



**SterlingCRE**  
A D V I S O R S

## Professional Office Suites

700 SW Higgins Avenue  
Missoula, Montana

Highly Visible | Office Suite Available

Exclusively listed by:

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# Opportunity Overview

Welcome to 700 SW Higgins Avenue, a prime professional office building nestled in Missoula's vibrant Lewis & Clark Neighborhood. The building boasts a modern atrium just inside the main entrance that floods the space with natural light, creating a welcoming environment for tenants and visitors alike.

Suite 113 is accessed via an interior door inside the main building. Spanning  $\pm 1,802$  SF, it's the perfect canvas to create your ideal workspace.

Suite 101 is accessed via an interior door inside the main building. Spanning  $\pm 4,827$  SF, this Suite features an inviting waiting/reception area, (13) offices, (1) breakroom, (1) in-suite restroom, and a detached conference room.

Parking is abundant and convenient, ensuring easy access for employees and clients. 700 SW Higgins Avenue provides the ideal backdrop for success in Missoula's thriving business community.



<b>Address</b>	700 SW Higgins Avenue
<b>Property Type</b>	Office
<b>List Rate</b>	\$19.00/SF NNN
<b>Estimated NNN</b>	$\pm$ \$7.50/SF
<b>Total Building Square Footage</b>	$\pm$ 49,454 Square Feet



# Interactive Links

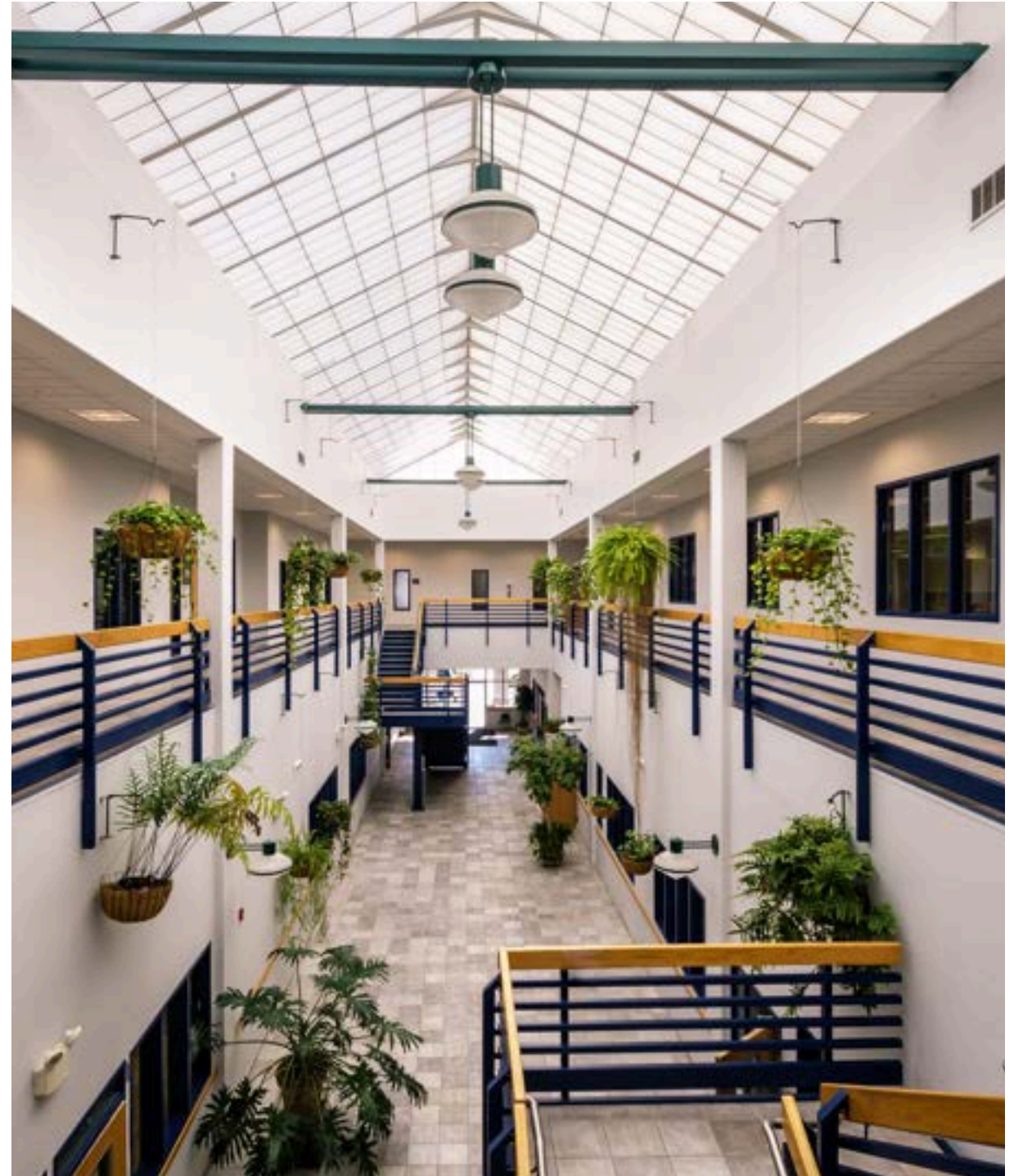
 [Link to Listing](#)

 [Street View](#)

 [3D Tour \(Unit 113\)](#)

 [3D Tour \(Unit 101\)](#)

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



Interactive Links

# Property Details

<b>Address</b>	700 SW Higgins Avenue
<b>Property Type</b>	Office
<b>Year Built</b>	1997 (Renovated 2006)
<b>Access</b>	SW Higgins Avenue
<b>Zoning</b>	C1-4 (Neighborhood Commercial)
<b>Traffic Count</b>	± 10,190 (AADT 2023)
<b>Parking</b>	Large dedicated parking lot

**Office(s) Available**  
Suite 113: -±1,802 SF  
Suite 101: ±4,827 SF







**High visibility location with signage**



**ADA accessible building**



**Easy access location on SW Higgins Avenue -  
within the Lewis & Clark area**



**Dedicated parking lot**



**Located in proximity to bustling commerce area**



# Professional Office Space(s) for Lease

This prime professional office building is nestled within Missoula's vibrant Lewis & Clark Neighborhood. Featuring a high-visibility location with signage available along SW Higgins Avenue, as well as ADA accessibility, and easy access with dedicated, ample parking for employees and clients alike.



700 SW Higgins Avenue

SW Higgins Avenue ±10,190 AADT (2023)

Boundary Lines are approximate





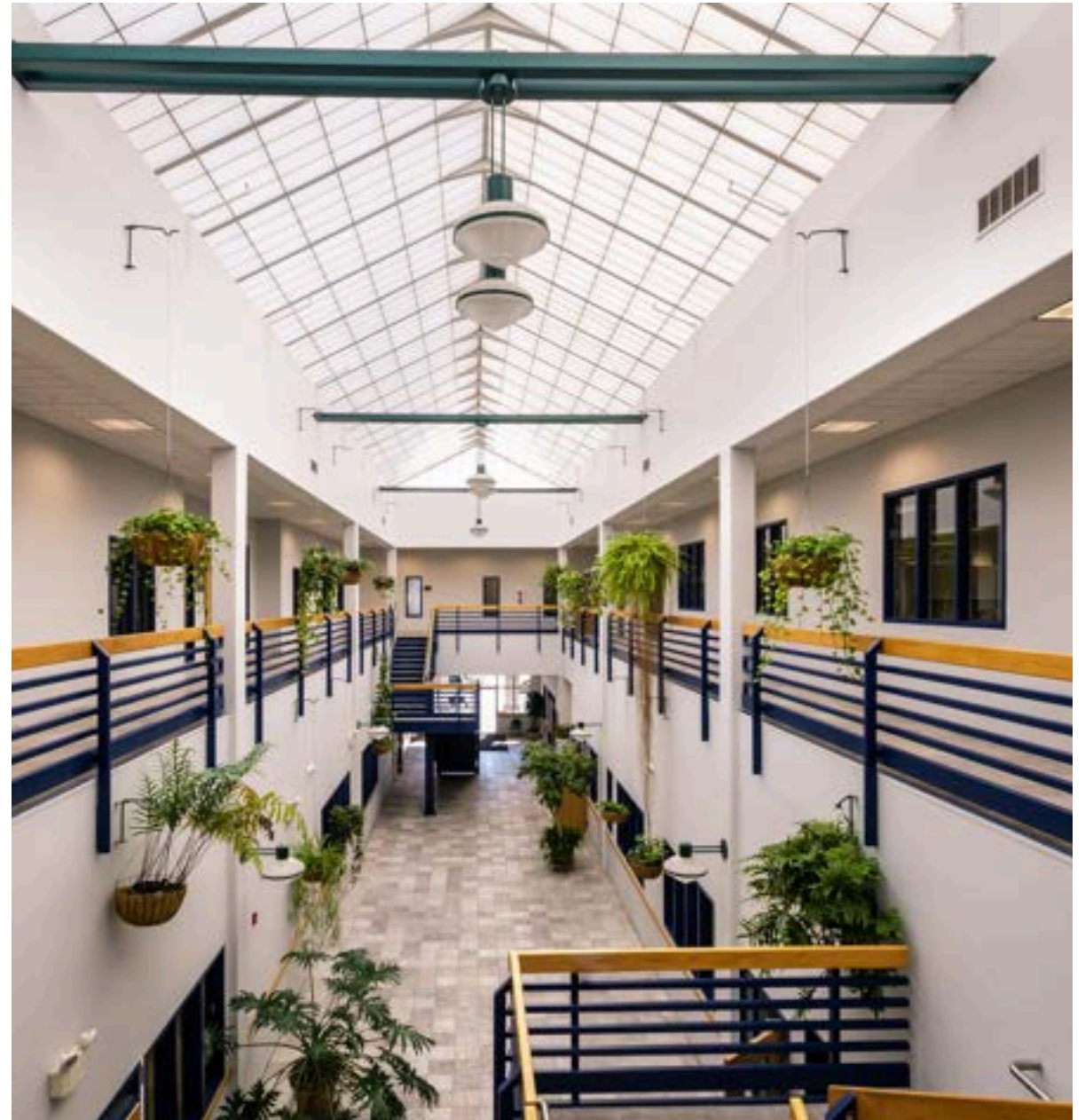
700 SW Higgins Avenue

Retailer Map





Building Main Entry



Atrium





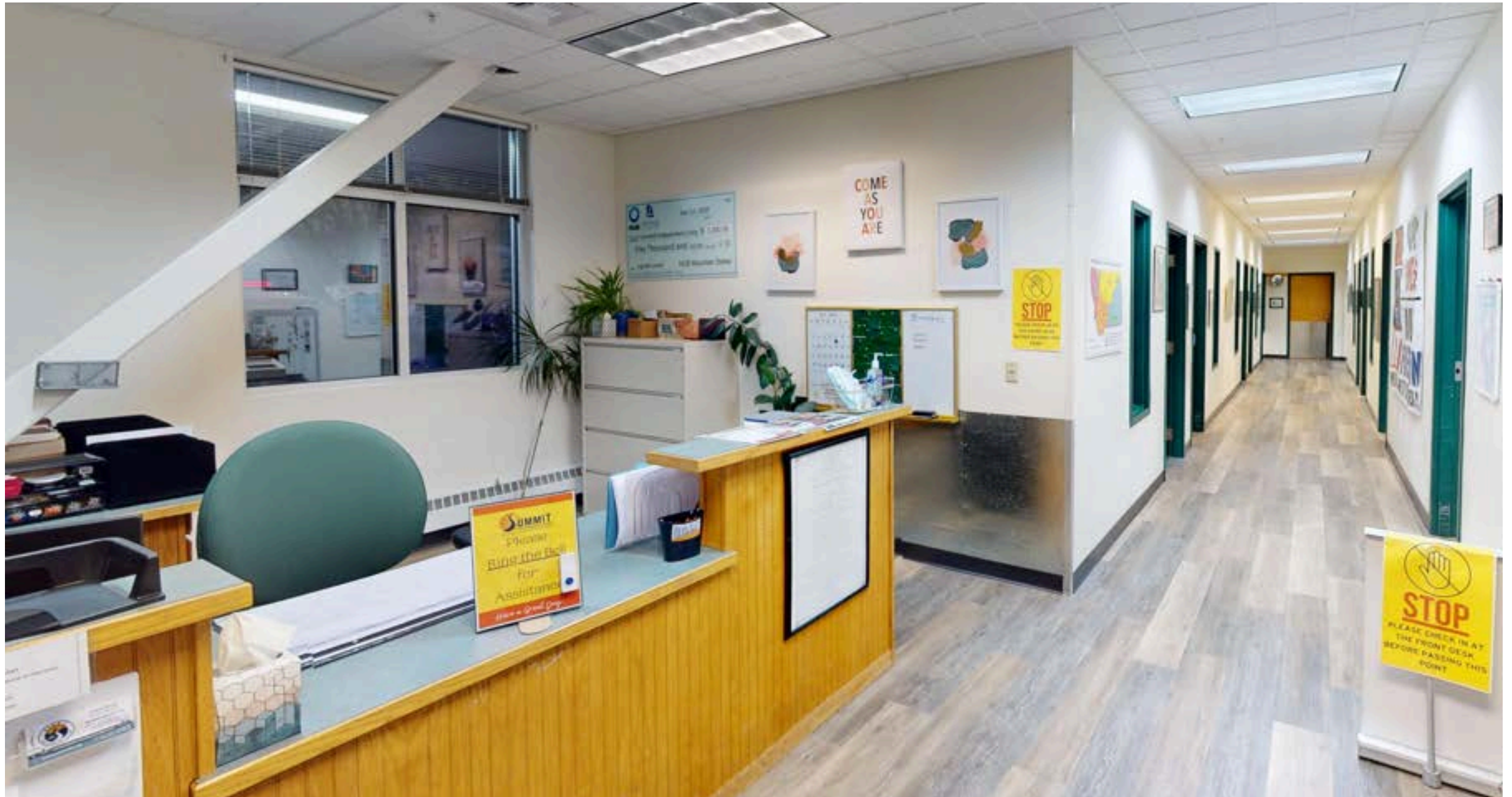
Unit 113





Unit 113





Unit 101





Unit 101





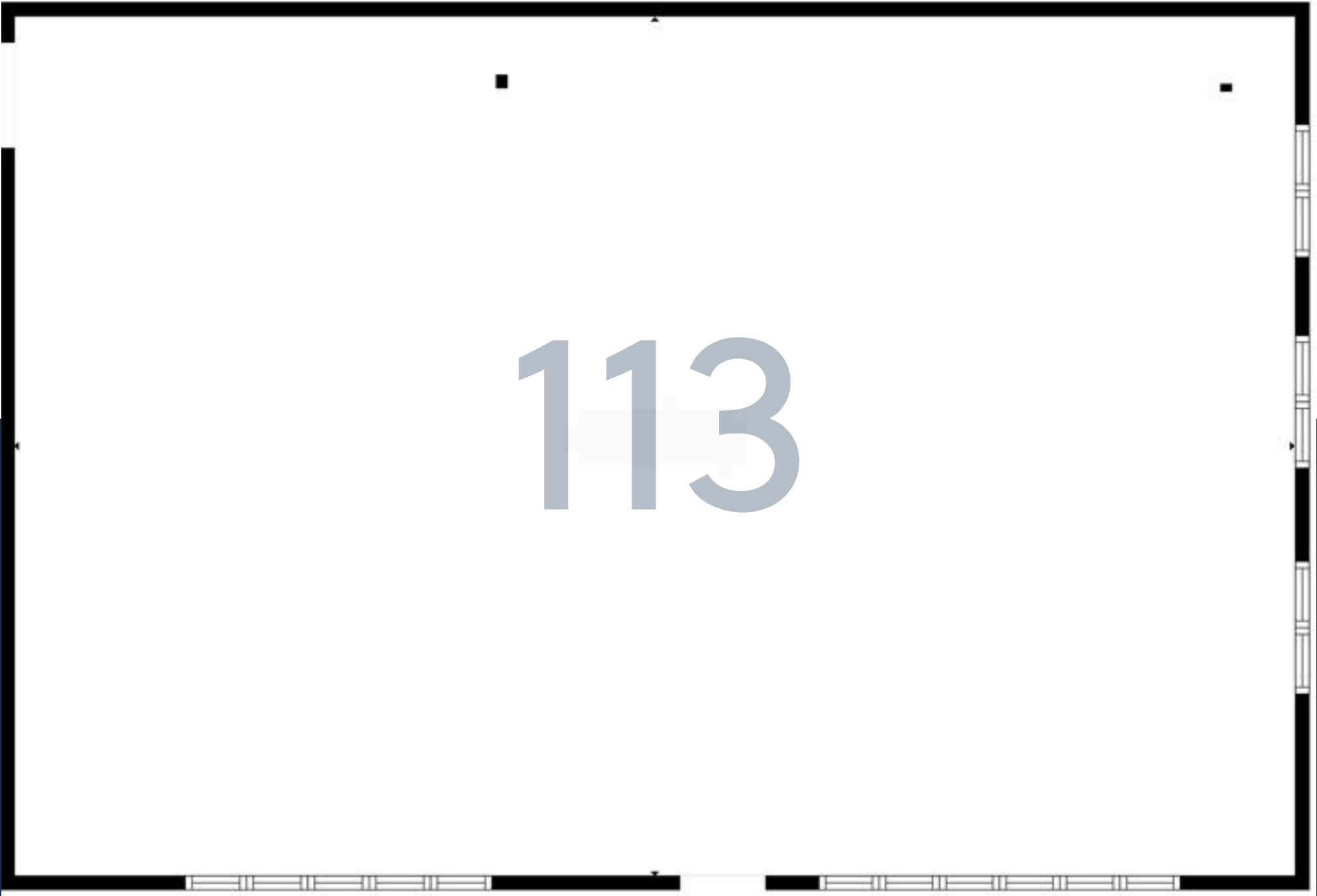
Unit 101





Unit 101 - Detached Conference Room

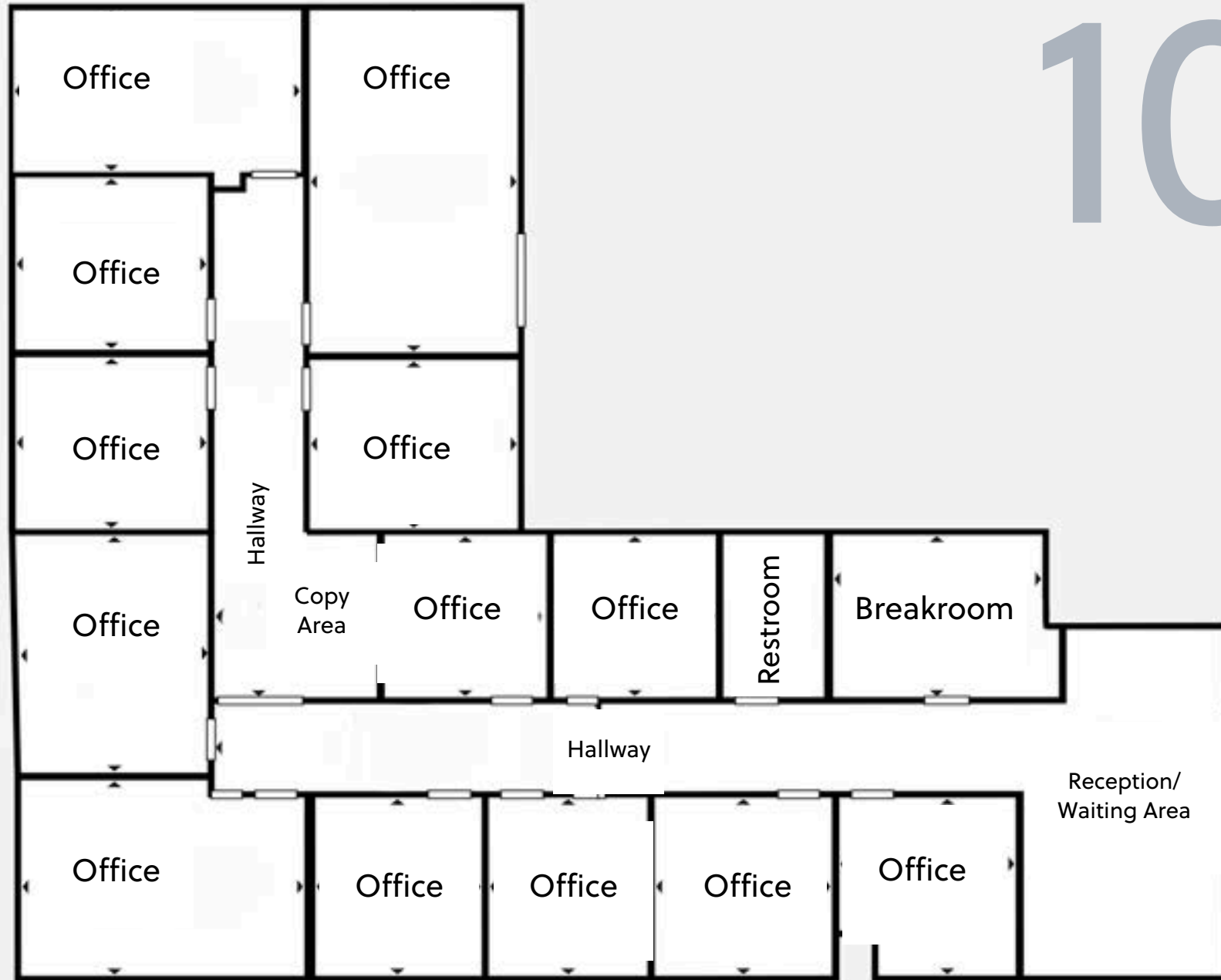




113



# 101



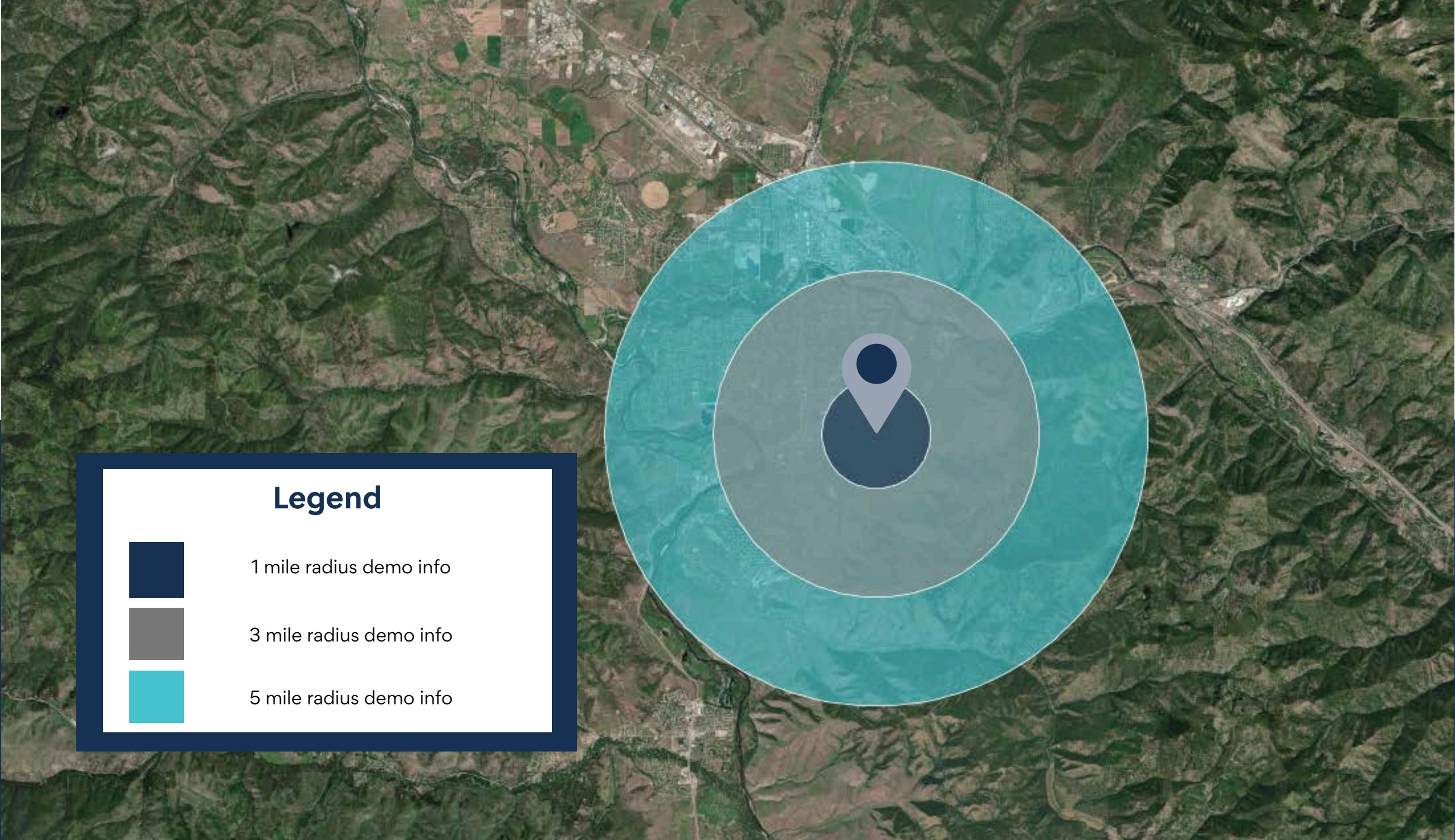


A minimalist floor plan of a conference room. The room is represented by a large white rectangle with a thick black border. In the center of the room, the number '101' is displayed in a large, light blue, sans-serif font. Below the number, the words 'Conference Room' are written in a smaller, light blue, sans-serif font. The room is set against a light gray background, which is itself centered on a dark blue background. There are small black dots on the left and right sides of the room's border, possibly representing door handles or wall outlets. A small white horizontal bar is located at the top center of the room's border.

101

Conference Room





**Legend**



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



## KEY FACTS

1 mile

10,331

Population



37.1

Median Age



2.3

Average Household Size

\$63,691

Median Household Income

2,349

2023 Owner Occupied Housing Units (Esri)

2,156

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



658

Total Businesses



6,945

Total Employees

## HOUSING STATS

1 mile



\$480,603

Median Home Value



\$10,875

Average Spent on Mortgage & Basics



\$915

Median Contract Rent

### 2024 Households by income (Esri)

1 mile

The largest group: \$35,000 - \$49,999 (18.4%)

The smallest group: \$15,000 - \$24,999 (6.8%)

Indicator ▲	Value	Diff
<\$15,000	9.1%	+1.9%
\$15,000 - \$24,999	6.8%	-0.1%
\$25,000 - \$34,999	7.2%	+0.6%
\$35,000 - \$49,999	18.4%	+3.3%
\$50,000 - \$74,999	13.3%	-2.2%
\$75,000 - \$99,999	12.7%	-4.1%
\$100,000 - \$149,999	14.5%	-1.6%
\$150,000 - \$199,999	7.9%	+1.1%
\$200,000+	9.9%	+0.9%

Bars show deviation from

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	10,331	56,002	84,302	2022 Per Capita Income	\$42,540	\$38,764	\$41,047
2022 Household Population	10,241	53,623	81,293	2022 Median Household Income	\$63,691	\$61,067	\$65,309
2022 Family Population	7,193	34,272	53,297	2022 Average Household Income	\$97,091	\$86,835	\$91,875
2027 Total Population	10,400	56,733	86,564	2027 Per Capita Income	\$51,787	\$46,183	\$48,984
2027 Household Population	10,309	54,354	83,555	2027 Median Household Income	\$82,168	\$76,071	\$78,969
2027 Family Population	7,198	34,476	54,395	2027 Average Household Income	\$117,636	\$102,609	\$108,720



# Missoula Air Service

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



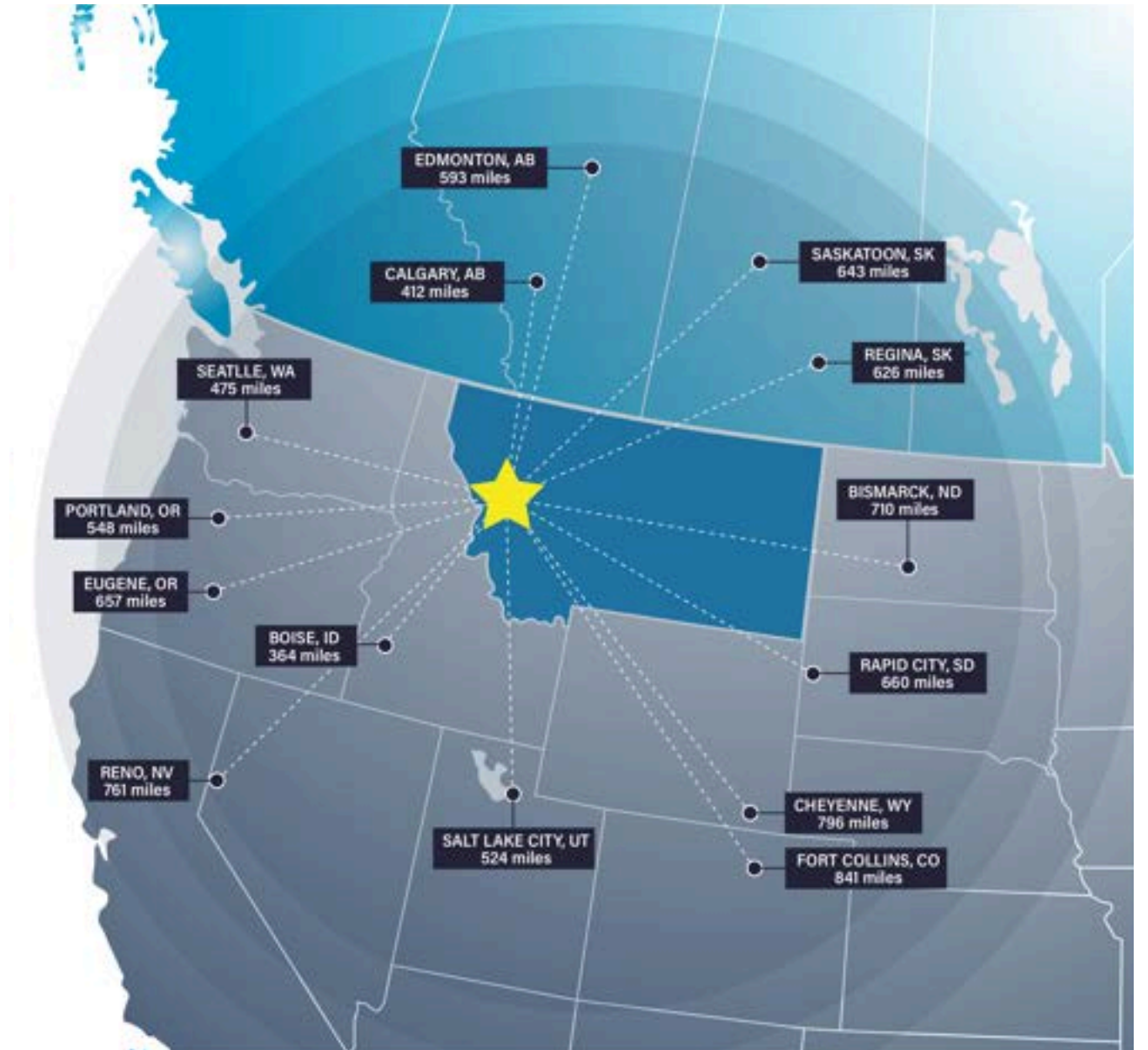


# Missoula Access

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](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)





# ACCOLADES

## #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

# 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 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.



**CHRIS BRISTOL**

**Transaction Coordinator  
Commercial Real Estate Advisor**

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



**JOE TREDIK**

**Leasing Specialist**

Joe 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. Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team.

# Disclaimer

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