



## Exceptional Freestanding Office Building For Lease

**704 West Sussex Avenue**  
**Missoula, Montana**

**±1,900 SF on ±0.17 Acres**

Exclusively listed by:  
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# Opportunity Overview

SterlingCRE Advisors is pleased to present 704 West Sussex, an exceptional stand alone office building located in one of the most sought-after Missoula neighborhoods. This two-story  $\pm 1,900$  square foot space is filled with natural light and is situated in Midtown in a vibrant mixed-use neighborhood.

The dedicated parking lot offers six (6) private parking spaces including an ADA ramp for added accessibility. The storage shed may be removed to create additional parking, if needed. Monument signage and marquee building signage is available.

The building features  $\pm 950$  square feet on the main floor and  $\pm 950$  square feet on the lower level which makes it ideal for a wide range of businesses, providing a flexible layout.

Whether you're looking to establish a professional presence or expand your operations, this location offers the perfect combination of accessibility, visibility, and ambiance. For more information or for your personal, please contact us today.

## Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

**Address** 704 West Sussex Missoula, MT

**Lease Rate** \$22.50/SF, NNN

**2025 Est. NNN** \$6.77/SF

**Estimated Year 1  
Monthly Total** \$4,634.42/month

**Property Type** Office Space

**Building Size**  
 $\pm 950$  SF Main Floor  
 $\pm 950$  SF Finished Garden Level  
 $\pm 1,900$  Total Square Feet

**Parking** Six (6) Surface Spots Plus Additional Space in Alley

**Buildout**  
Two (2) Offices on Main Level  
Bullpen/Office on Garden Level  
Reception/Lobby/Conference Room  
Two (2)Restrooms  
Kitchenette/Break Area

**Additional Features**  
Dedicated parking lot  
ADA Ramp for Accessibility  
Monument Signage  
Storage Shed

Opportunity Overview

# 704 West Sussex

**\$22.50/SF, NNN**

**Building SF**

±1,900 SF

**Year Built/Renovated**

1950/2020

**Zoning**

RM1-35; City of Missoula

**Access**

Burlington Ave and West Sussex

**Services**

City water and sewer

**Furnishings**

May be purchased or leased

**Tenant Utilities**

Northwestern Energy  
Garbage  
Water/Sewer  
Internet/Telecommunications  
Janitorial  
Landscaping/Snow Removal

**Nearby Traffic Counts**

Brooks St ±27,946 VPD (2023AADT)  
South Ave ±2,667 VPD (2023 AADT)  
Mount Ave ±4,493 VPD (2023 AADT)



**Property Details**



**Close proximity to Brooks Street, South Avenue, restaurants, schools, parks and shopping**



**Updated facade and mature landscaping**



**Functional layout with reception, waiting area, conference room and private offices with kitchenette**



**Dedicated parking lot with additional alley parking**



**Abundance of natural light throughout the building**

**Opportunity Highlights**

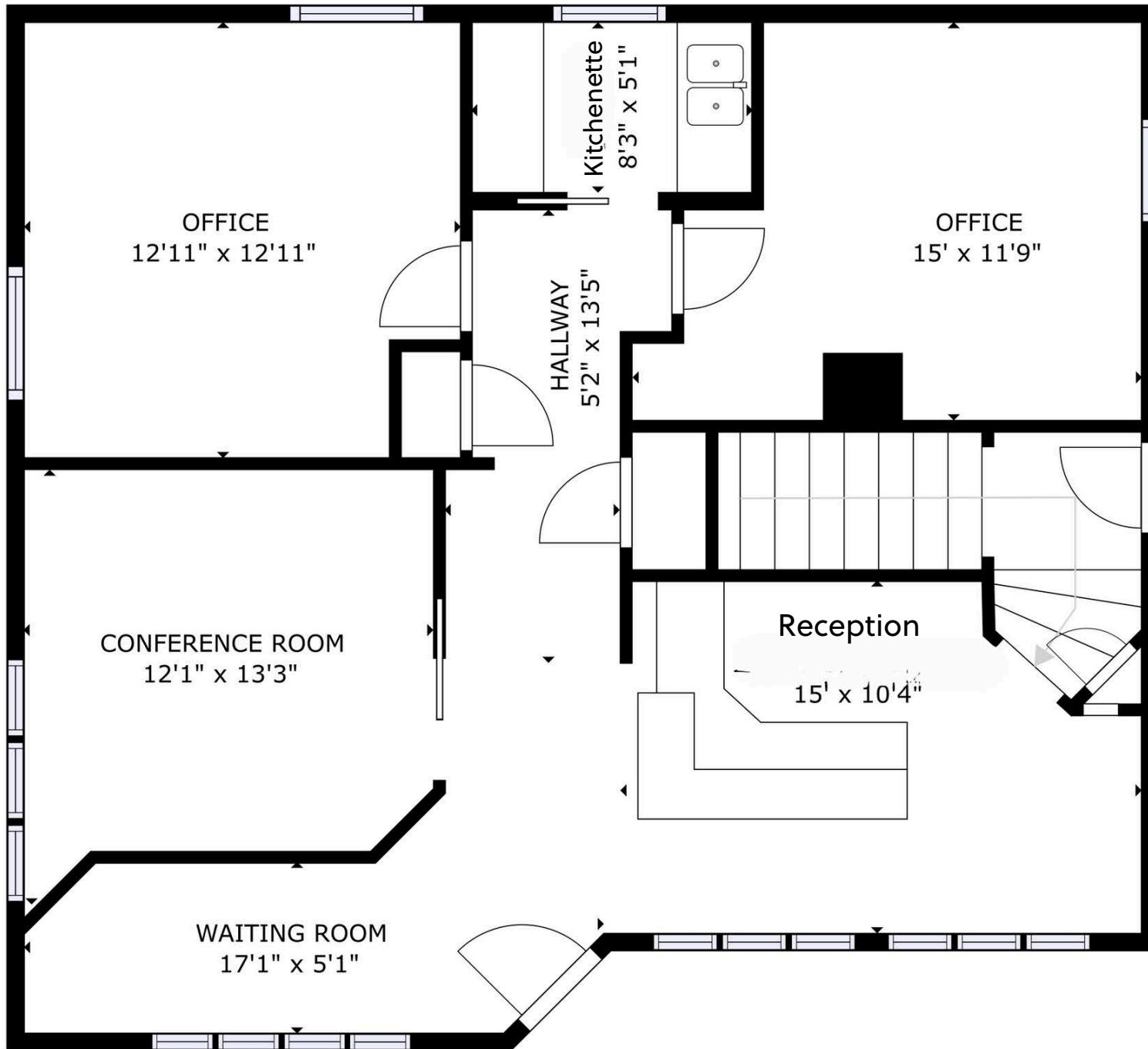


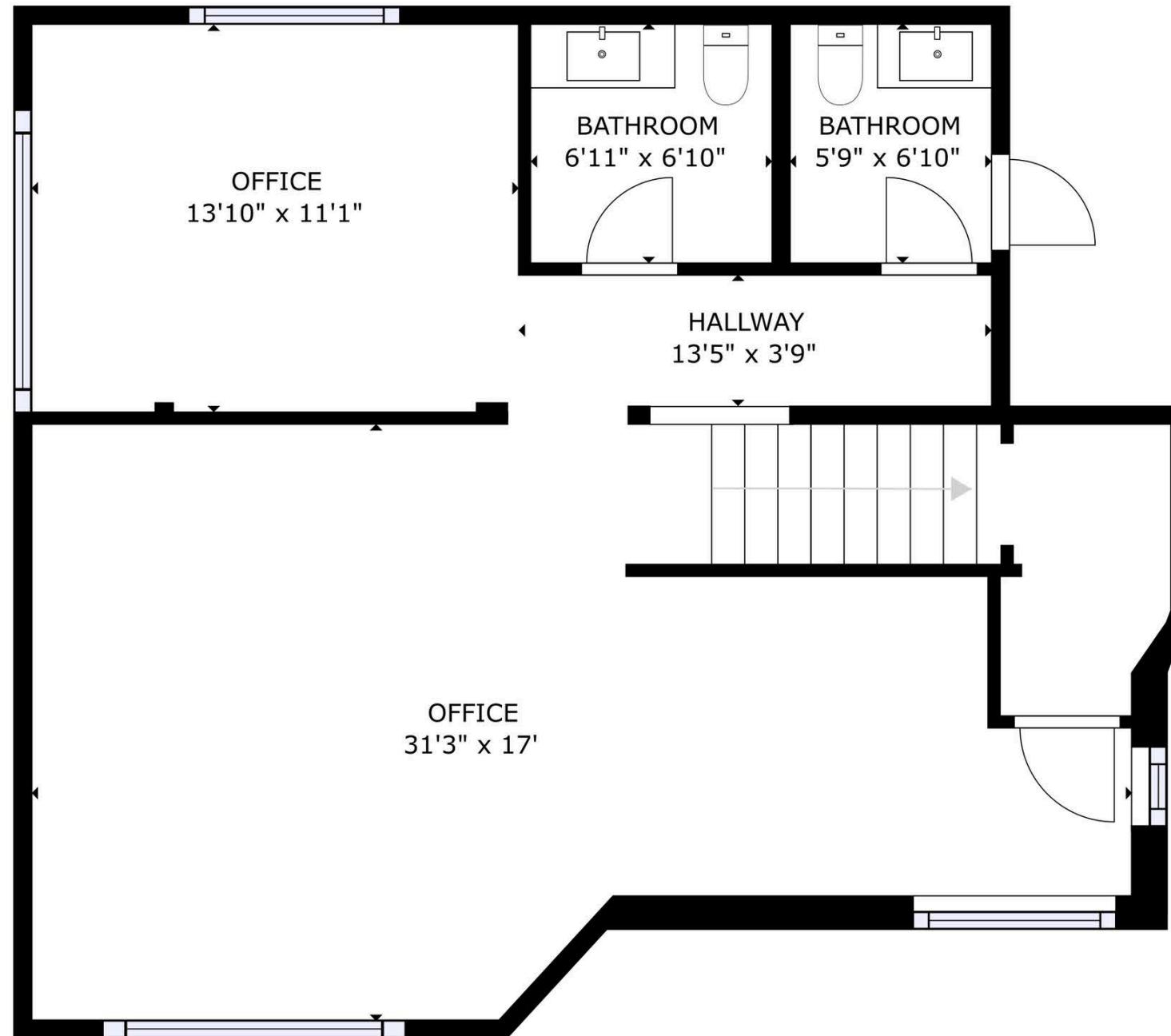
Retailer Map





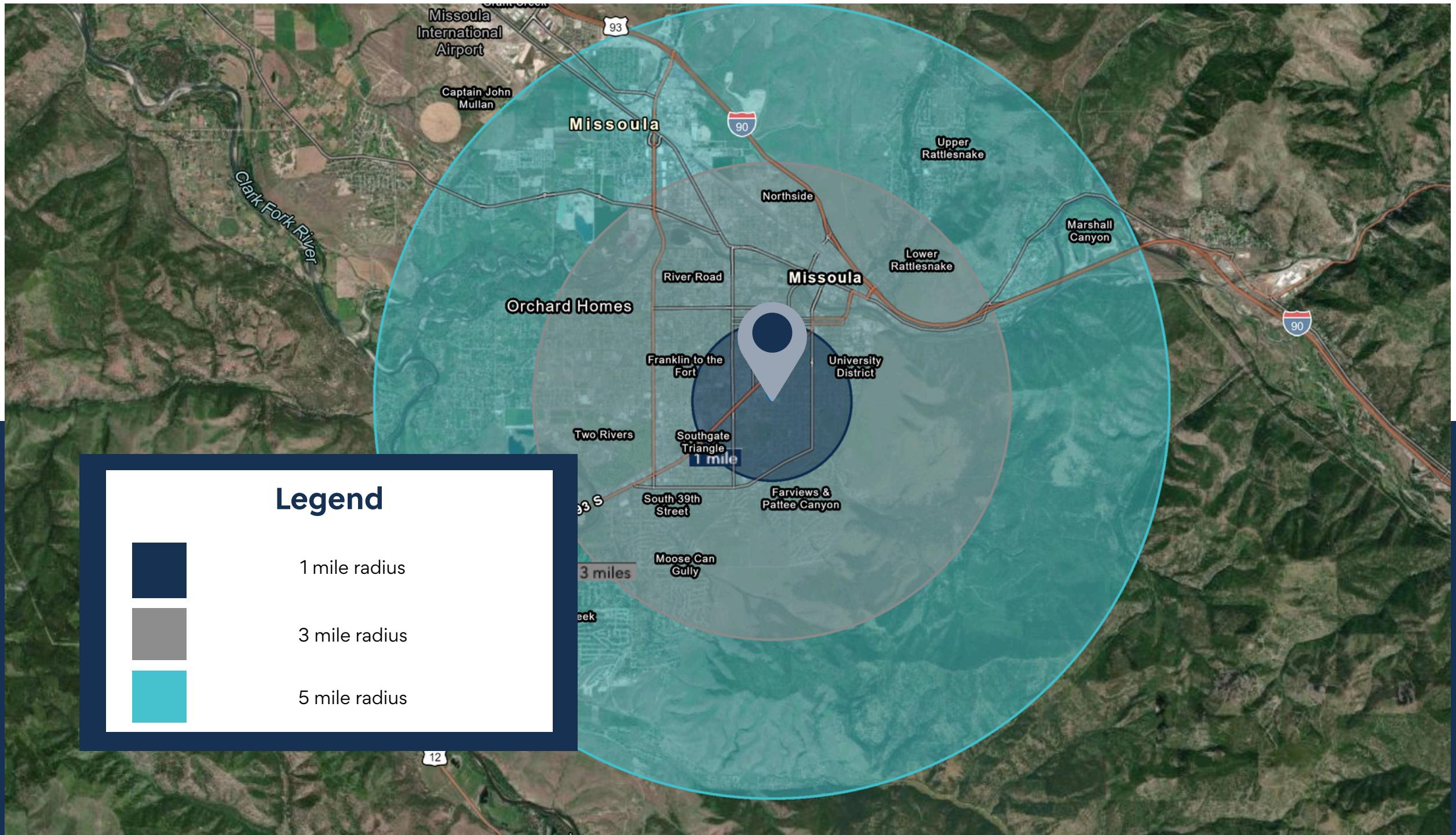






FLOOR 1

2nd Floor Plans



## Legend



1 mile radius



3 mile radius



5 mile radius

## KEY FACTS

14,447

Population



Median Age



Average Household Size

\$52,841

Median Household Income

2,773

2023 Owner Occupied Housing Units (Esri)

3,820

2023 Renter Occupied Housing Units (Esri)



1,169

Total Businesses



10,946

Total Employees

1 mile

BUSINESS

## HOUSING STATS



\$479,180

Median Home Value



\$8,421

Average Spent on Mortgage & Basics



\$881

Median Contract Rent

1 mile

### 2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (18.2%)

The smallest group: \$200,000+ (6.9%)

Indicator ▲	Value	Diff
<\$15,000	11.9%	+4.7%
\$15,000 - \$24,999	8.5%	+1.6%
\$25,000 - \$34,999	9.2%	+2.6%
\$35,000 - \$49,999	18.2%	+3.1%
\$50,000 - \$74,999	14.1%	-1.4%
\$75,000 - \$99,999	11.4%	-5.4%
\$100,000 - \$149,999	12.6%	-3.5%
\$150,000 - \$199,999	7.2%	+0.4%
\$200,000+	6.9%	-2.1%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	14,447	62,738	87,888
2022 Household Population	13,974	60,099	84,828
2022 Family Population	8,464	37,297	55,989
2027 Total Population	14,535	63,605	90,588
2027 Household Population	14,062	60,966	87,528
2027 Family Population	8,447	37,527	57,401

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$38,320	\$37,954	\$41,460
2022 Median Household Income	\$52,841	\$59,274	\$66,012
2022 Average Household Income	\$83,934	\$83,832	\$92,935
2027 Per Capita Income	\$46,758	\$45,163	\$49,448
2027 Median Household Income	\$67,584	\$73,451	\$79,425
2027 Average Household Income	\$101,810	\$98,935	\$109,929

# Missoula Office Market Data | Q3 2024

## LEASING ACTIVITY | OFFICE

	T12 Ending 9.30.23	T12 Ending 9.30.24	Change	
<b>County Average Lease Rate</b>	\$17.62	\$18.00	2.16%	↑
<b>Downtown Average Lease Rate</b>	\$22.25	\$19.51	-12.31%	↓
<b>NNN Average</b>	\$5.71	\$6.33	10.86%	↑
<b>County Vacancy</b>	*	7.25%	*	↑

\*The average vacancy rate for 2023 was 5.08%

## SALES ACTIVITY | OFFICE

	T12 Ending 9.30.23	T12 Ending 9.30.24	Change
<b>County Average Sale Price PSF</b>	\$261.94	\$207.06	-20.95% ↓
<b>Condominium Average Sale Price PSF</b>	\$246.30	\$174.61	-29.11% ↓
<b>Freestanding Average Sale Price SF</b>	\$265.85	\$228.70	-13.97% ↓

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

<b>Construction</b>	±22,917 SF
<b>Permitting</b>	±0 SF
<b>Planning</b>	±44,000 SF
<b>Completed YTD 2024</b>	±29,426 SF



# Missoula Air Service

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

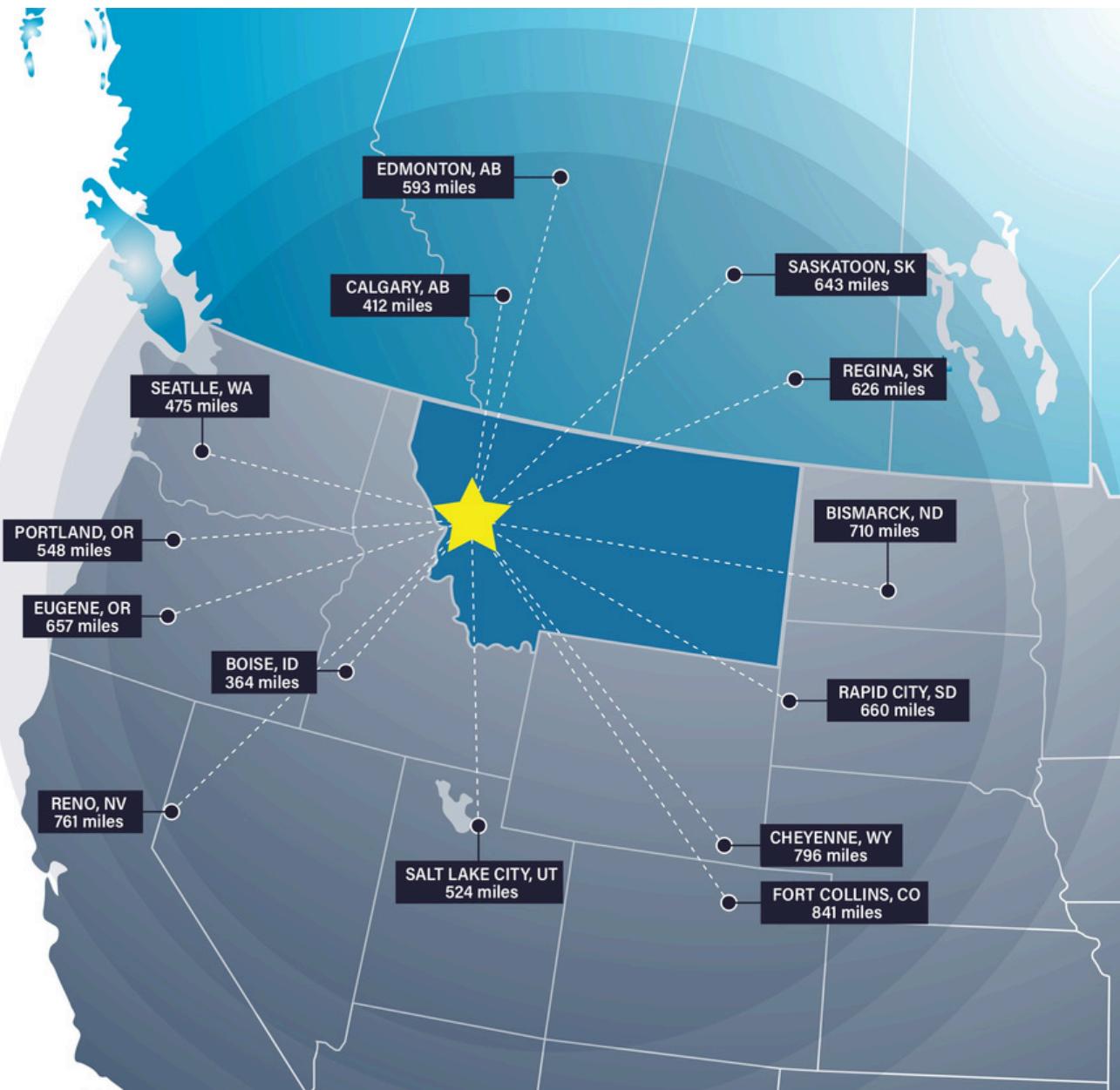


# Missoula Access

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.



Access Across the Northwest

# 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



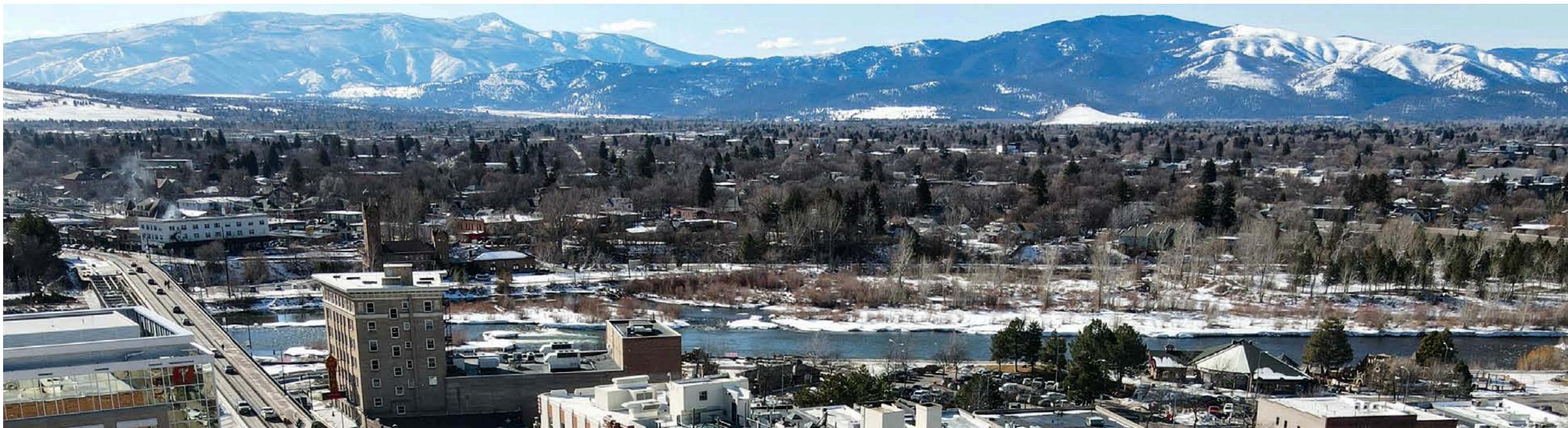
Pathlabs



Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia.com



About Missoula

# 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

WE  
PE  
OP  
PE

## 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 and Marketing 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.



**JESSICA BALDWIN**  
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



**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.



**MAGGIE COLLISTER**  
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



**SARA TOWNSLEY**  
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

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