



SterlingCRE  
ADVISORS

## High-Profile Reserve Street Office Building For Lease

1116 South Reserve Street  
Missoula, Montana  
±2,121 SF | Office Building

Exclusively listed by:

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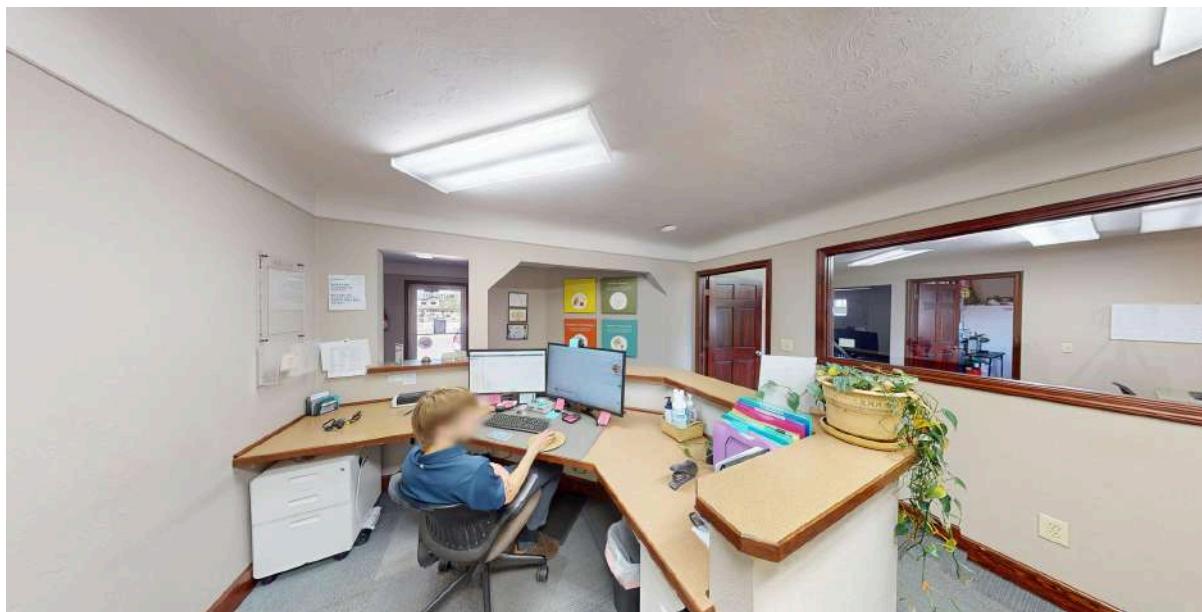


# Opportunity Overview

SterlingCRE Advisors is pleased to offer a prime leasing opportunity at 1116 S. Reserve Street—an adaptable  $\pm 3,762$  square foot commercial building located on Missoula's high-traffic Reserve Street corridor. Positioned on a  $\pm 0.498$ -acre lot with B3-2 zoning, the property is ideal for office users, medical or wellness practices, and retail operators seeking excellent visibility and accessibility.

With more than 36,000 vehicles passing daily, the location offers exceptional exposure, prominent signage opportunities, and ample on-site parking. The available space features well-designed above-grade interiors that can be customized to suit a variety of commercial uses—from professional services and boutique retail to client-facing offices.

Whether you're launching a storefront, expanding a medical practice, or relocating your business to a high-visibility corridor, 1116 S. Reserve Street presents a compelling leasing opportunity in one of Missoula's most commercially active areas.



<b>Address</b>	1116 South Reserve Street Missoula, Montana 59801
<b>Property Type</b>	Office; Retail
<b>Lease Rate</b>	\$24/SF/YR
<b>Estimated NNN</b>	Estimate Forthcoming
<b>Total Square Feet</b>	$\pm 2,121$ SF

<b>Total Acreage</b>	0.498 Acres
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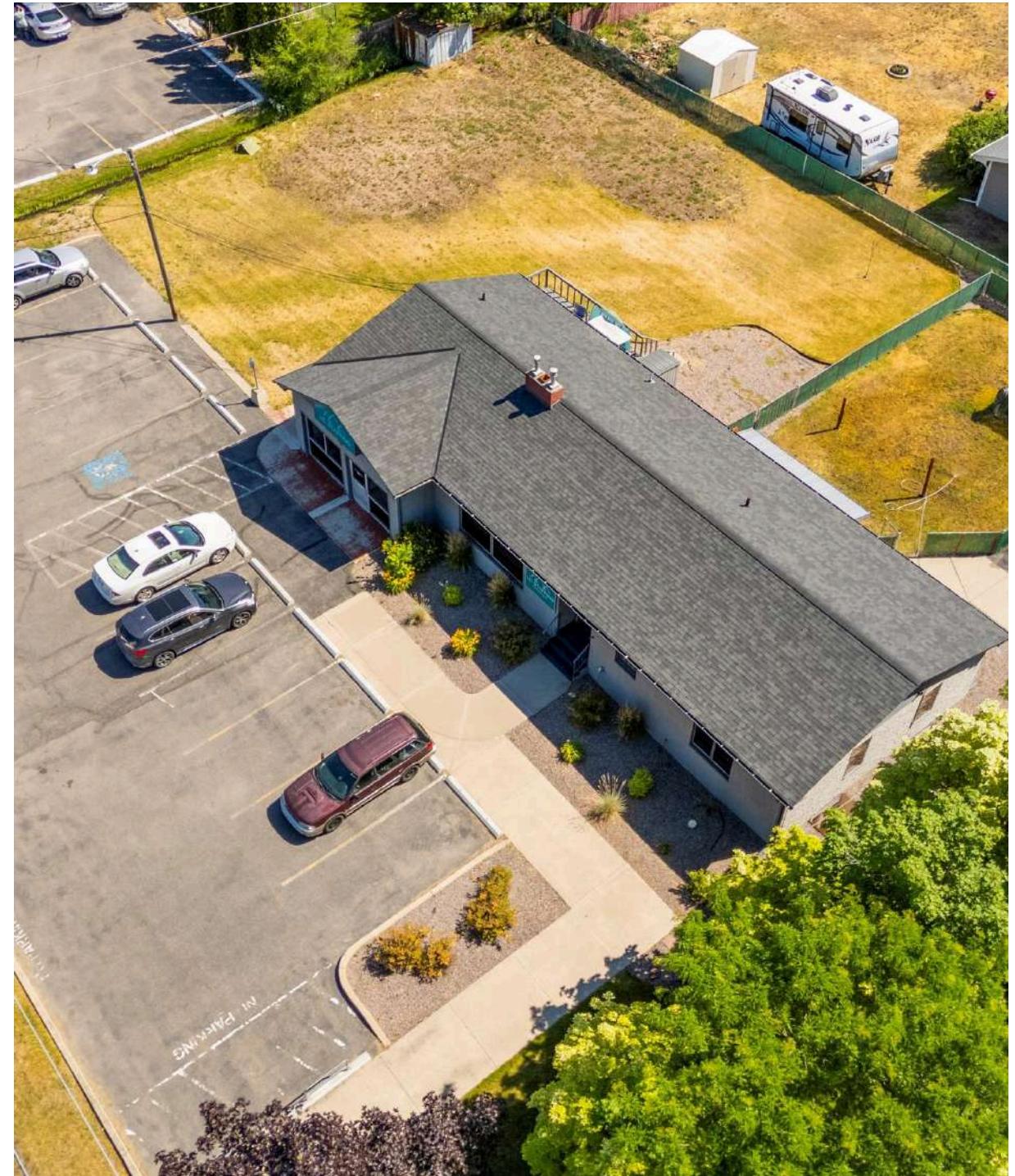
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

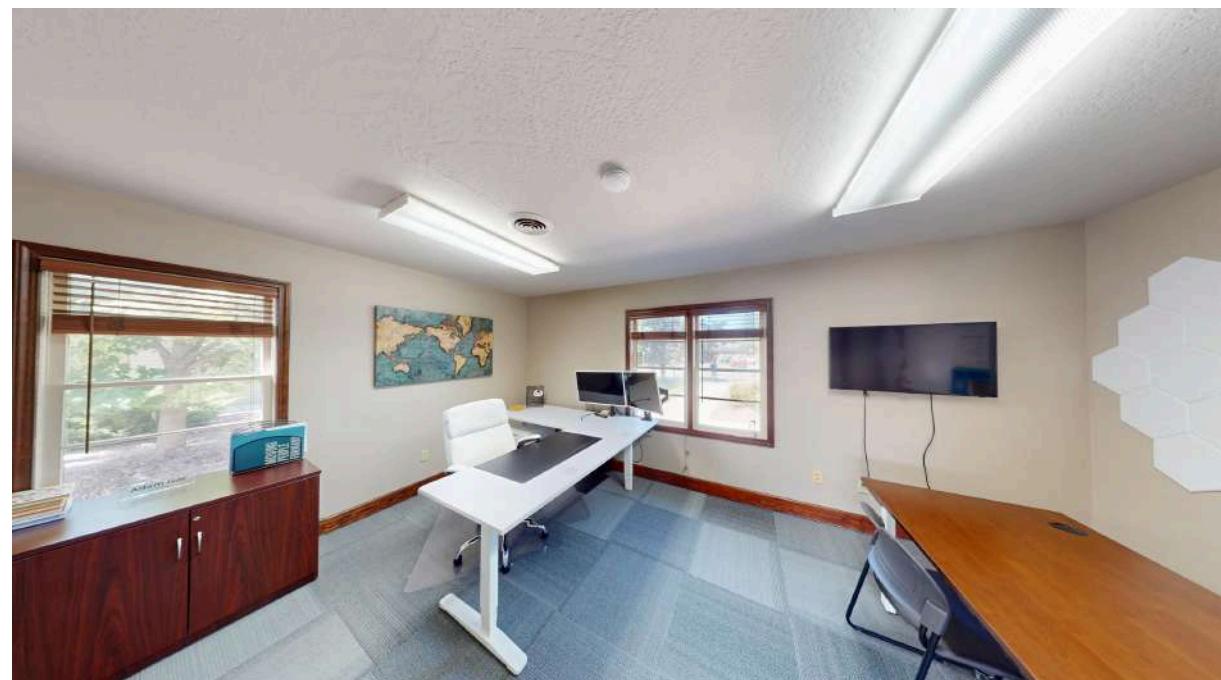
Note: If there are issues with video launch, you may need to update your PDF software or use the links above

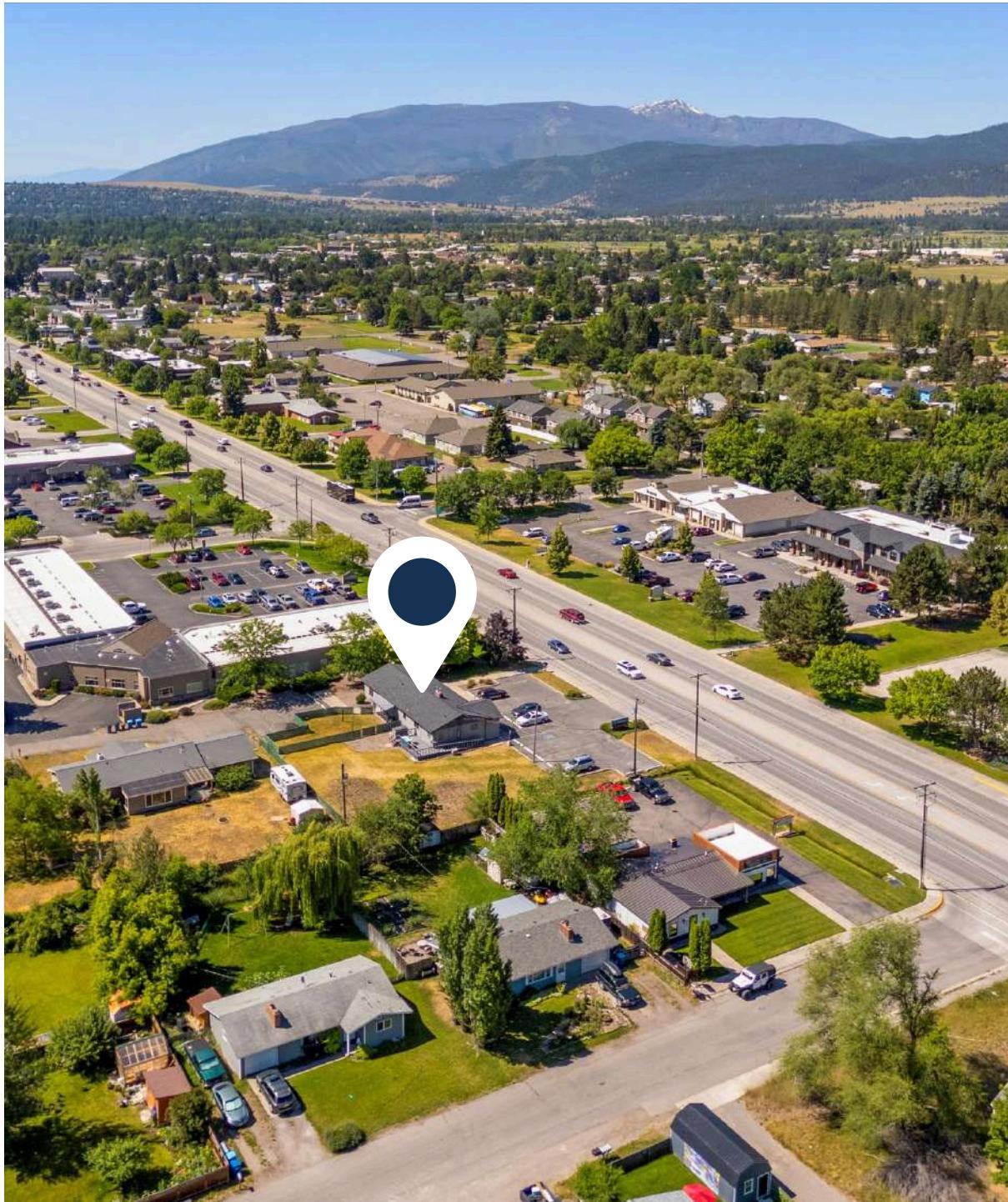


Interactive Links

# Property Details

<b>Property Type</b>	Office; Retail
<b>Square Footage (per CAMA)</b>	±2,121 SF
<b>Total Acreage</b>	±0.498 AC
<b>Services</b>	Missoula City Water & Sewer, Broadband
<b>Access</b>	Via South Reserve Street
<b>Zoning</b>	B3-2 (Business Mixed Use)
<b>Geocode</b>	04-2200-29-2-45-01-0000
<b>Property Taxes</b>	\$14,396.76 (2024)
<b>Traffic Count</b>	36,671 (2023 AADT)
<b>Parking</b>	11 Designated Parking Spots
<b>Year Built</b>	1952; Remodeled 2003





**High-Traffic Visibility:** Over 36,000 vehicles per day on Reserve Street provide unmatched signage exposure.



**City Utilities:** Connected to Missoula city water, sewer, and multiple broadband providers.



**Zoned for Flexibility:** B3-2 zoning allows for a wide range of office, medical, and service-oriented uses.



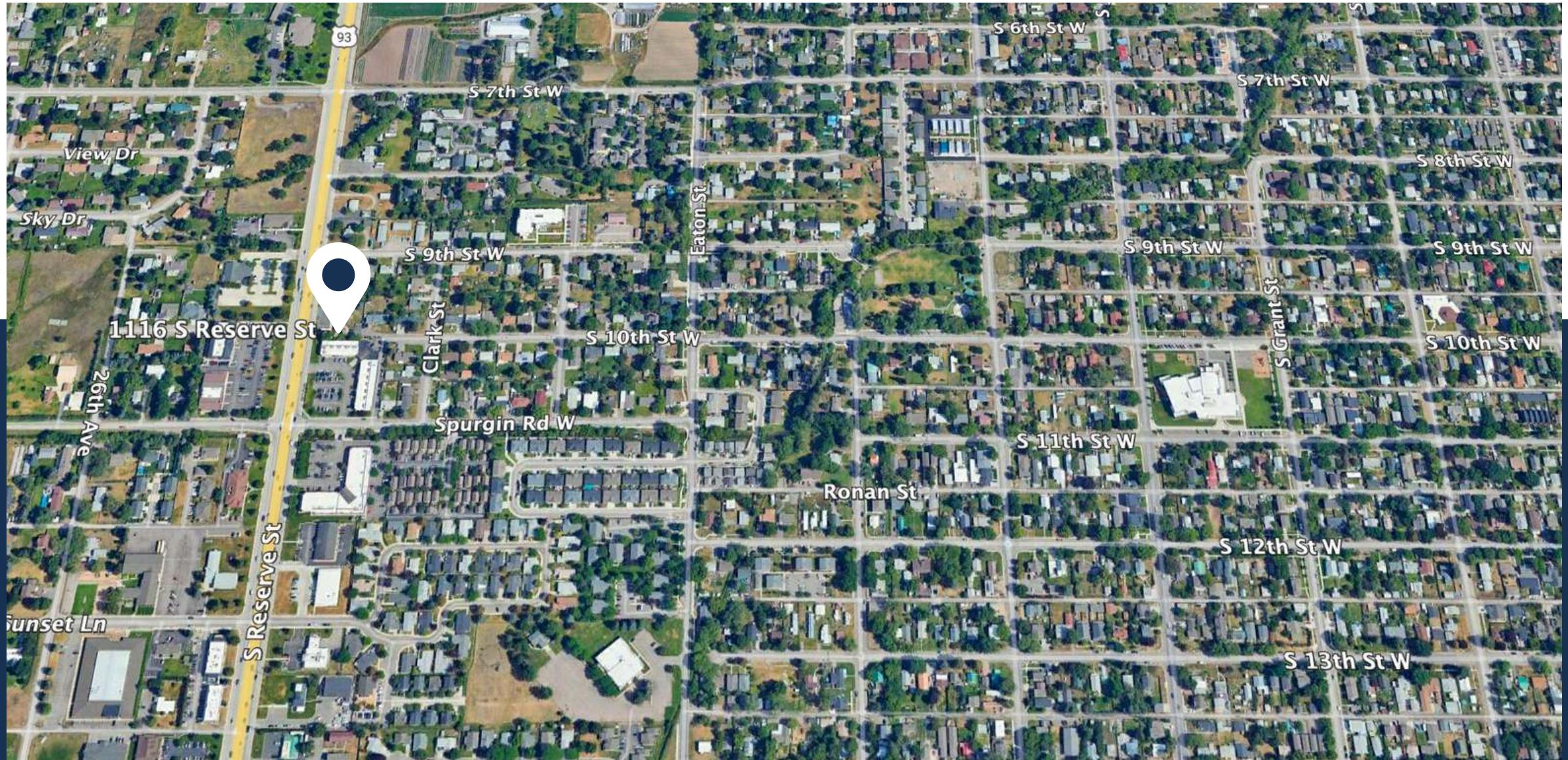
**Dedicated On-Site Parking:** 11 private parking spaces offer convenience for staff and clients—an increasingly rare amenity along Reserve Street.



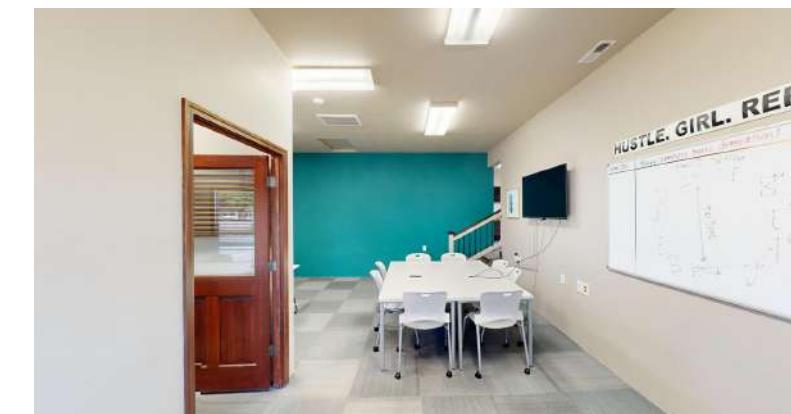
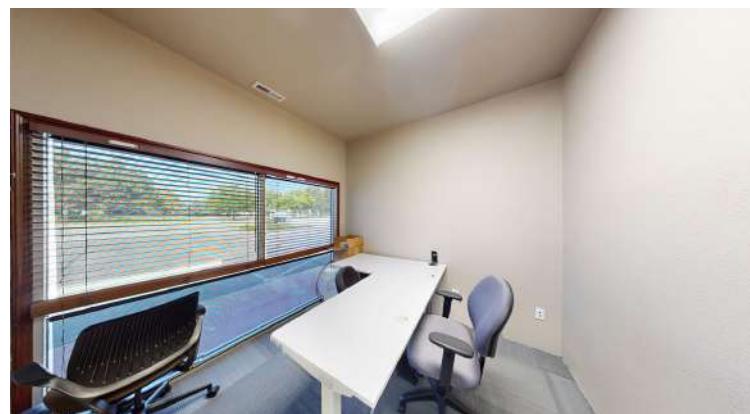
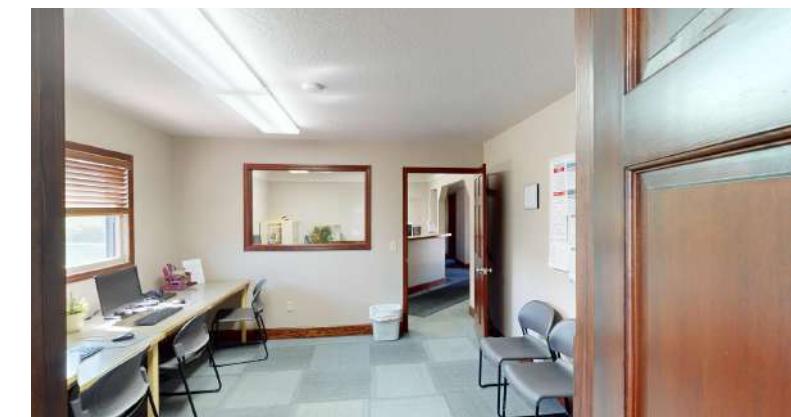
**Billboard Signage Potential:** Strong branding opportunity with direct frontage on a major arterial road.

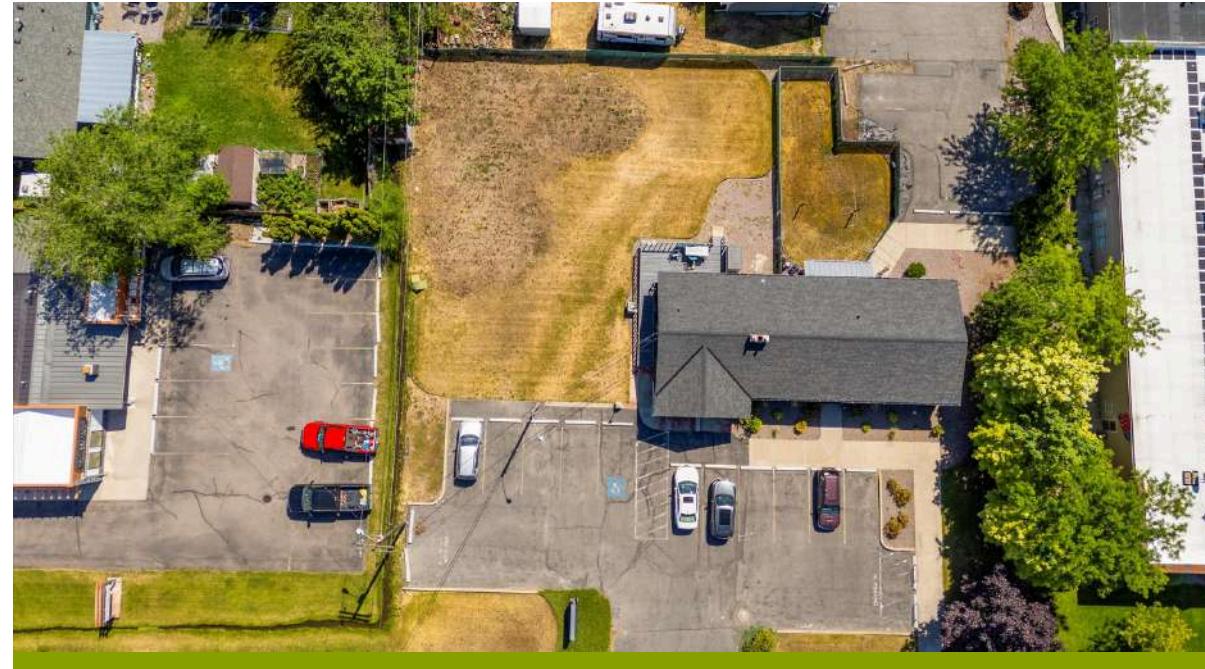
Opportunity Highlights

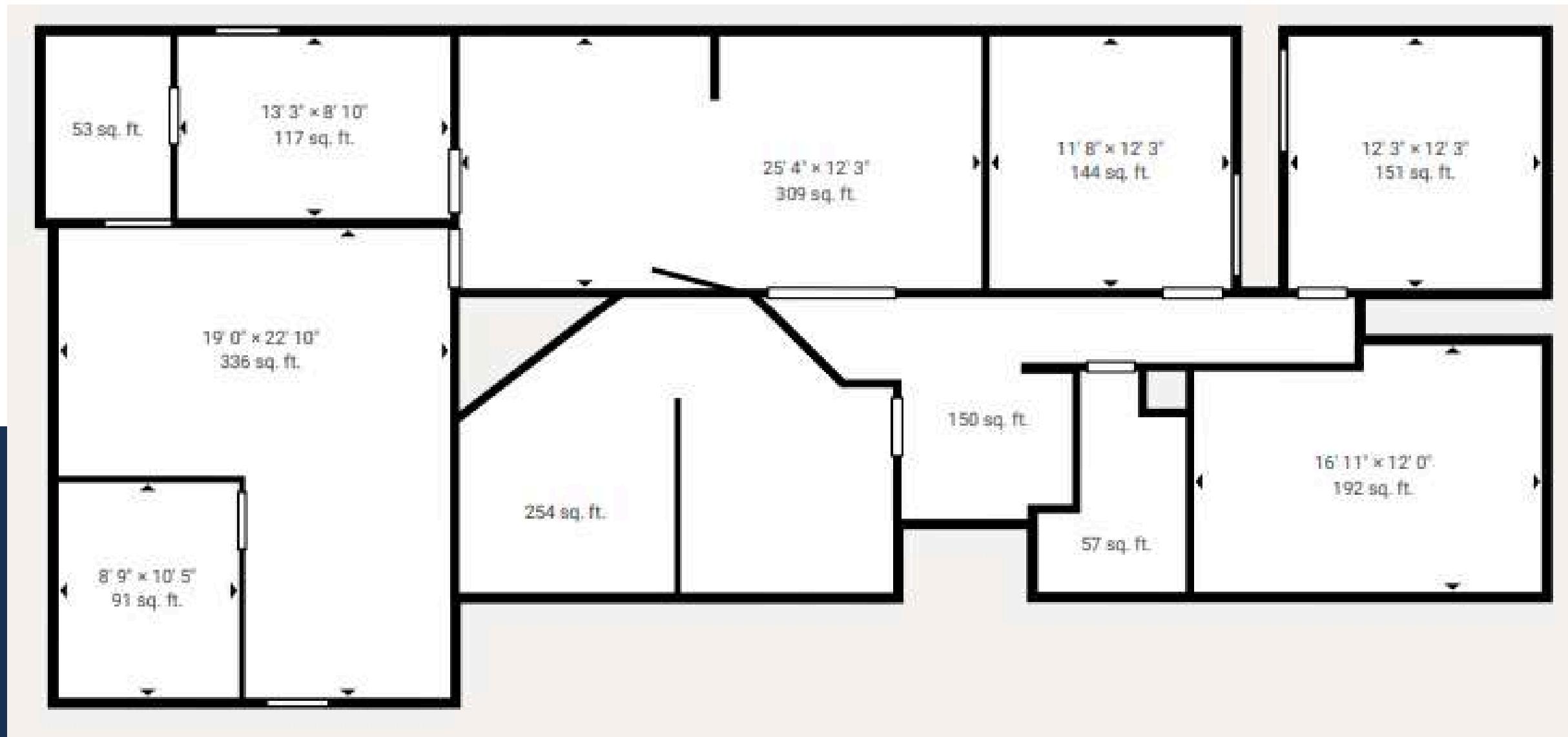
# High-Profile Reserve Street Office Building For Lease

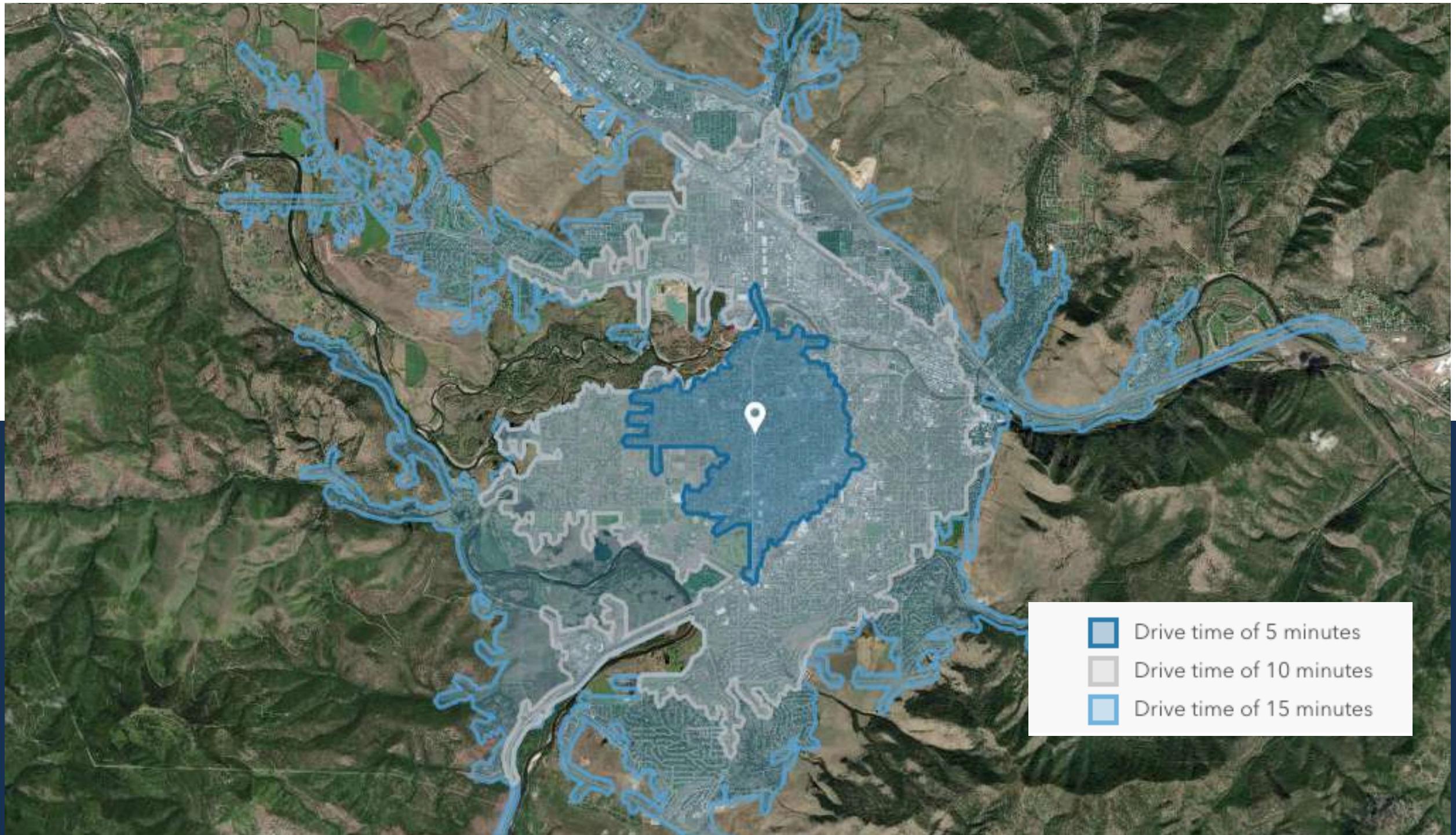


Location Overview









Drive Time Map

## KEY FACTS

1 mile ▾

12,816

Population



36.7



2.1

Average Household Size

\$59,517

Median Household Income

2,773

2023 Owner Occupied Housing Units (Esri)

3,120

2023 Renter Occupied Housing Units (Esri)



530

Total Businesses



5,184

Total Employees

1 mile ▾

## HOUSING STATS

1 mile ▾



\$407,358

Median Home Value



\$8,102

Average Spent on Mortgage &amp; Basics



\$987

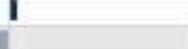
Median Contract Rent

## 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.6%)

The smallest group: \$150,000 - \$199,999 (4.1%)

1 mile ▾

Indicator ▲	Value	Diff	
<\$15,000	9.7%	+2.5%	
\$15,000 - \$24,999	7.3%	+0.4%	
\$25,000 - \$34,999	9.7%	+3.1%	
\$35,000 - \$49,999	14.9%	-0.2%	
\$50,000 - \$74,999	17.6%	+2.1%	
\$75,000 - \$99,999	16.3%	-0.5%	
\$100,000 - \$149,999	16.3%	+0.2%	
\$150,000 - \$199,999	4.1%	-2.7%	
\$200,000+	4.1%	-4.9%	

Bars show deviation from

Missoula County ▾

Variables	1 mile	3 miles	5 miles
2022 Total Population	12,816	66,995	91,804
2022 Household Population	12,648	64,179	88,745
2022 Family Population	8,119	39,817	59,364
2027 Total Population	13,021	69,106	95,287
2027 Household Population	12,853	66,290	92,228
2027 Family Population	8,194	40,852	61,413

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$35,895	\$38,182	\$41,417
2022 Median Household Income	\$59,517	\$59,237	\$67,213
2022 Average Household Income	\$78,574	\$83,099	\$93,562
2027 Per Capita Income	\$42,686	\$45,806	\$49,505
2027 Median Household Income	\$74,545	\$75,300	\$80,452
2027 Average Household Income	\$92,830	\$98,919	\$110,936

# Missoula Office Market Data | Q1 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change	
<b>County Average Lease Rate</b>	\$17.80	\$18.88	6.07%	↑
<b>Downtown Average Lease Rate</b>	\$19.74	\$19.41	-1.67%	↓
<b>NNN Average</b>	\$6.30	\$7.05	11.90%	↑
<b>County Vacancy</b>	5.08%*	7.66%	2.58%	↑

\*Vacancy is for 2023

## SALES ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change	
<b>County Average Sale Price PSF</b>	\$230.66	\$272.70	18.23%	↑
<b>Condominium Average Sale Price PSF</b>	\$138.71	\$249.17	79.63%	↑
<b>Freestanding Average Sale Price SF</b>	\$242.26	\$282.50	16.61%	↑

All data covers the trailing 12 months

Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

<b>Construction</b>	±21,000 SF
<b>Permitting</b>	±6,101 SF
<b>Planning</b>	±44,000 SF
<b>Completed 2024</b>	±0 SF



# Missoula Air Service

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

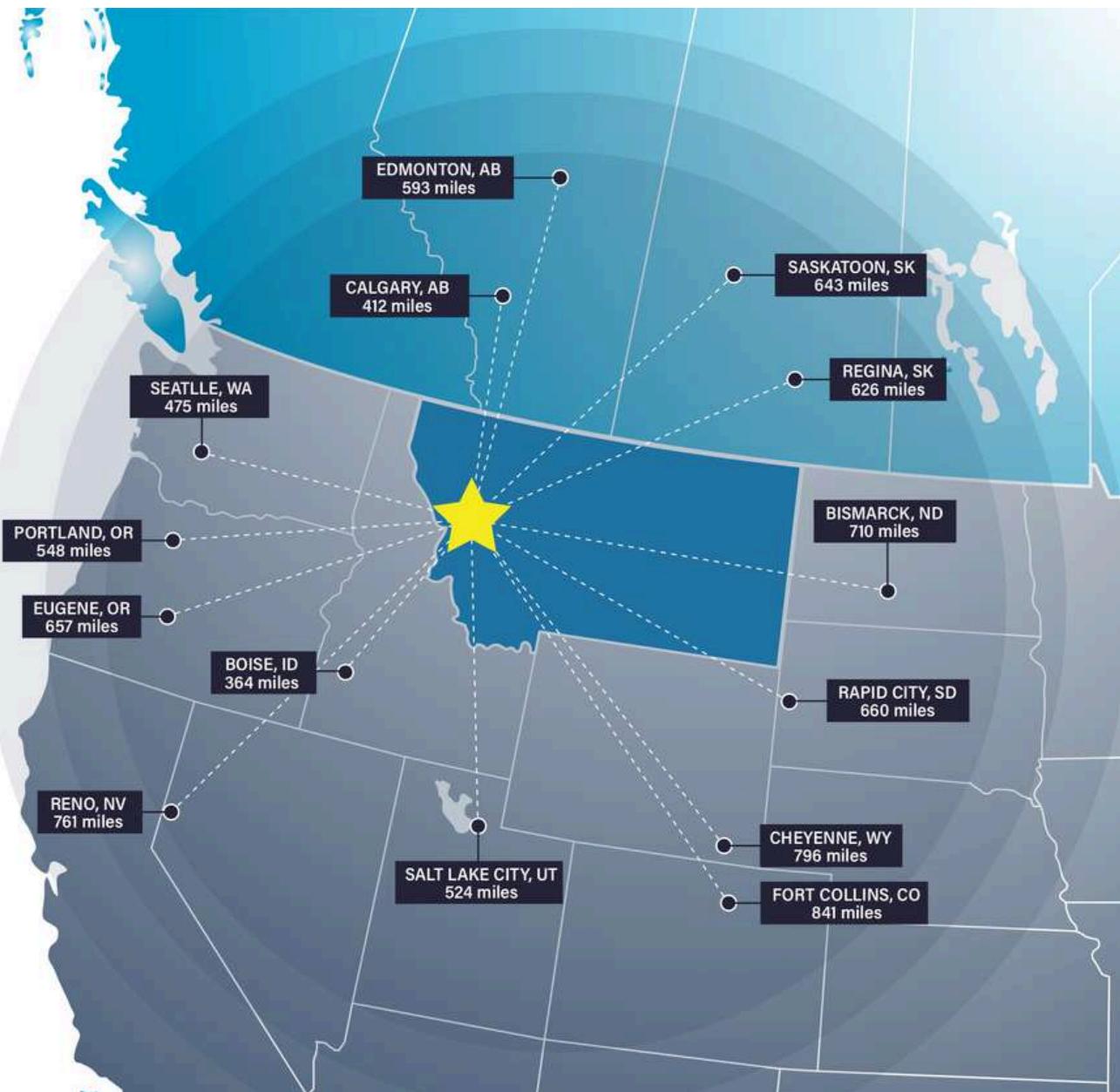


# Missoula Access

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.



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

- #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

# WE 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 Advisors & Team



Sterling **CRE**  
A D V I S O R S



**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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