



**SterlingCRE**  
ADVISORS

## Historic Building, Modern Vibe – Downtown Missoula Office Space for Lease

424 North Higgins, 2nd Level  
Missoula, Montana  
±3,250 SF Office Suite

Exclusively listed by:

**Connor McMahon**

[Connor@SterlingCREadvisors.com](mailto:Connor@SterlingCREadvisors.com)

406.370.6424



# Opportunity Overview

Position your business in the heart of downtown Missoula with a workspace that blends vintage charm and practical function.

This warm, open second floor office features vintage wood floors, architectural beams, and abundant natural light. Two private offices, an open work area, and a distinctive lounge/work space with balconettes overlooking North Higgins create a flexible layout ideal for collaboration or quiet focus. Additional features include a break area with kitchen and private restrooms.

Just steps from Missoula's restaurants, coffee shops, and retail, this location offers convenience and character in equal measure. A perfect fit for small businesses in creative industries looking to make a statement with their space.

Contact SterlingCRE Advisors to learn more or schedule a tour.



<b>Address</b>	424 North Higgins
<b>Property Type</b>	Office
<b>Lease Rate</b>	\$23.00/SF NNN
<b>Estimated NNN</b>	\$7.50/SF Includes taxes and insurance; tenant to contract with maintenance vendors and utilities at tenants expense
<b>Total Square Feet</b>	±3,250 Square Feet

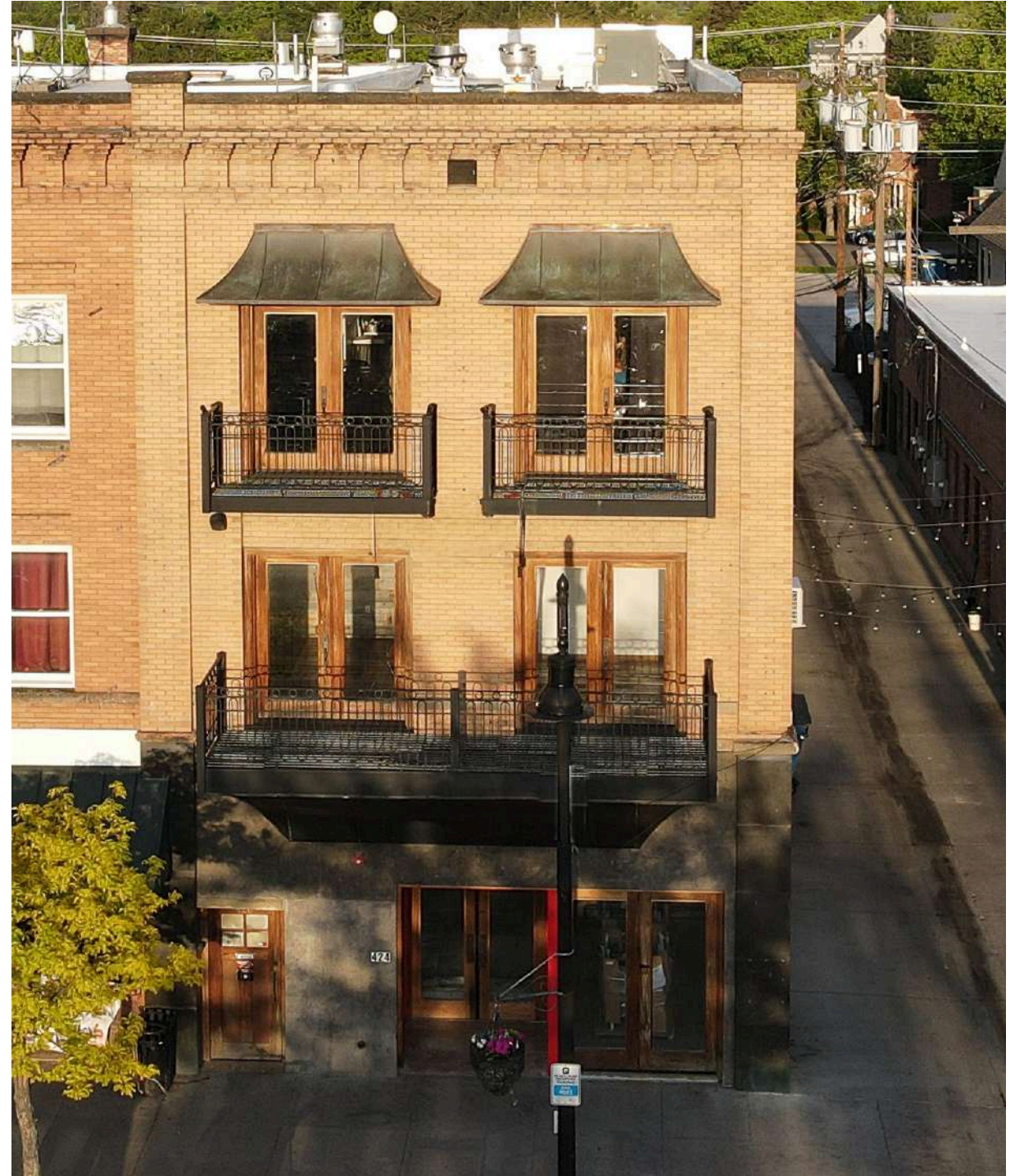
# Interactive Links

 [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

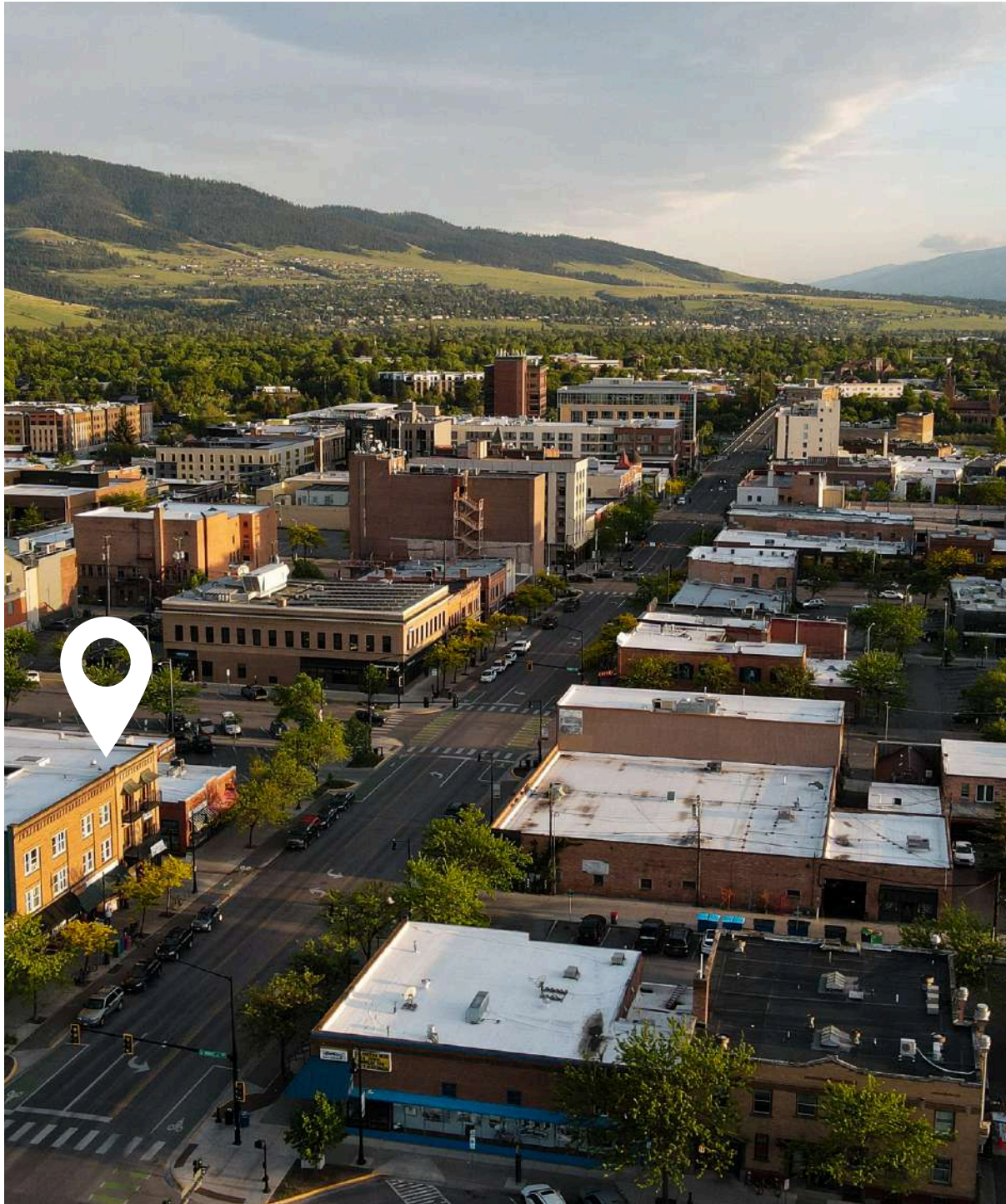


Interactive Links

# Property Details

<b>Address</b>	424 North Higgins Avenue Level 2 Missoula, Montana
<b>Property Type</b>	Office
<b>Square Feet</b>	±3,250 Square Feet
<b>Services</b>	City Water & Sewer
<b>Access</b>	North Higgins Avenue
<b>Zoning</b>	D-C
<b>Geocode</b>	04-2200-22-2-39-09-0000
<b>Private Office Count</b>	2
<b>Traffic Count</b>	4,710 AADT 2024 (Higgins)
<b>Year Built</b>	1900, recent renovations
<b>Parking</b>	On Street & Public Lots





**Centrally located in downtown Missoula, at the corner of North Higgins & Pine Street**



**Historic building that has features such as wood floors, exposed bricks, beams and iron Juliet balconies**



**Walk to a wide variety of restaurants and retail including favorites such as Worden's Deli**



**Close to on-street parking and several public lots and parking decks**



**Space layout has a mix of private and open spaces and can accommodate a wide variety of business types**





Retailer Map



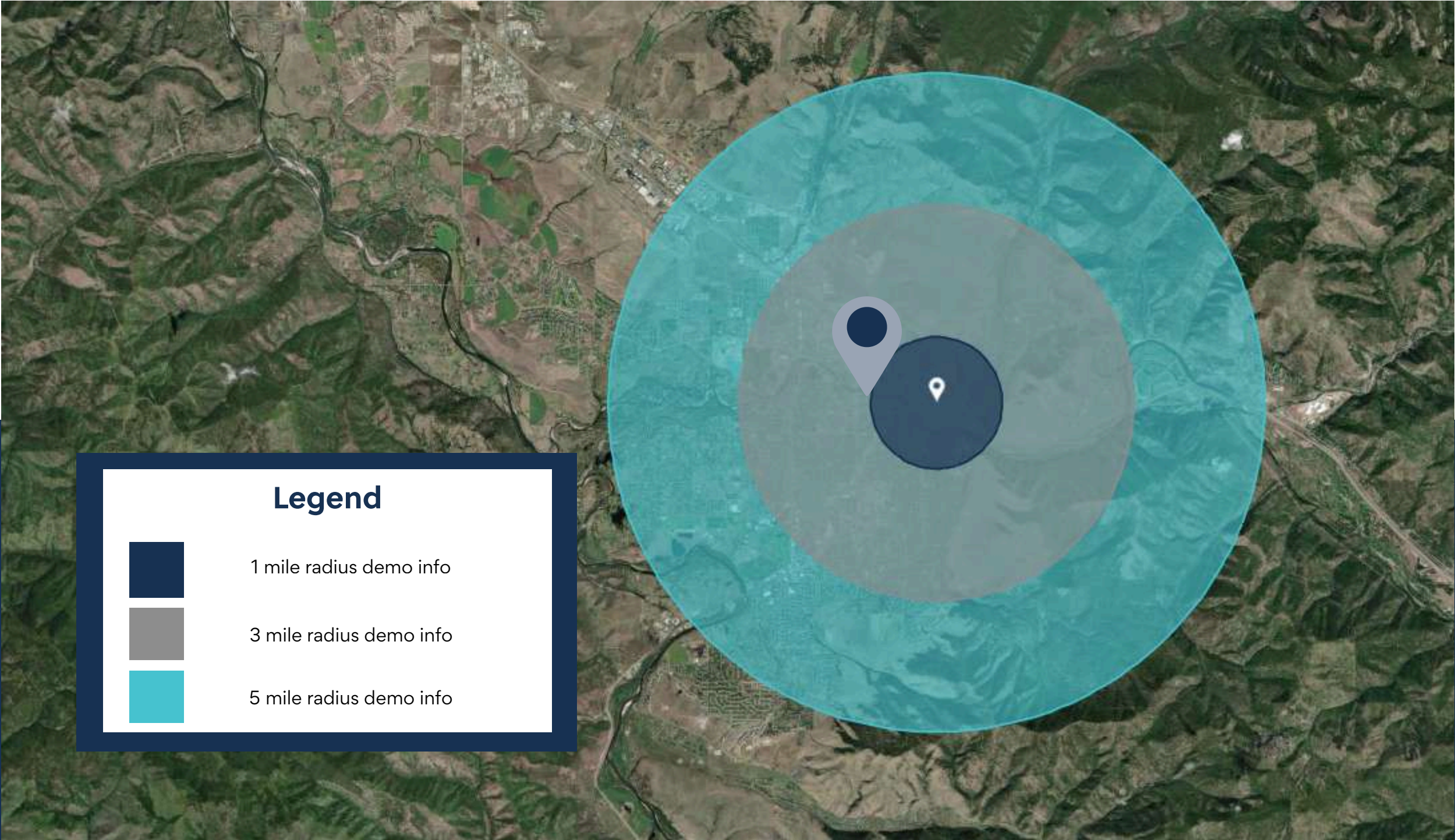
Parking Map





Virtually Staged Spaces





**Legend**



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

# Key Facts

## KEY FACTS

1 mile

11,820

Population



Median Age



Average Household Size

\$49,536

Median Household Income

1,663

2023 Owner Occupied Housing Units (Esri)

3,937

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

1 mile



1,491

Total Businesses



17,514

Total Employees

## HOUSING STATS

1 mile



\$509,892

Median Home Value



\$6,296

Average Spent on Mortgage & Basics



\$891

Median Contract Rent

### 2024 Households by income (Esri)

1 mile

The largest group: \$75,000 - \$99,999 (18.2%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator ▲	Value	Diff
<\$15,000	13.9%	+6.7%
\$15,000 - \$24,999	10.3%	+3.4%
\$25,000 - \$34,999	10.0%	+3.4%
\$35,000 - \$49,999	16.1%	+1.0%
\$50,000 - \$74,999	14.4%	-1.1%
\$75,000 - \$99,999	18.2%	+1.4%
\$100,000 - \$149,999	7.9%	-8.2%
\$150,000 - \$199,999	4.4%	-2.4%
\$200,000+	4.7%	-4.3%

Bars show deviation from

Variables	1 mile	3 miles	5 miles
2022 Total Population	11,820	60,613	85,331
2022 Household Population	10,517	58,025	82,413
2022 Family Population	4,867	34,299	53,612
2027 Total Population	12,088	61,903	88,666
2027 Household Population	10,785	59,316	85,748
2027 Family Population	4,940	34,711	55,545

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$34,796	\$38,687	\$40,681
2022 Median Household Income	\$49,536	\$56,375	\$63,985
2022 Average Household Income	\$72,272	\$82,512	\$90,492
2027 Per Capita Income	\$41,036	\$46,165	\$48,625
2027 Median Household Income	\$57,865	\$69,099	\$78,147
2027 Average Household Income	\$84,429	\$97,532	\$107,334

# Missoula Office Market Data | Q4 2025

## LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

All data covers the trailing 12 months  
 \*Weighted Average \*\*Non-weighted Average  
 Lease data is based on NNN or NNN Equivalent

## OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±48,000 SF
Completed 2025	±10,394 SF



# Missoula Air Service

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

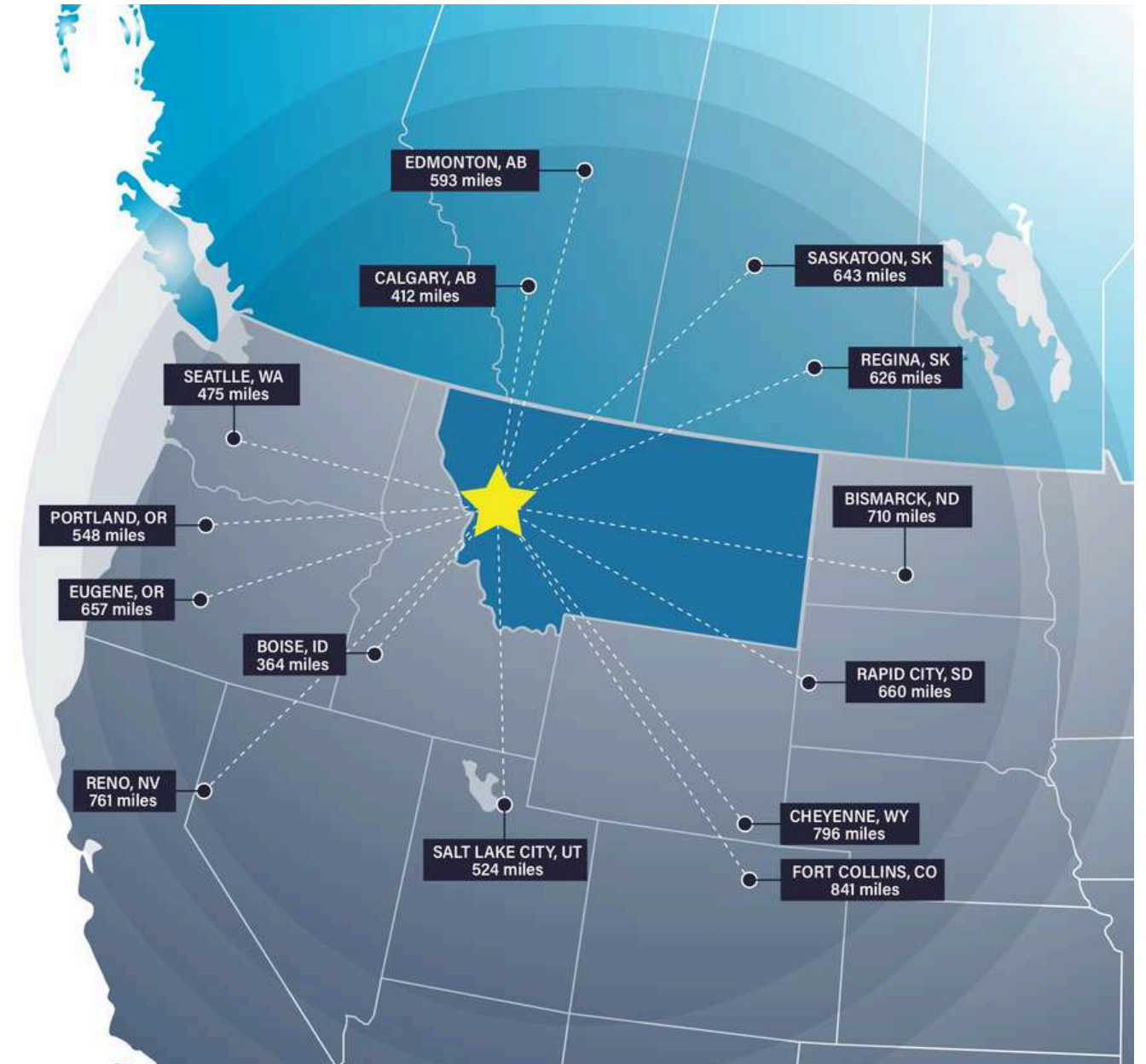


# Missoula Access

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](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 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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