



**SterlingCRE**  
ADVISORS

## Available: Midtown Office Sublease Opportunity

3203 South Russell Street  
Missoula, Montana

±4,706 SF | Professional Office Space

Exclusively listed by:

**Claire Matten, CCIM | SIOR**

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406.203.4547

# Opportunity Overview

Unlock a unique opportunity to establish your business in one of Missoula's most accessible and visible locations. Positioned along bustling South Russell Street—a key artery in the city—this versatile office building combines convenience, visibility, and functionality, making it a standout choice for a wide range of professional uses.

Spanning approximately 4,706 square feet over three levels, the space offers a flexible layout designed to support productivity and collaboration. Inside, you'll discover a blend of private offices, open workspaces, a well-appointed conference room, and a fully equipped kitchen/break room. Expansive windows throughout the building bathe the interior in natural light, creating a bright and energizing work environment all day long.

Ample on-site parking further enhances the property's convenience, ensuring smooth arrivals for employees and clients alike. Whether you're growing your team or seeking a strategic new location, 3203 South Russell delivers the space and setting to thrive.

\*NNN includes taxes, insurance, water, trash, management, repairs & maintenance. Power and internet are separately paid utilities.

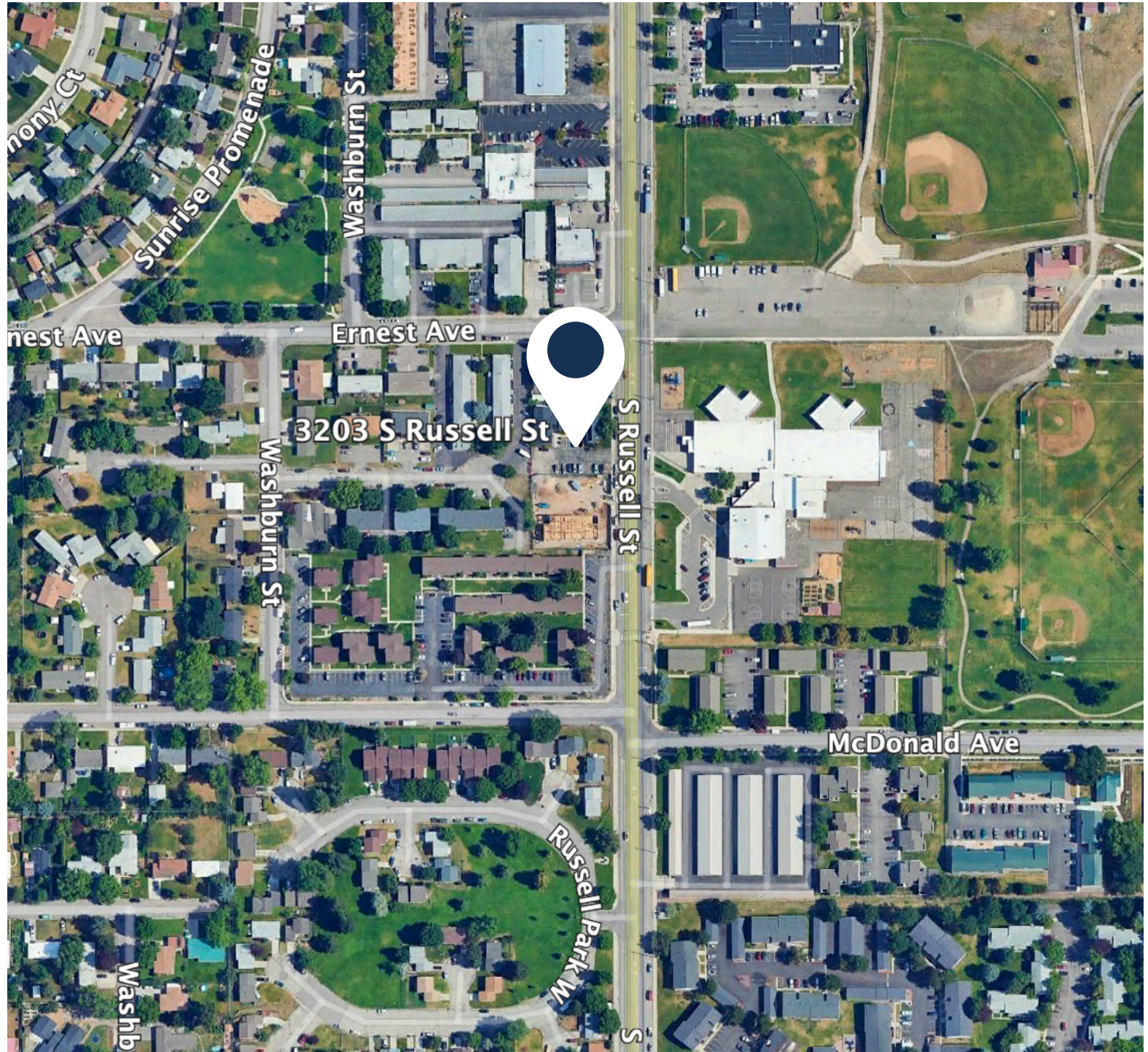


<b>Address</b>	3203 South Russell Street Missoula, MT 59801
<b>Property Type</b>	Office
<b>Lease Rate</b>	\$13.50/SF NNN
<b>Estimated NNN</b>	\$7.83/SF*
<b>Total Square Feet</b>	±4,706 Square Feet
<b>Master Lease</b>	Initial Term Expires: September 30 <sup>th</sup> , 2029

# Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

# Property Details

<b>Address</b>	3203 S Russell Street Missoula, MT 59801
<b>Property Type</b>	Office
<b>Services</b>	City of Missoula Water/Sewer
<b>Access</b>	Via South Russell Street
<b>Zoning</b>	RM1-35; City of Missoula
<b>Geocode</b>	04-2200-32-4-50-20-7001
<b>Buildout</b>	Fourteen (14) Private Offices Reception with Vestibule Two (2) Conference Room/Training areas Four (4) Restrooms - 1 ADA Compliant Kitchenette with dishwasher/refrigerator
<b>Traffic Count</b>	9,106 (2024 AADT)
<b>Year Built</b>	1977
<b>Parking</b>	Twelve (12) Parking Spaces





**Access directly from South Russell Street**



**Close to professional, medical and retail uses**



**Attractive location near Playfair Park and YMCA**



**Dedicated parking lot**



**Mix of private and open plan office space**

# Location Overview

Located on the Southside of Missoula, Montana. Near Russell Elementary, Playfair Park and YMCA.



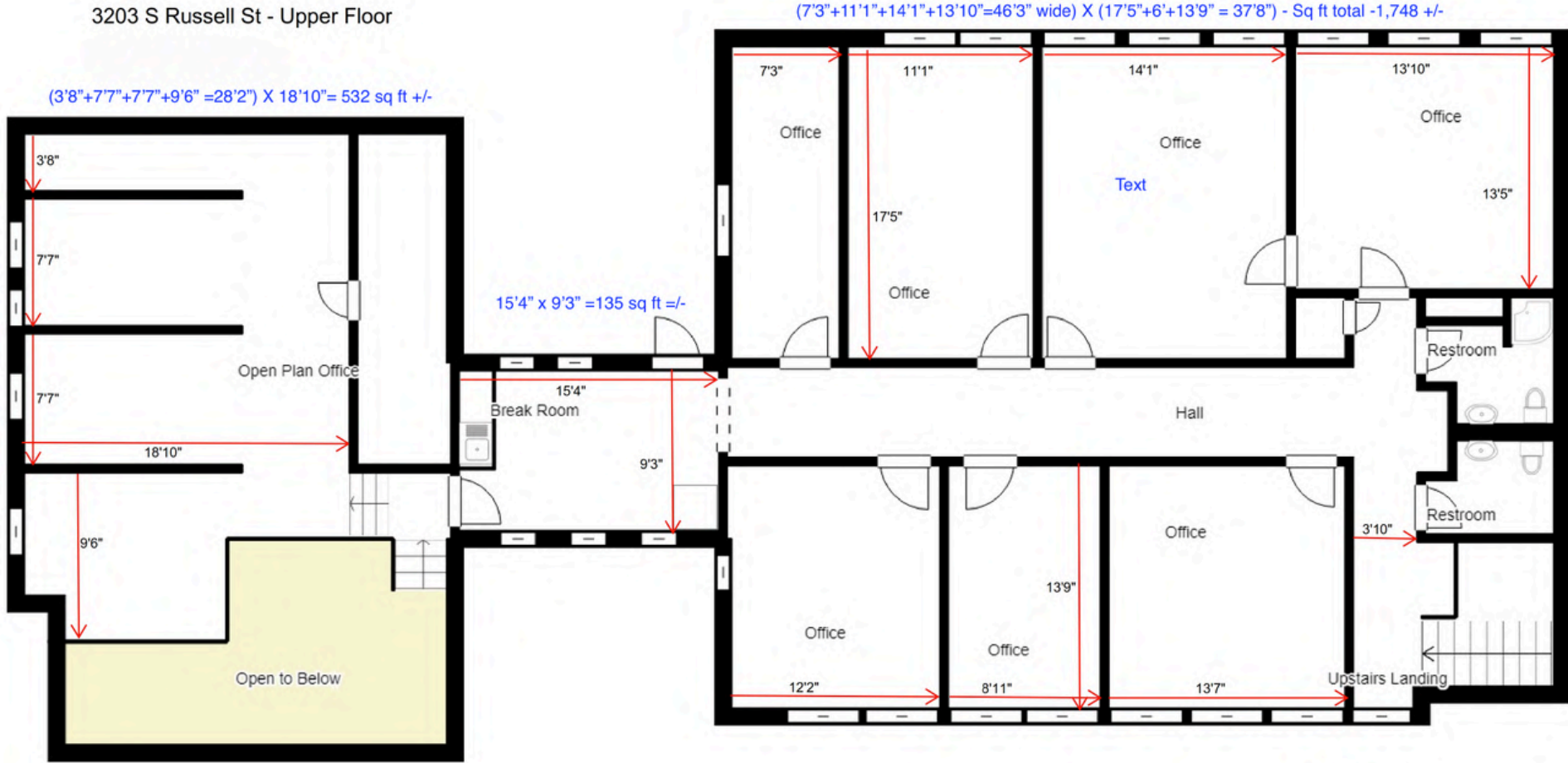


Retailer Map



# Upper Level Floorplans

3203 S Russell St - Upper Floor

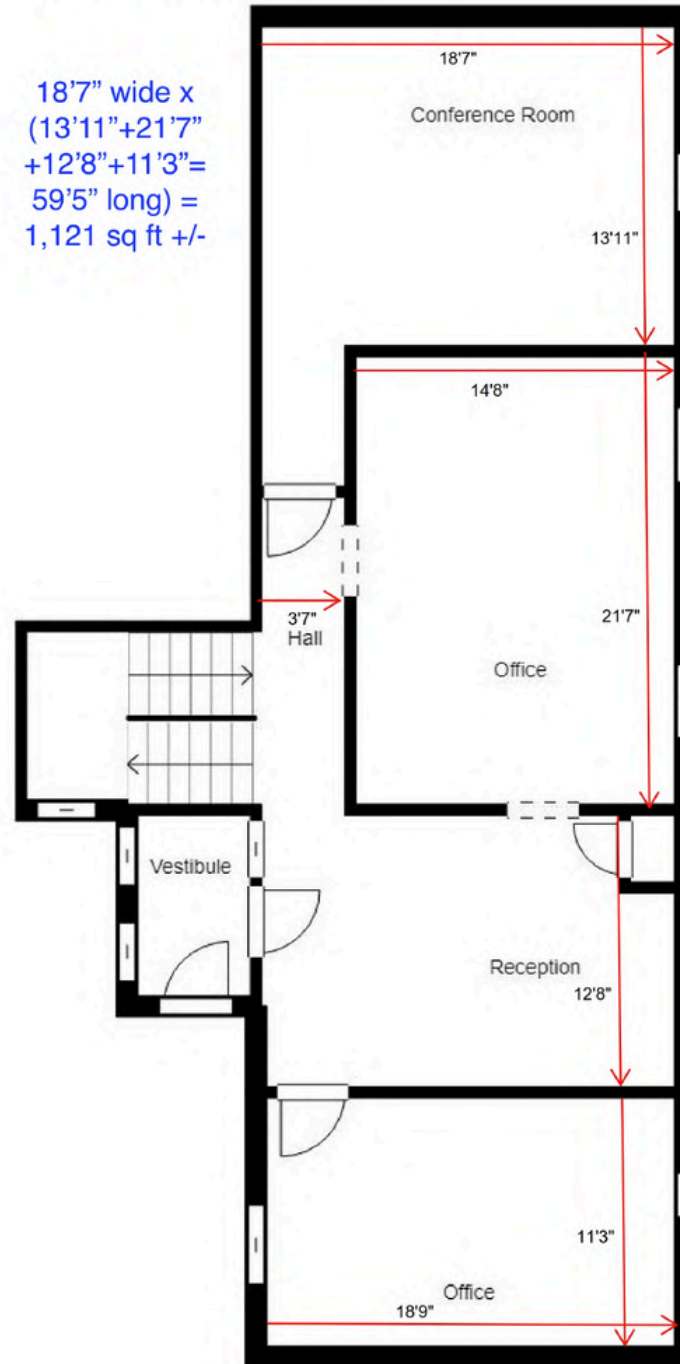


For illustration only

# Main Level Floorplan

3203 S Russell St - Ground Floor Area 2

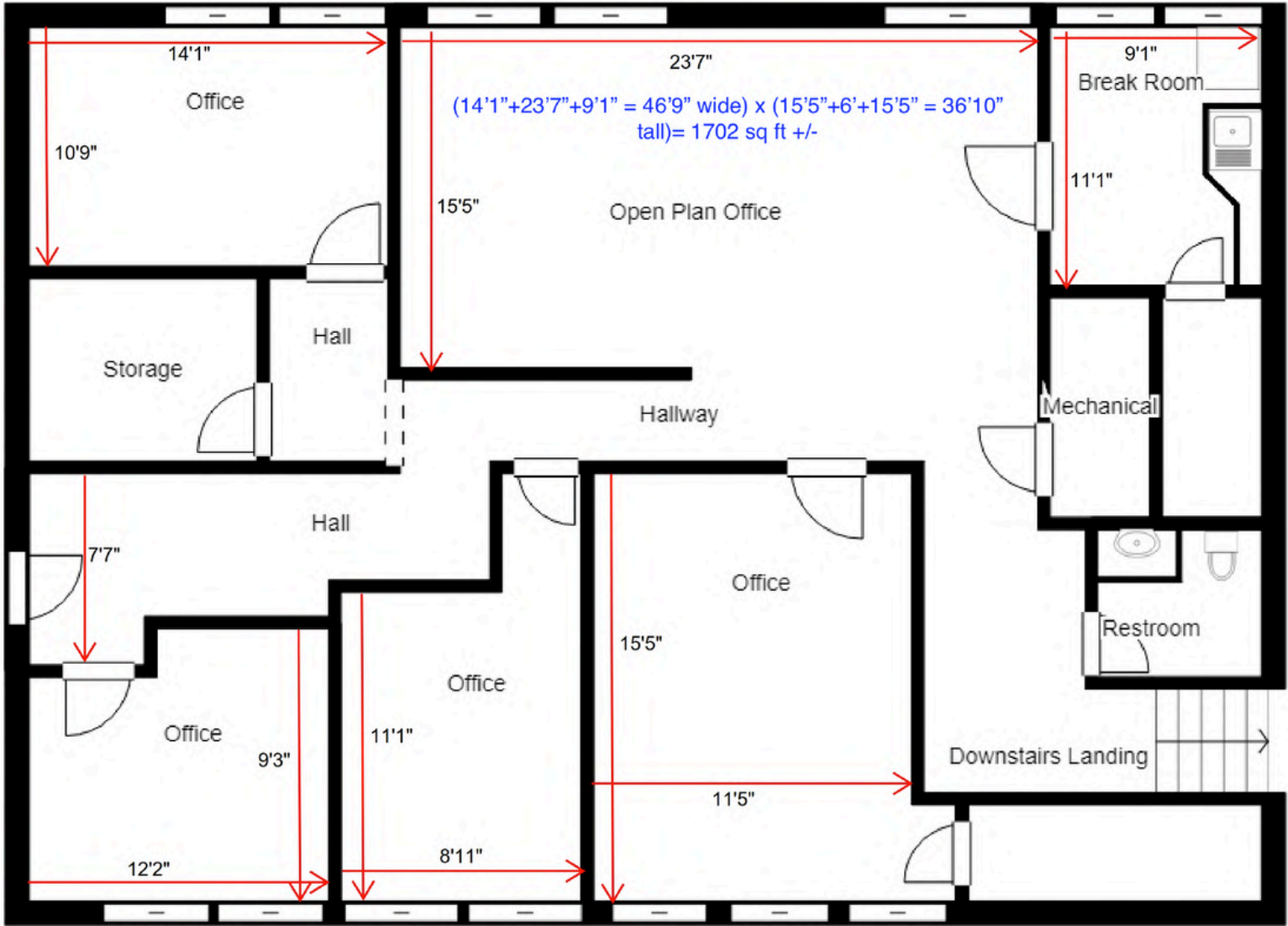
18'7" wide x  
(13'11"+21'7"  
+12'8"+11'3") =  
59'5" long) =  
1,121 sq ft +/-



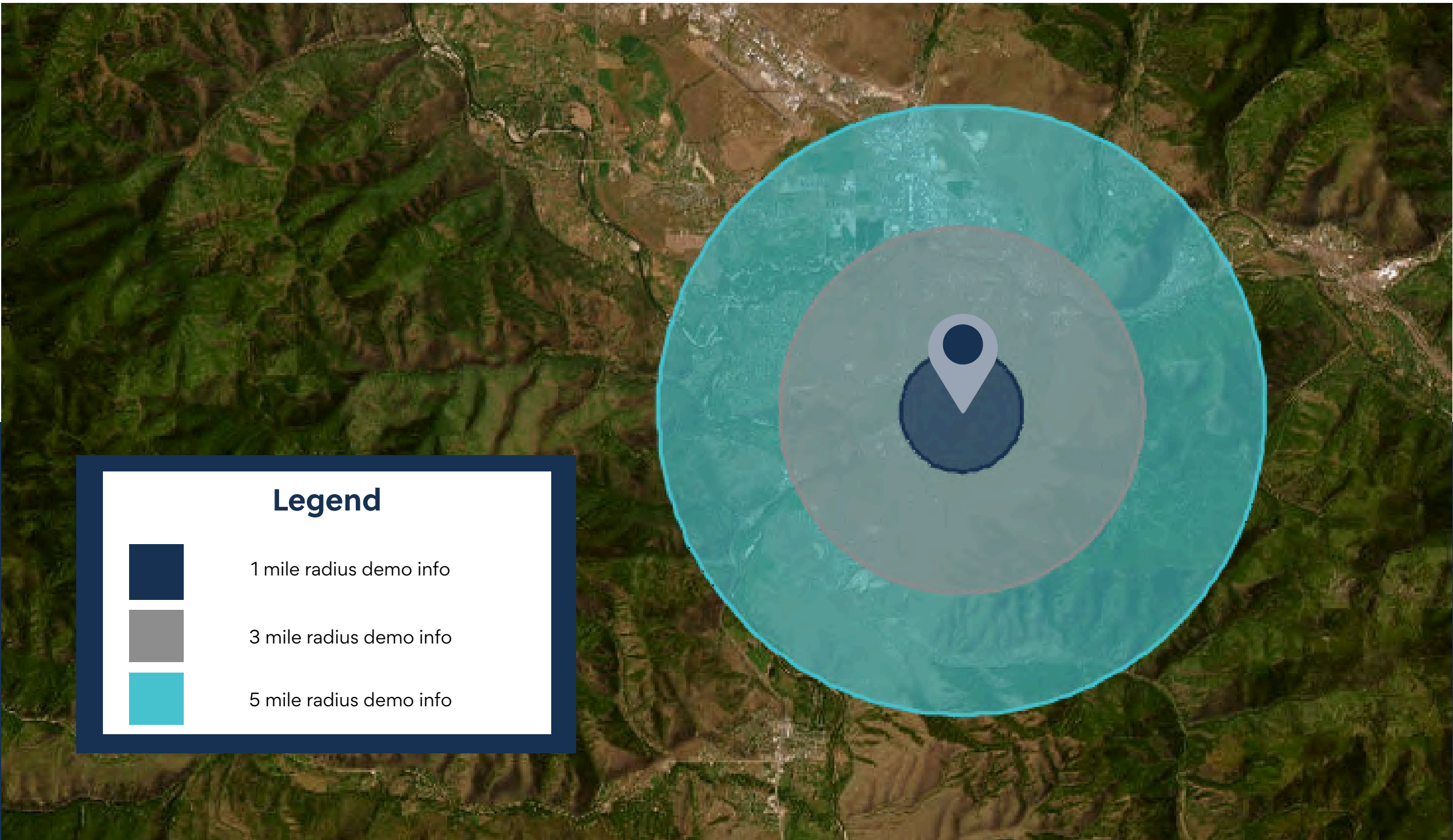
For illustration only

# Lower Level Floorplans

3203 S Russell St - Lower Floor



For illustration only



### Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

## KEY FACTS

1 mile

11,877

Population



Median Age



Average Household Size

\$64,340

Median Household Income

2,661

2023 Owner Occupied Housing Units (Esri)

2,646

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



1,158

Total Businesses



11,934

Total Employees

## HOUSING STATS

1 mile



\$445,719

Median Home Value



\$10,145

Average Spent on Mortgage & Basics



\$937

Median Contract Rent

### 2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.2%)

The smallest group: \$150,000 - \$199,999 (6.0%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	7.8%	+0.6%	
\$15,000 - \$24,999	6.1%	-0.8%	
\$25,000 - \$34,999	8.9%	+2.3%	
\$35,000 - \$49,999	17.2%	+2.1%	
\$50,000 - \$74,999	15.4%	-0.1%	
\$75,000 - \$99,999	14.7%	-2.1%	
\$100,000 - \$149,999	15.5%	-0.6%	
\$150,000 - \$199,999	6.0%	-0.8%	
\$200,000+	8.5%	-0.5%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	11,877	58,911	86,536
2022 Household Population	11,790	56,503	83,485
2022 Family Population	8,068	36,282	54,996
2027 Total Population	11,934	59,712	89,092
2027 Household Population	11,846	57,304	86,041
2027 Family Population	8,057	36,527	56,305

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$40,914	\$38,916	\$41,230
2022 Median Household Income	\$64,340	\$61,761	\$65,768
2022 Average Household Income	\$92,859	\$87,138	\$92,435
2027 Per Capita Income	\$49,448	\$46,369	\$49,200
2027 Median Household Income	\$80,141	\$76,526	\$79,301
2027 Average Household Income	\$111,725	\$102,980	\$109,371

# Missoula Office Market Data | Q1 2025

## LEASING ACTIVITY | OFFICE

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

\*Vacancy is for 2023

## SALES ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change	
County Average Sale Price PSF	\$230.66	\$272.70	18.23%	↑
Condominium Average Sale Price PSF	\$138.71	\$249.17	79.63%	↑
Freestanding Average Sale Price SF	\$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

Construction	±21,000 SF
Permitting	±6,101 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.

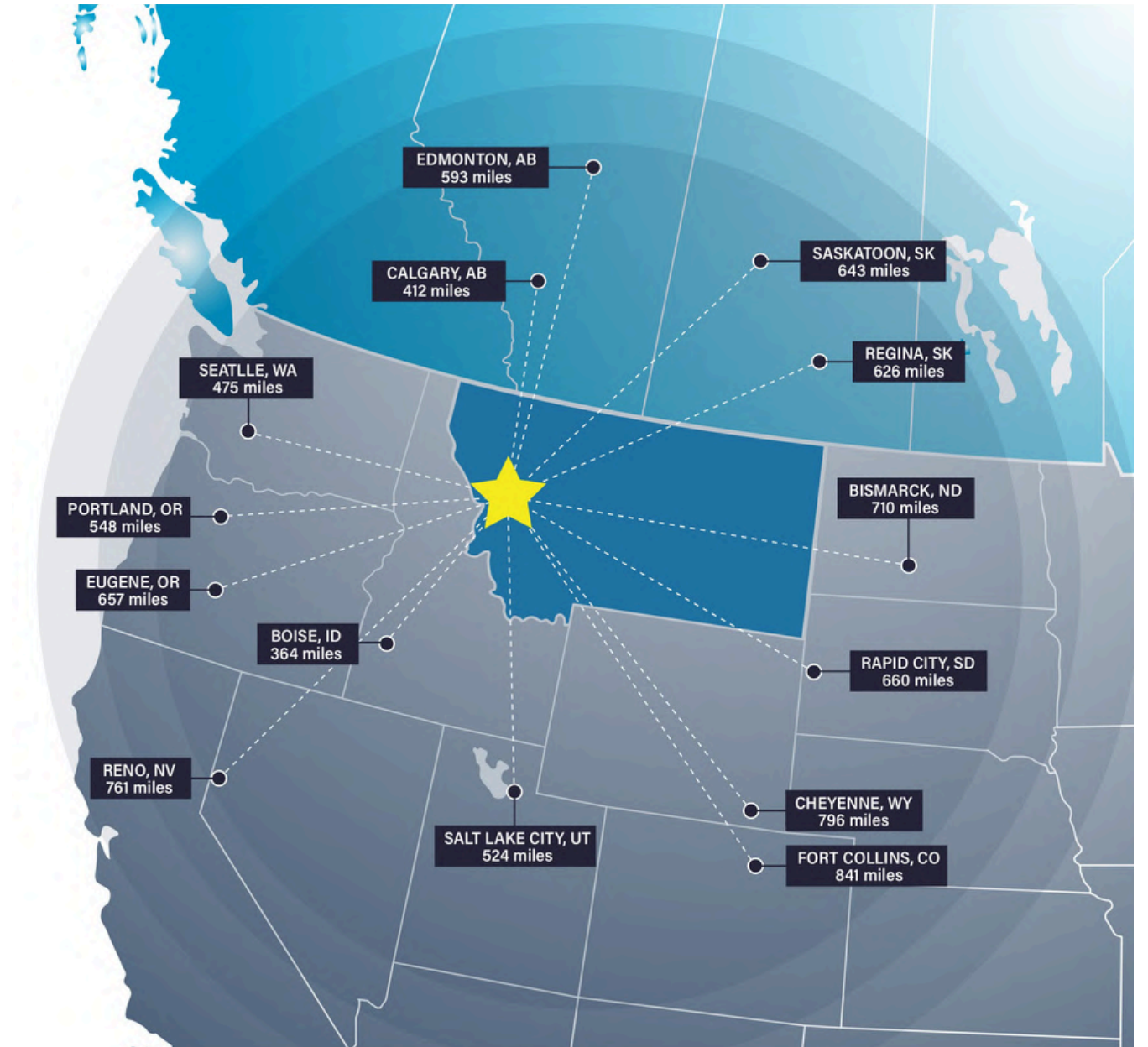


# Missoula Access

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+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)



## #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 Advisors



**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.

# Operations and Marketing Team



**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.



**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.



**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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