



Leasing Opportunities Available:
431 Business Center
Downtown Kalispell, Montana

431 1st Avenue West
Kalispell, Montana

Exclusively listed by:
Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com
406.360.3102



SterlingCRE
ADVISORS

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Opportunity Overview

SterlingCRE Advisors is pleased to present an exceptional office leasing opportunity at the 431 Business Center, located at 431 1st Avenue West. This well-maintained professional building offers a range of flexible office suites, ideal for businesses seeking a strategic location with modern amenities. The property features 7,500 square feet of available space, with suites ranging from ±1,300 square feet to ±3,688 square feet, making it suitable for both small startups and larger operations.

Tenants will enjoy convenient off-street parking, access to shared restrooms and break rooms, and outdoor space. Situated near the heart of downtown Kalispell, this office building offers easy access to local shops, restaurants, and other essential services, while providing a professional setting to meet with clients and conduct business.

Multiple ingress/egress points allows for a functional multi-tenant setup with features such as an inviting reception/waiting area, private offices, conference rooms, multiple break areas and ADA accessibility via the lift along the stairway.

Located in one of the nation's fastest-growing micropolitan areas, Kalispell offers robust economic growth and a high quality of life between Glacier National Park and Flathead Lake.

Interactive Links

[Link to Listing](#)

[Main Floor 3D Tour](#)

[Video](#)

[Garden Level 3D Tour](#)

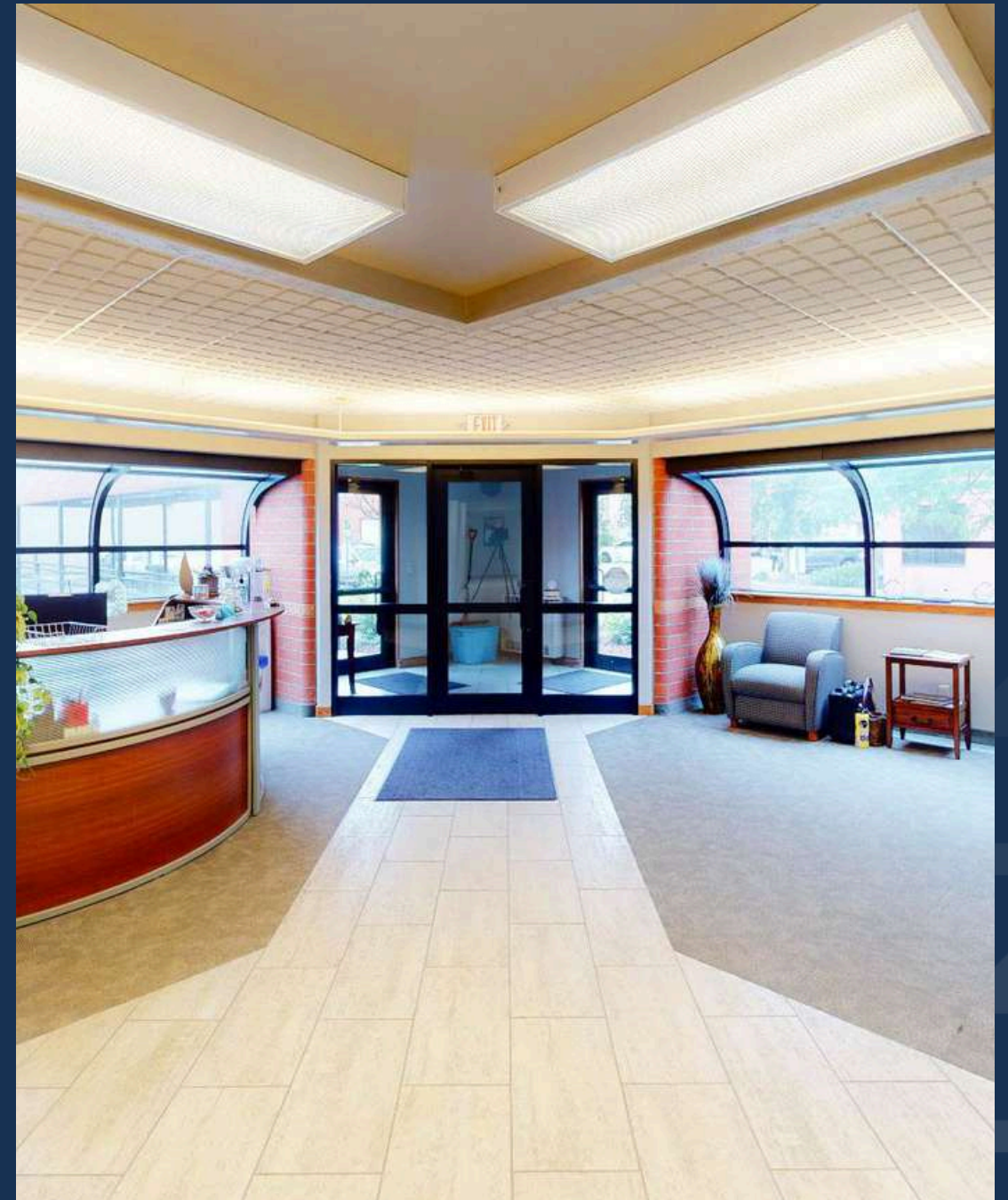
[Street View](#)

Address	431 1st Avenue West Kalispell, MT 59901
Lease Rates	\$13-\$18/SF, NNN
Estimated 2025 NNN:	\$6.91/SF
Property Type	Multi-Tenant Office Building
Suites Available	B6: ±2,033 SF \$3,100/month Gross B7: ±1,306 SF \$2,000/month Gross 1B: ±3,688 SF \$7,348/month Gross
Total Acreage	±0.642 (±27,965 SF)
Parking	Thirty-two (32) surface spaces and adjacent street parking
Additional Features	Spacious outdoor patio Mature Landscaping Shared Restrooms Shared Kitchenette

431 1st Avenue West

\$2,850,000 (\$189/SF)

Building SF	±15,070 SF
Tenant Responsibilities	Internet; In-Suite Janitorial
Landlord Responsibilities	Electric, Gas, Water, Sewer
Zoning	Kalispell B-4
Access	1st Avenue West via Highway 93 N
Services	City water and sewer
Taxes	\$38,058.17 (2024)
Parking	Dedicated lot, plus on-street





Centrally located in Kalispell's vibrant central business district, walkable to shops and restaurants



Multiple ingress/egress access points



Easily configured into a single or multi tenant space



Ample on-site paved parking with nearby public, on-street parking

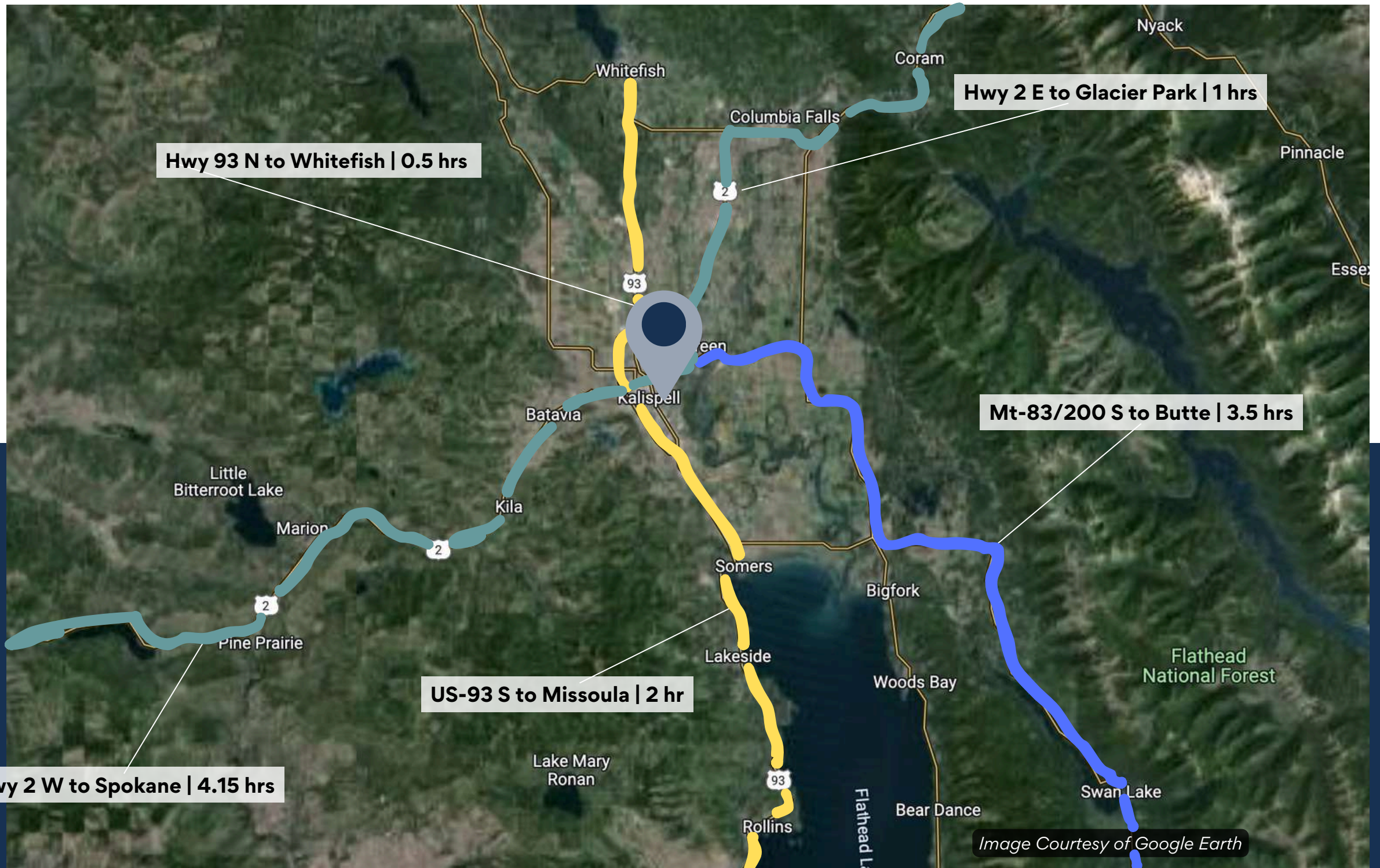


Well maintained with functional floorplan

LOCATION



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Regional Map

South Meridian Road

West Idaho St ±16,909VPD (2023 AADT)

South Main St ±16337VPD (2023 AADT)

4th St West ±2,300VPD (2023 AADT)

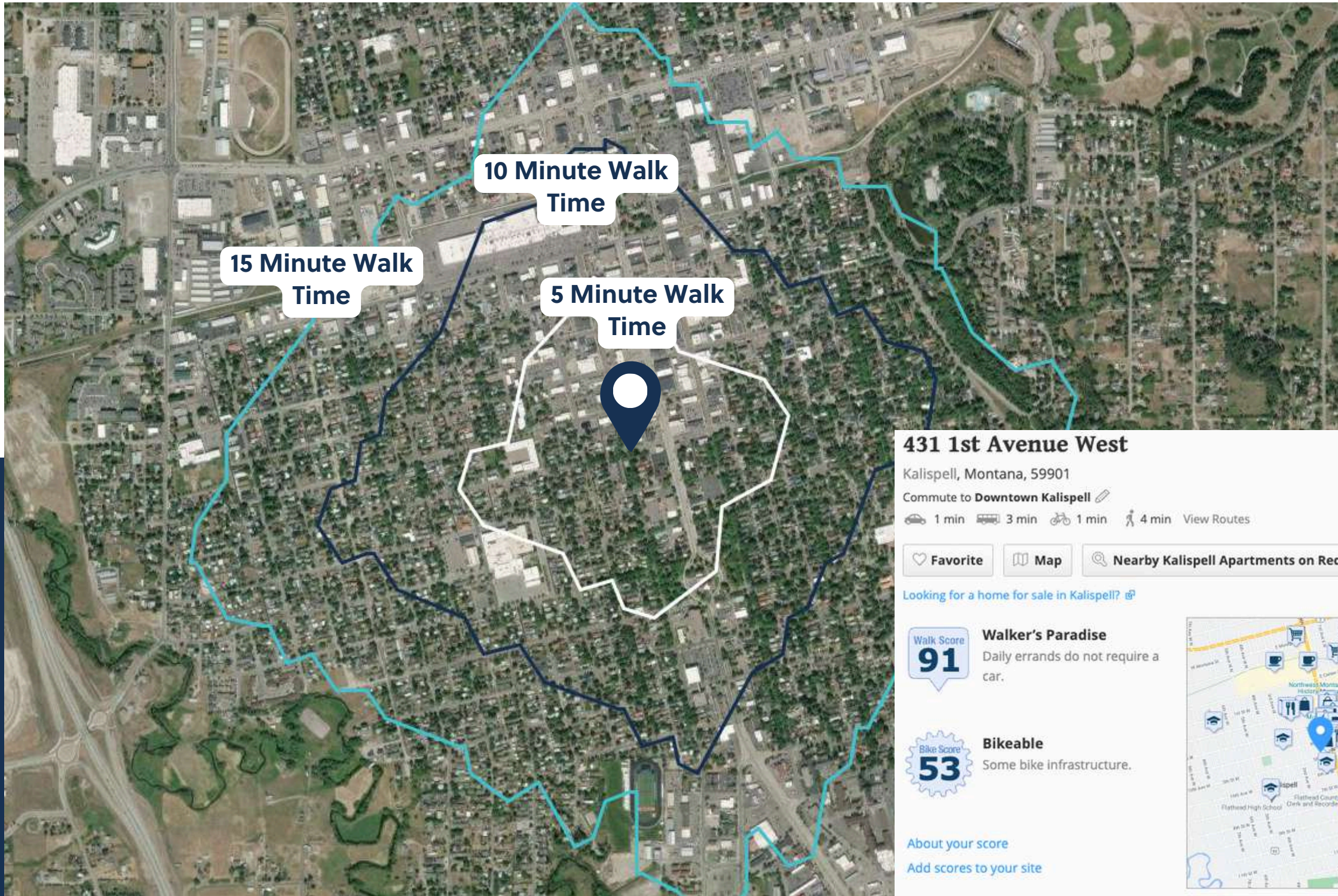
5th St West ±406VPD (2023 AADT)



Kalispell



Retailer Map



10 Minute Walk Time

15 Minute Walk Time

5 Minute Walk Time

431 1st Avenue West

Kalispell, Montana, 59901

Commute to Downtown Kalispell

🚗 1 min 🚌 3 min 🚲 1 min 🚶 4 min [View Routes](#)

[Favorite](#)

[Map](#)

[Nearby Kalispell Apartments on Redfin](#)

[Looking for a home for sale in Kalispell?](#)

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

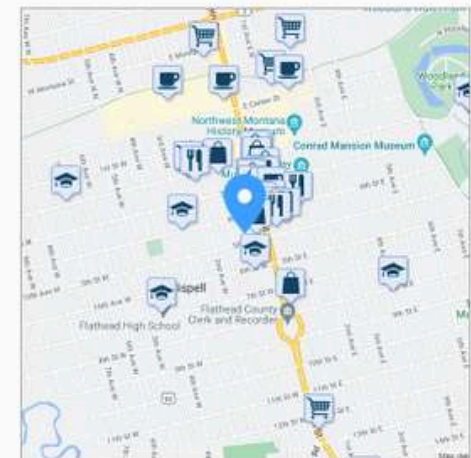
Bike Score
53

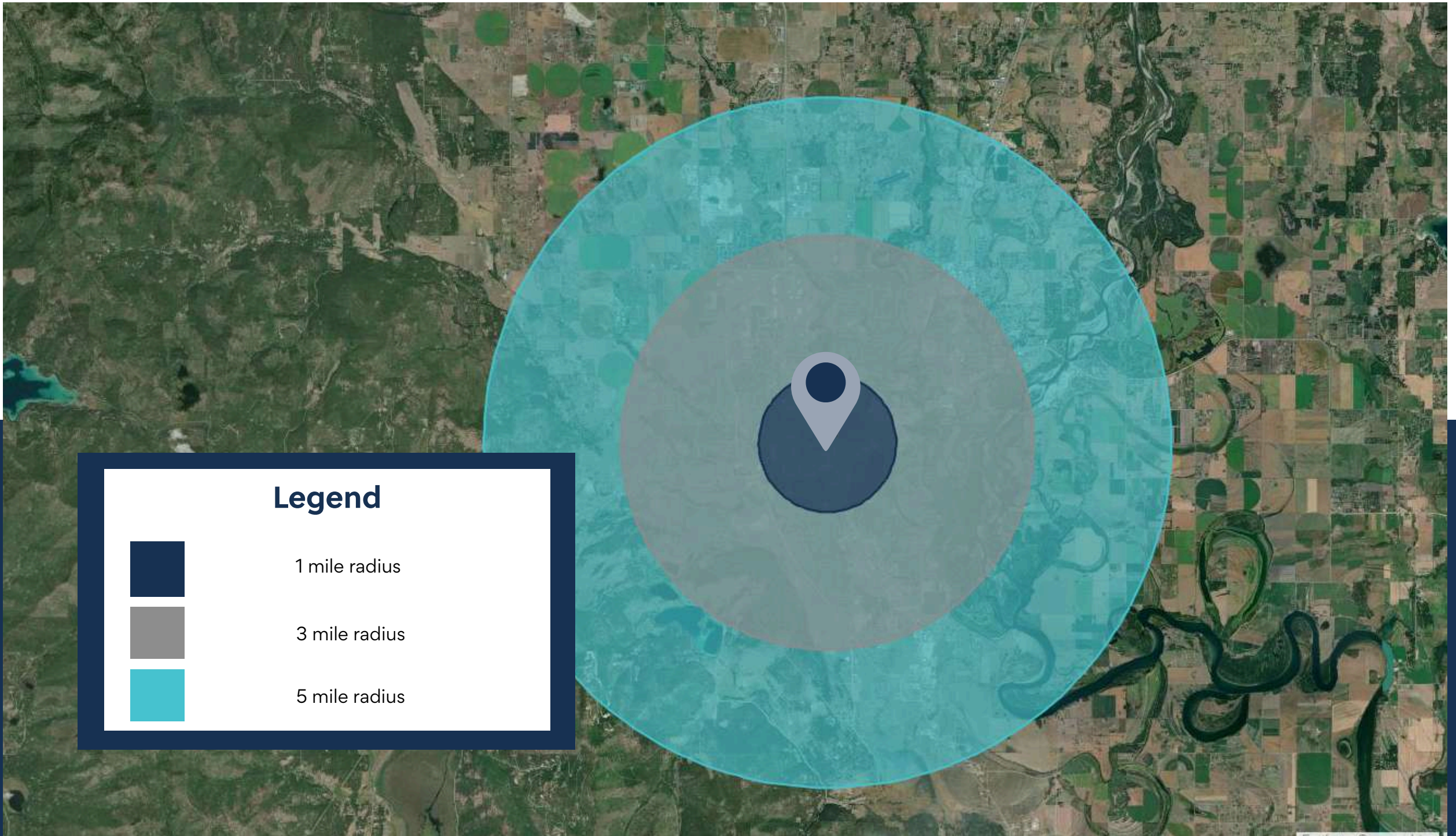
Bikeable

Some bike infrastructure.

[About your score](#)

[Add scores to your site](#)





Legend



1 mile radius



3 mile radius



5 mile radius

Key Facts

KEY FACTS

1 mile

9,649

Population



39.8

Median Age



2.1

Average Household Size

\$38,154

Median Household Income

1,799

2023 Owner Occupied Housing Units (Esri)

2,593

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,212

Total Businesses



13,353

Total Employees

HOUSING STATS

1 mile



\$366,170

Median Home Value



\$6,613

Average Spent on Mortgage & Basics



\$737

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: <\$15,000 (19.9%)

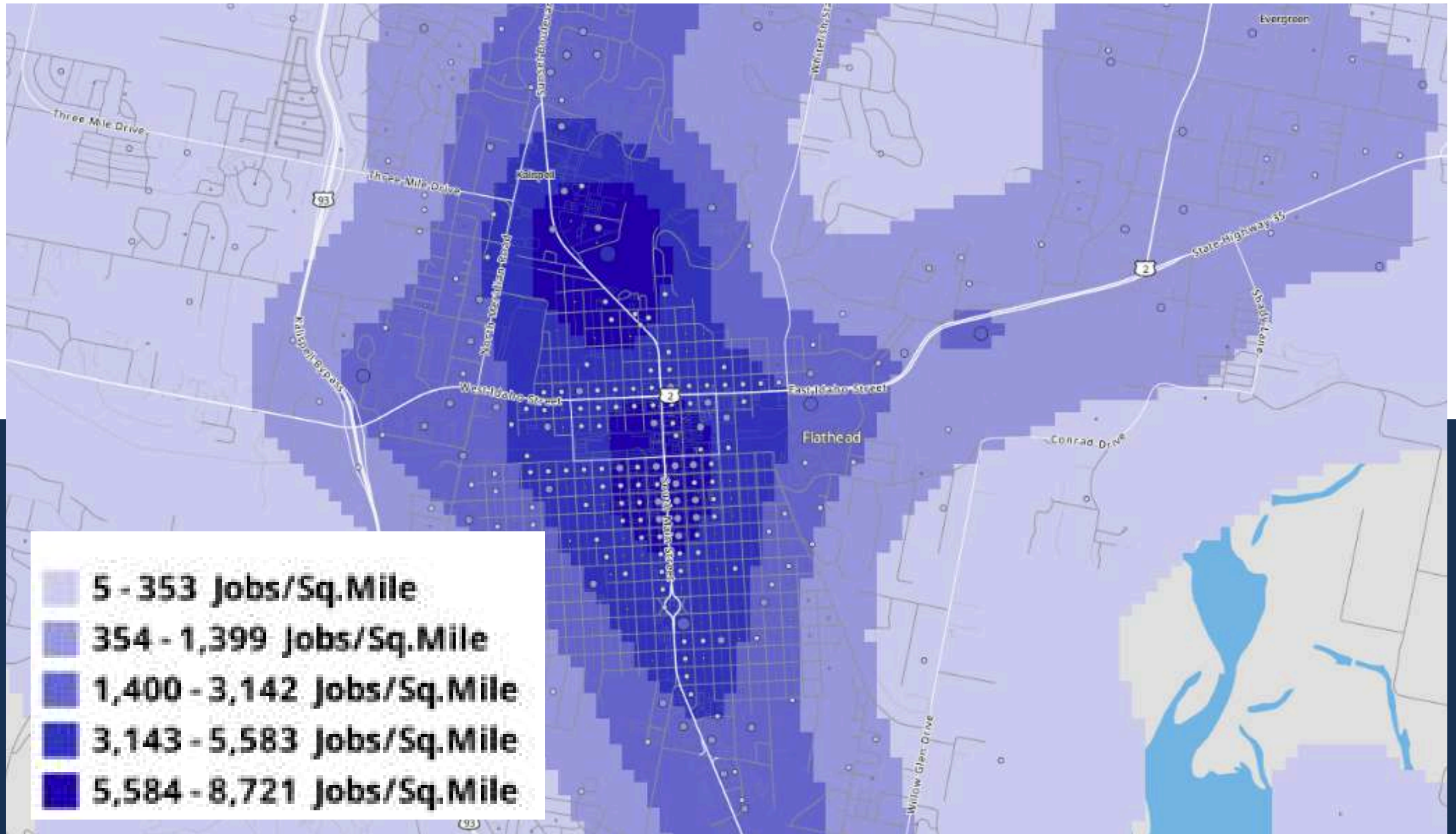
The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff
<\$15,000	19.9%	+8.2%
\$15,000 - \$24,999	16.8%	+7.0%
\$25,000 - \$34,999	10.6%	+4.0%
\$35,000 - \$49,999	10.3%	+1.5%
\$50,000 - \$74,999	15.7%	-1.0%
\$75,000 - \$99,999	9.9%	-2.8%
\$100,000 - \$149,999	10.5%	-6.5%
\$150,000 - \$199,999	3.9%	-4.3%
\$200,000+	2.4%	-6.3%

Bars show deviation from Flathead County

Variables	1 mile	3 miles	5 miles
2022 Total Population	9,649	38,213	48,163
2022 Household Population	9,278	37,431	47,380
2022 Family Population	6,313	28,448	36,728
2027 Total Population	10,867	42,252	52,743
2027 Household Population	10,496	41,470	51,960
2027 Family Population	7,132	31,462	40,176

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$27,244	\$32,745	\$35,108
2022 Median Household Income	\$38,154	\$59,787	\$64,428
2022 Average Household Income	\$59,235	\$80,465	\$87,663
2027 Per Capita Income	\$31,213	\$37,588	\$40,052
2027 Median Household Income	\$48,348	\$68,984	\$74,653
2027 Average Household Income	\$68,866	\$93,452	\$101,082



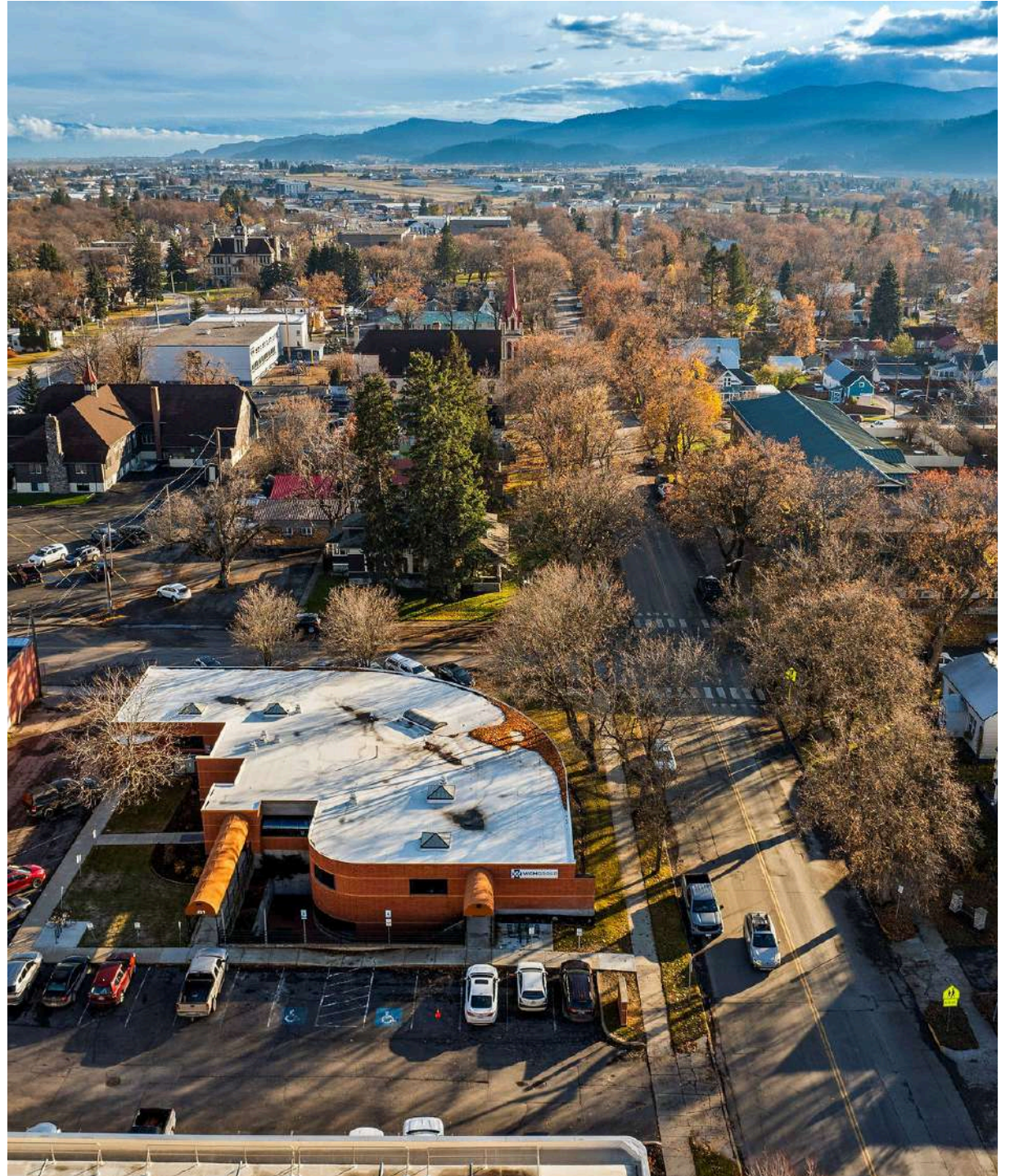
Area Employment Heat Map

PROPERTY DETAILS



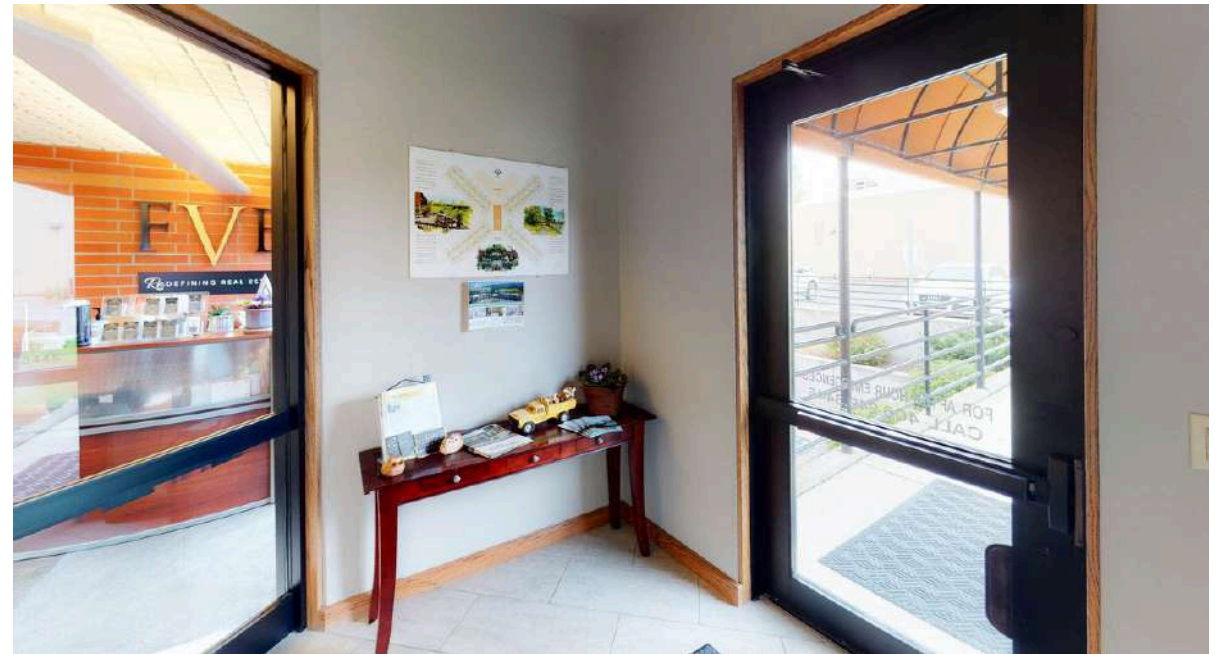
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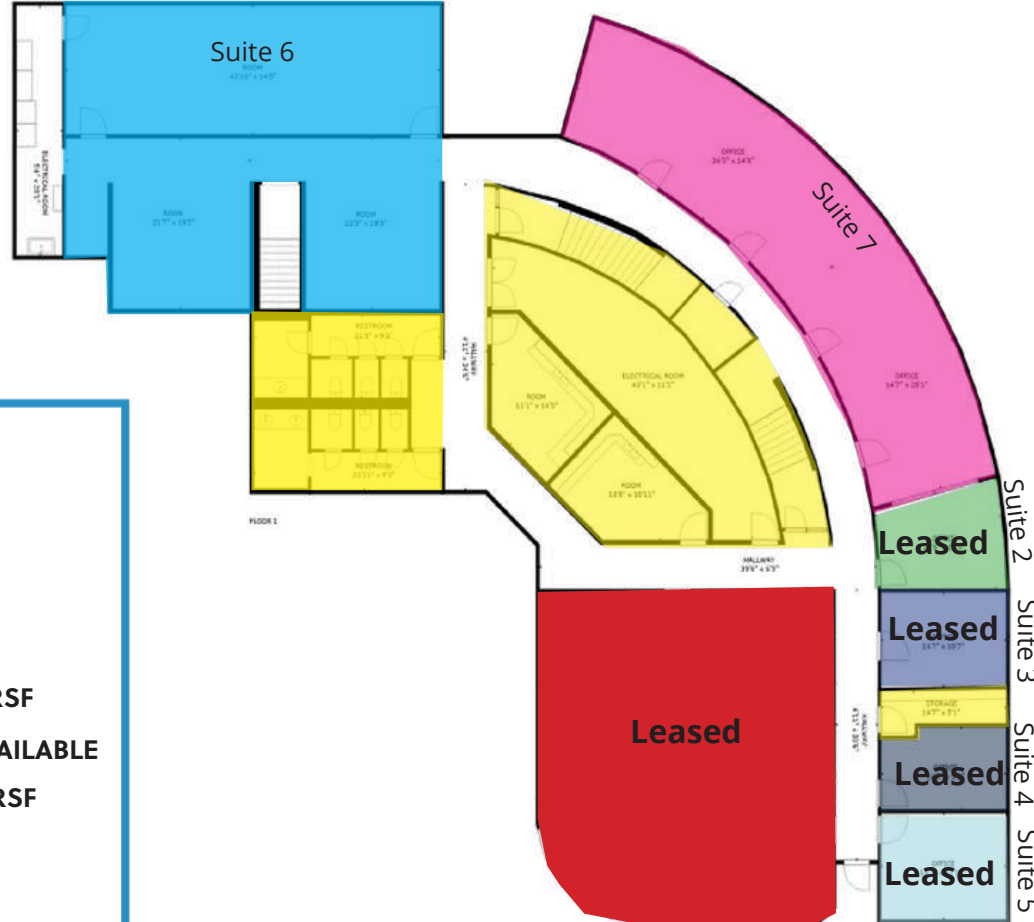


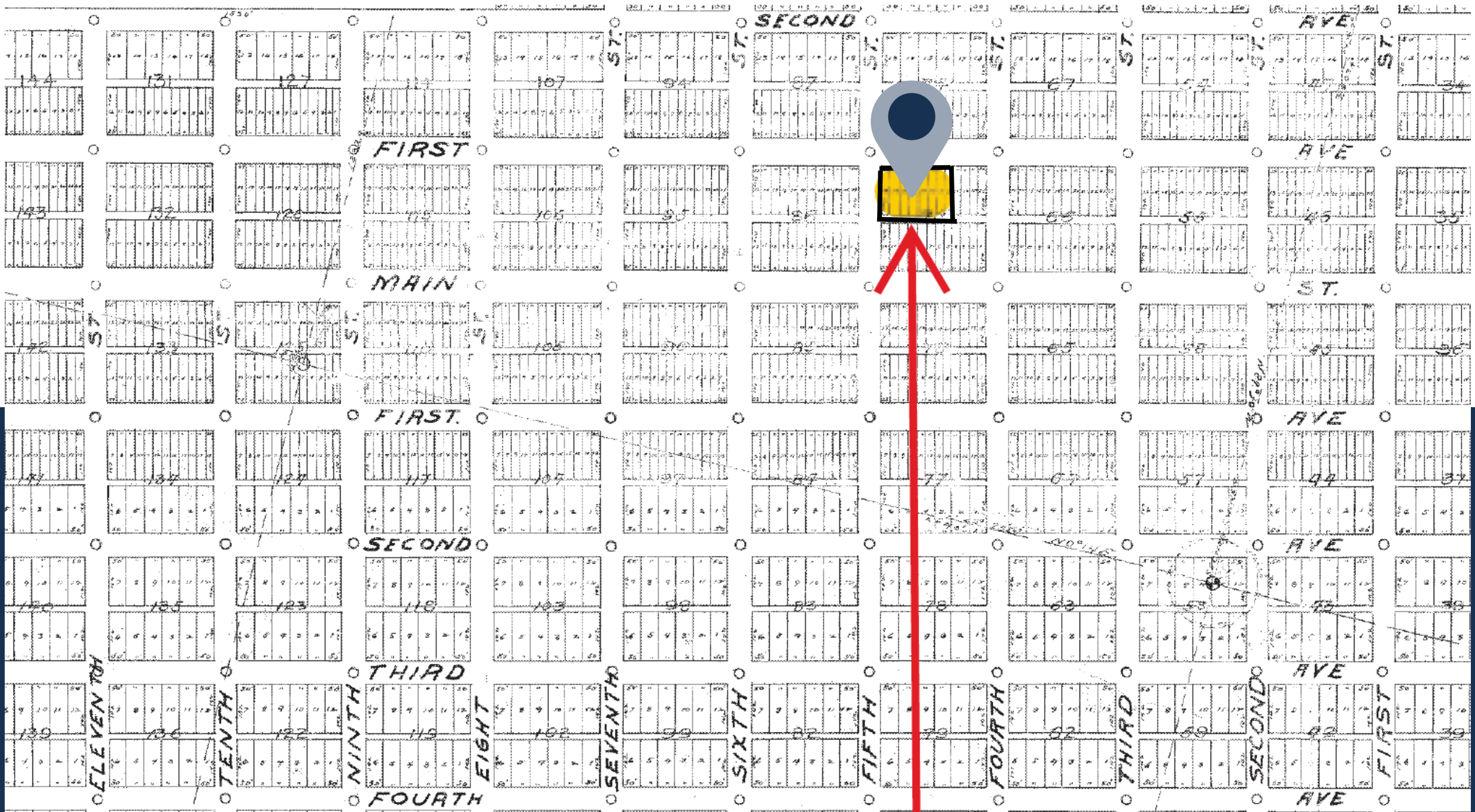


Garden Level Floor Layout



	COMMON AREA
	\$510/MONTH; ±245 RSF
	\$425/MONTH; ±203 RSF
	LEASED
	\$500/MONTH; ±238 RSF
	\$3,100/MONTH; ±2,033 RSF
	ADDITIONAL SPACE AVAILABLE
	\$2,000/MONTH; ±1,306 RSF
	LEASED



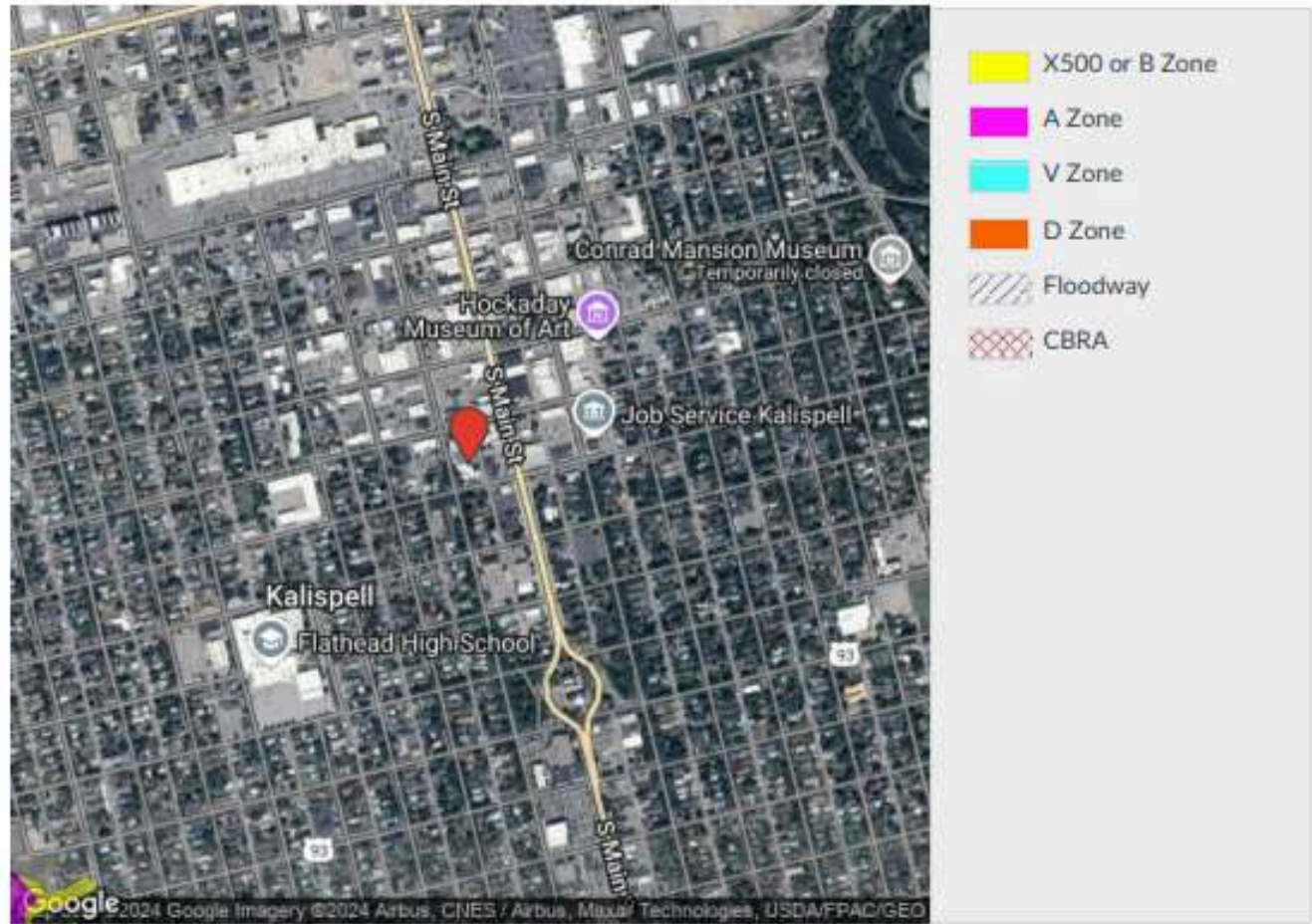


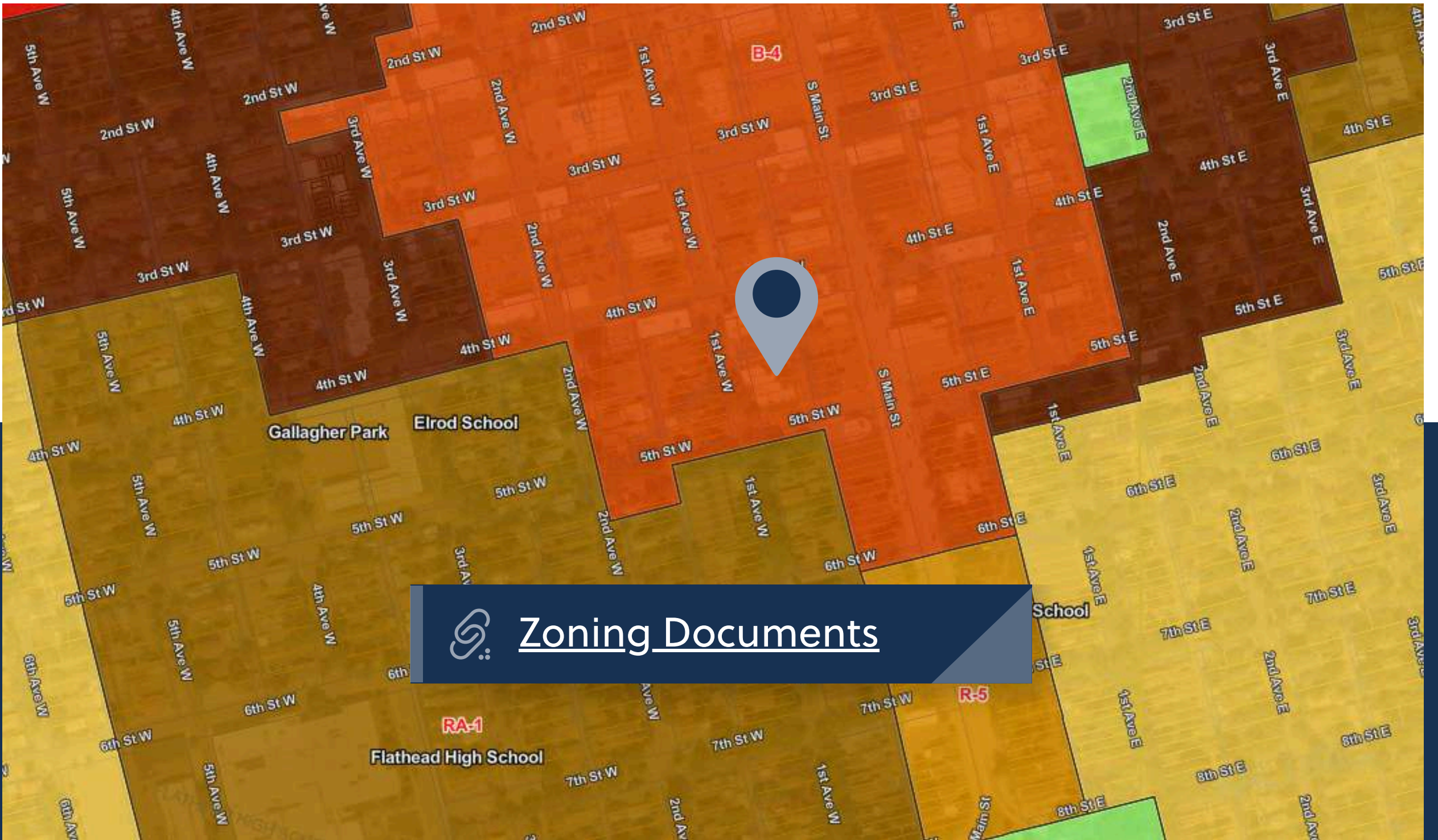
Flood Zone Determination Report

Flood Zone Determination: **OUT**

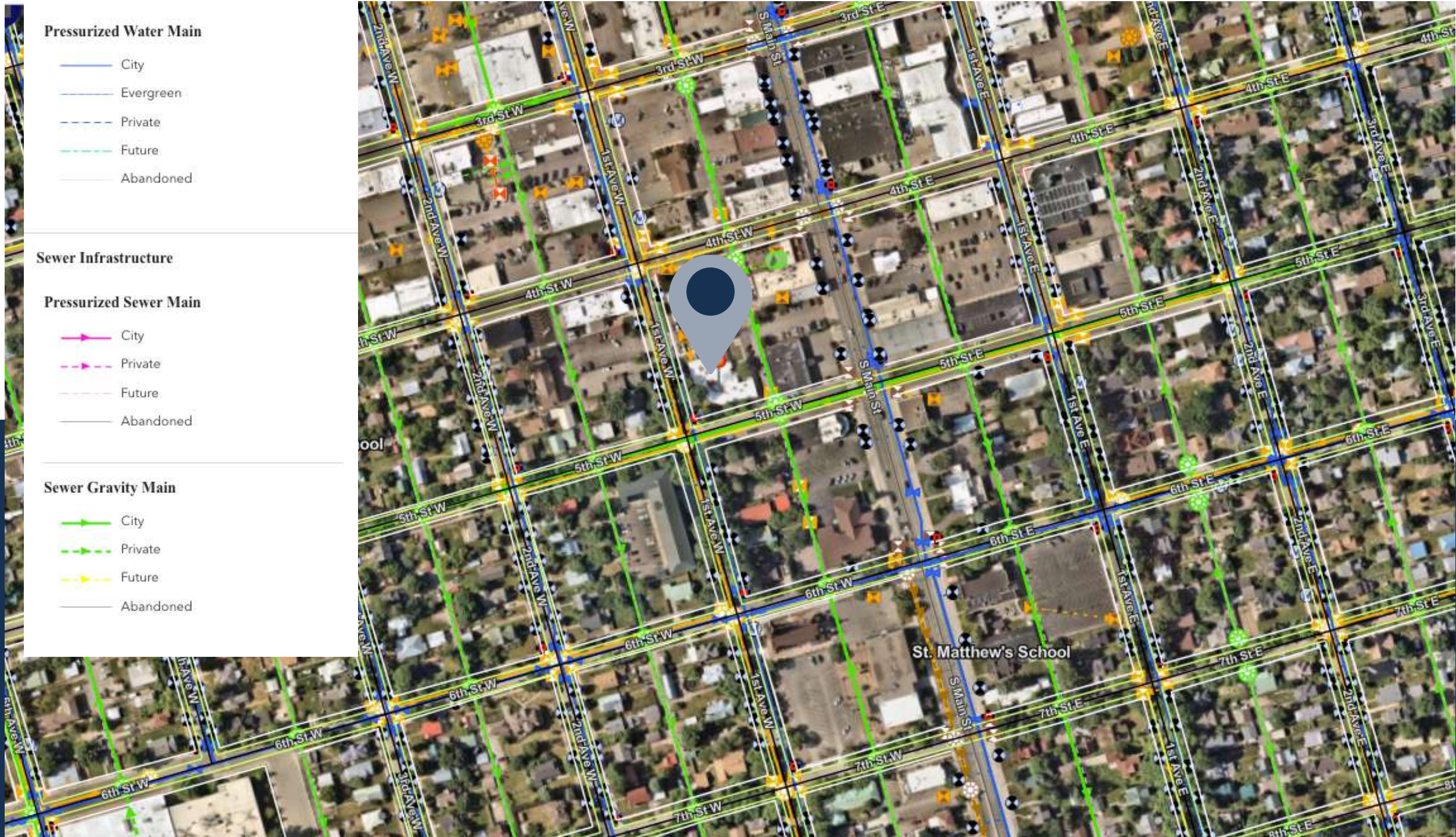
COMMUNITY 300025 PANEL 1805J

PANEL DATE November 04, 2015 MAP NUMBER 30029C1805J





[Zoning Documents](#)



Pressurized Water Main

- City
- Evergreen
- - - Private
- · - · - Future
- Abandoned

Sewer Infrastructure

Pressurized Sewer Main

- City
- - - Private
- · - · - Future
- Abandoned

Sewer Gravity Main

- City
- · - · - Private
- · - · - Future
- Abandoned

MARKET OVERVIEW



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Flathead Valley Air Service

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

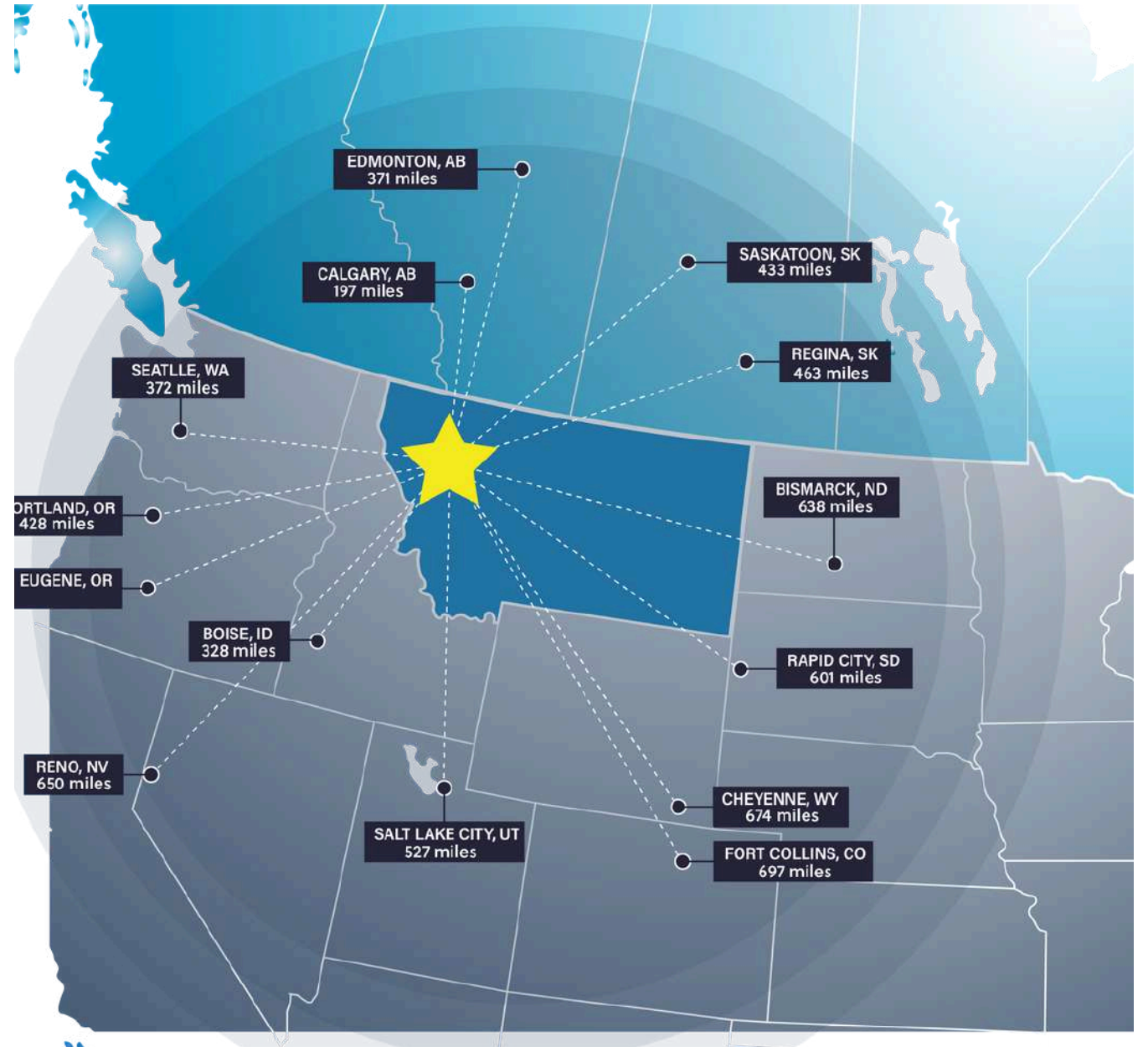


Flathead Access

The Flathead Valley offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Kalispell is within a day's truck drive of cities across the Northwest, including major Canadian metros. US-93 provides access south to Interstate 90 and north into Canada.

Access to rail is available and runs north to an east/west route. For air service, the Glacier International Airport provides service to destinations across the US.



Top Employers

Logan Health

1,000+ employees

Weyerhaeuser

500+ employees

Aon Service Corporation

250+ employees

Glacier Bank

250+ employees

Teletech

250+ employees

Whitefish Mountain Resort

250+ employees

Noteworthy



Source: Montana Department of Labor & Industry | Imi.mt.gov & Montana High Tech Alliance



AMENITIES

Home to Glacier National Park

Serving over 3 million visitors yearly

World Class Skiing

Home of the Whitefish Mountain and Blacktail Mountain

Flathead Lake

One of the world's largest and cleanest freshwater lakes

Thriving Arts Scene

The region boasts several spots for live theater, multiple art museums, and is home to the Glacier Symphony and Chorale

Rich Native American Culture

Three tribes make up the Flathead Reservation, and established the Three Chief's Cultural Center to honor the Salish (Bitterroot Salish), Qlispe (Pend d'Oreilles) and Ksanka (Kootenai).

Year Round Outdoor Activities

The Flathead offers access to vast tracts of wilderness areas that can be enjoyed via hiking, skiing, horseback riding, hunting, fishing and more.

PEOPLE

22.2% Population Growth - 2012-2022

Flathead counties growth has outpaced the US and Montana consistently

Median Age 42.3 Years Old

The median age in the US is 39

34.9% Degreed

Bachelor's degree or higher

31.5% High Income Households

Incomes over \$100,000 a year

25.7% Renters

Top 5 Occupations

Management, Office & Admin Support, Food Service, Sales, Construction

Source: US Census Bureau

ACCESS

19.7 Minutes

Average Commute Time

4.1% Self-Propelled Commuters

Walk or bike to work

60 Hours Saved

60 hours saved in commute yearly over national average

15 Non-Stop Air Destinations

From Glacier International Airport

Mountain Climber

Provides on demand public transportation throughout Kalispell, Whitefish and Columbia Falls

98 EV Charge Stations

Available to the public across Kalispell, with 12 free stations

ECONOMY

A Diverse Economy

The Flathead Valley has a diverse economy that includes tourism, healthcare, technology and manufacturing. Employment has grown at a pace of 2.3% per year over the past decade.

Growing Labor Force

The labor force in Flathead County has grown at a pace of 1.6%, outpacing the growth seen in Montana and counties including Missoula, Yellowstone (Billings), and Lewis & Clark (Helena).

Cost-Effective Utilities

Utilities in the Flathead Valley are 20% below the national average. The region also has multiple internet service providers and an expanding fiber network.

Growing Number of Technology Companies

The Flathead Valley has the third largest concentration of tech companies in the state, and includes the presence of venture capital firms, banks, software, biotech, and advanced manufacturing.

Source: Montana Department of Labor & Industry | lmi.mt.gov & Montana High Tech Alliance

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.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers.



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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