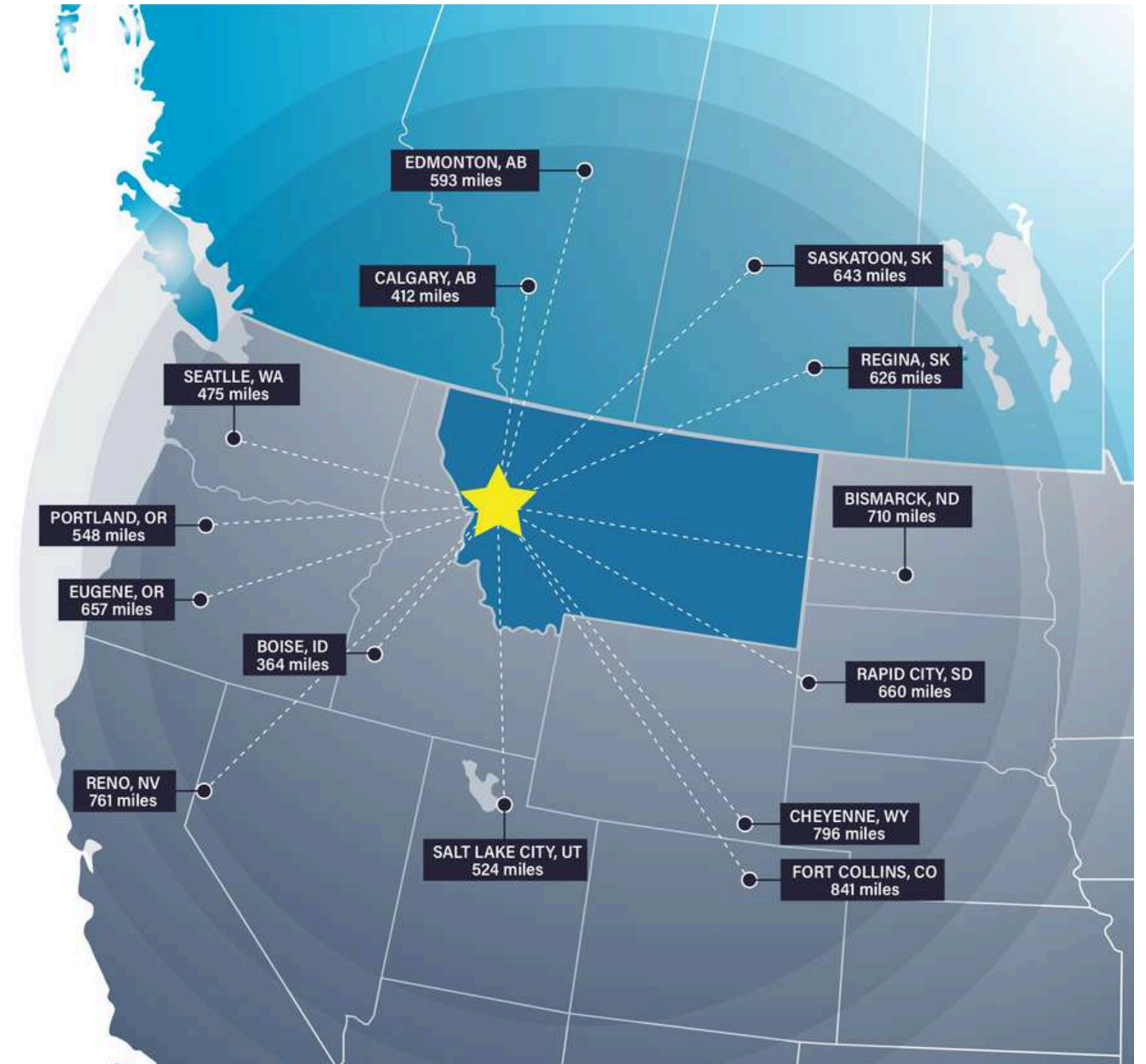


Missoula Access

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.



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+ 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



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



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.

Disclaimer & Limiting Conditions

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.