



SterlingCRE
ADVISORS

Turnkey Office Opportunity on West Broadway

2605 West Broadway
Missoula, Montana

±4,500 SF | Professional Office | Sublease

Exclusively listed by:

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Opportunity Overview

Located along a high-visibility corridor just minutes from downtown Missoula and I-90, 2605 West Broadway offers a functional and professional office environment with a blend of private offices and collaborative workspace.

This ±4,500 square foot suite includes 12 private offices, a welcoming reception area, conference room, full kitchen, breakroom, and ADA-accessible restrooms. Natural light fills many of the offices, enhancing the workspace environment.

Positioned adjacent to Murdoch's and Gull Boats & RV, the property provides on-site parking and excellent access to North Reserve, Russell Street, and the Missoula International Airport, just three miles west. A wide variety of nearby hotels, restaurants, and retail amenities further support businesses operating from this location.



Address	2605 West Broadway Missoula, MT 59808
Property Type	Office/Sublease
Lease Rate	\$22.00/SF/YR (Modified Gross)
Total Square Feet	± 4,500 Square Feet
Private Office Count	Twelve (12)

Interactive Links

 [Link to Listing](#)

 [Street View](#)

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



Property Details

Address	2605 West Broadway Missoula, MT 59808
Property Type	Office
Total SF	±4,500 Square Feet
Services	City Water & Sewer
Access	West Broadway
Zoning	M1R-2
Geocode	04-2200-17-2-10-03-0000
Private Office Count	Twelve (12)
Traffic Count	±22,102 VPD (AADT; Broadway/btwn Maple & Birch)
Year Built	1993
Parking	Paved Surface Parking





Established Business Area – Situated in a well-known commercial corridor



Functional Layout – Includes reception, 12 private offices, conference room, full kitchen, and breakroom



Prime Location – Conveniently located with quick access to I-90 and downtown Missoula



On-Site Parking – Ample parking available for tenants and visitors



ADA Accessible – Ramp and accessible restroom for inclusive access





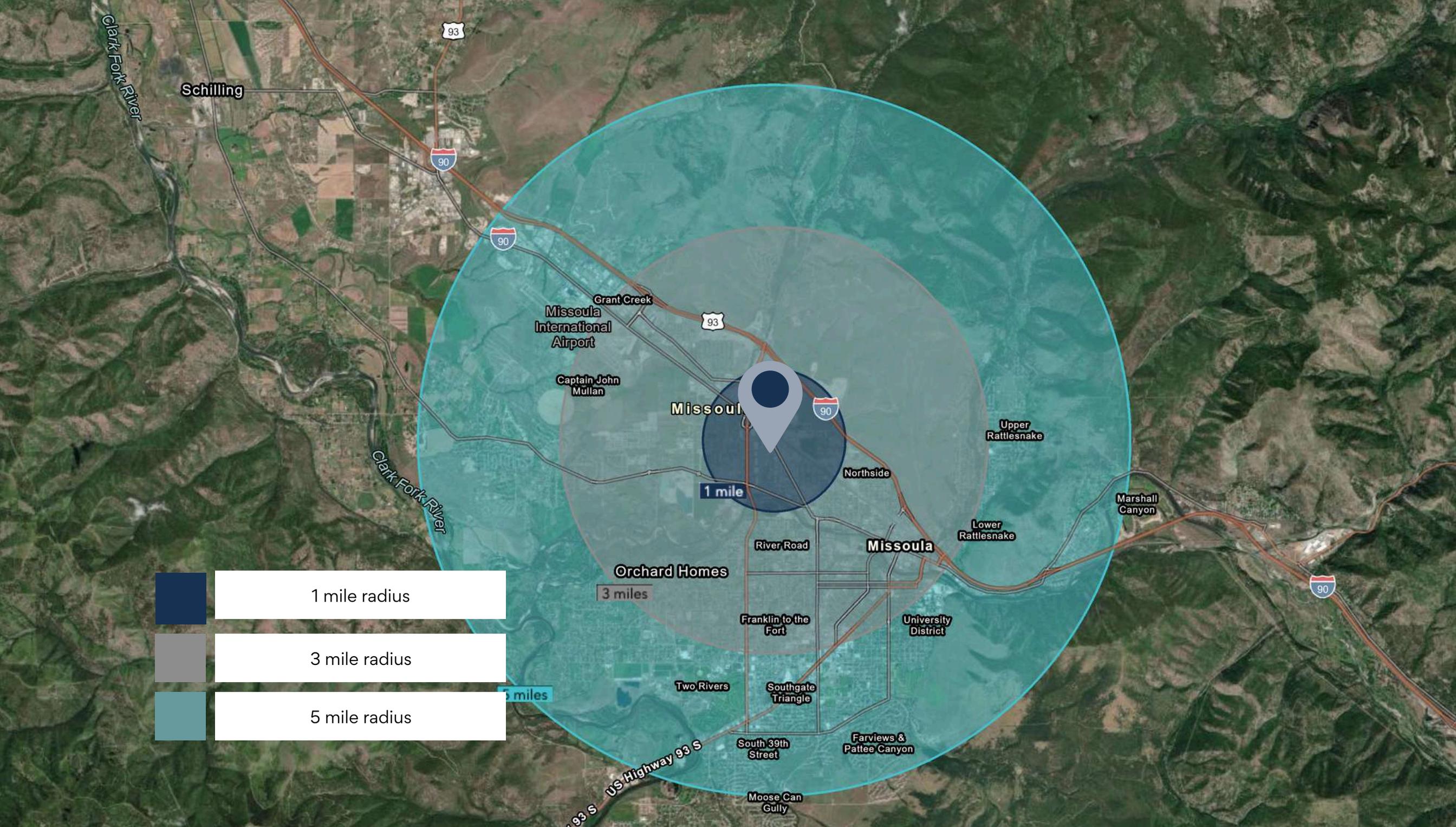
Retailer Map







2605 West Broadway Floorplans



-  1 mile radius
-  3 mile radius
-  5 mile radius

KEY FACTS

3 miles

48,102

Population



Median Age



Average Household Size

\$58,349

Median Household Income

9,897

2023 Owner Occupied Housing Units (Esri)

13,379

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



3,452

Total Businesses



39,196

Total Employees

HOUSING STATS

3 miles



\$439,312

Median Home Value



\$8,287

Average Spent on Mortgage & Basics



\$954

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.8%)

The smallest group: \$150,000 - \$199,999 (5.0%)

3 miles

Indicator ▲	Value	Diff
<\$15,000	8.9%	+1.7%
\$15,000 - \$24,999	8.4%	+1.5%
\$25,000 - \$34,999	8.3%	+1.7%
\$35,000 - \$49,999	17.8%	+2.7%
\$50,000 - \$74,999	15.9%	+0.4%
\$75,000 - \$99,999	16.4%	-0.4%
\$100,000 - \$149,999	13.7%	-2.4%
\$150,000 - \$199,999	5.0%	-1.8%
\$200,000+	5.6%	-3.4%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	6,396	48,102	84,960
2022 Household Population	6,125	47,046	81,953
2022 Family Population	3,026	28,348	53,557
2027 Total Population	6,940	51,022	88,755
2027 Household Population	6,669	49,966	85,748
2027 Family Population	3,273	30,126	55,882

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$39,695	\$39,468	\$40,683
2022 Median Household Income	\$51,277	\$58,349	\$64,019
2022 Average Household Income	\$73,945	\$82,373	\$90,590
2027 Per Capita Income	\$47,960	\$47,273	\$48,724
2027 Median Household Income	\$60,841	\$74,074	\$78,471
2027 Average Household Income	\$88,696	\$98,202	\$107,688

Missoula Office Market Data | Q3 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Lease Rate	\$18.00	\$19.21	6.72%	↑
Downtown Average Lease Rate	\$19.51	\$20.67	5.95%	↑
NNN Average	\$6.33	\$7.80	23.22%	↑
County Vacancy	7.25%	7.32%	0.07%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 9.30.2024	T12 Ending 9.30.2025	Change	
County Average Sale Price PSF	\$207.06	\$303.44	46.55%	↑
Condominium Average Sale Price PSF	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF	\$228.70	\$282.43	23.49%	↑

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	±6,000 SF
Completed 2025	±10,394 SF



Missoula Air Service

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

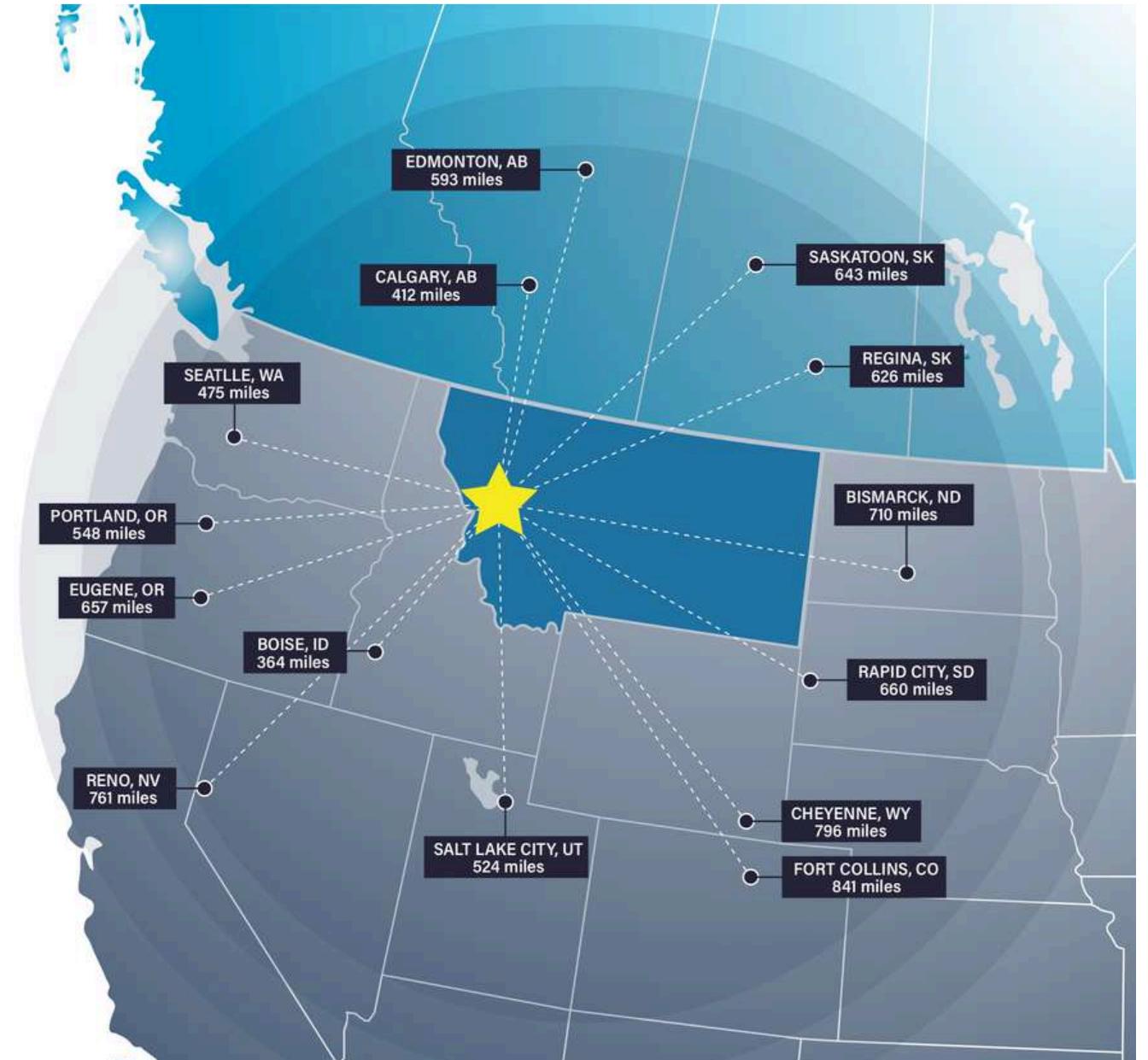


Missoula Access

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



#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



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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