



SterlingCRE
ADVISORS

Professional Office Space For Lease

2620 Connery Way
Missoula, Montana 59808
±6,400 Available | Main Level
\$20.00/SF NNN

Contact:

Connor McMahon

Connor@SterlingCREadvisors.com

406.203.3950



Opportunity Overview

SterlingCRE Advisors is pleased to present updated office space at 2620 Connery Way. The property offers modern, ADA-accessible office space designed to accommodate a variety of professional users.

The available suite features a functional layout with 13 private offices, a welcoming reception area, restrooms, and ample space to support a variety of office configurations. The efficient design creates a professional environment ideal for corporate offices, professional services, medical users, and growing businesses.

Located near Missoula's bustling North Reserve Street Corridor with convenient access to Interstate 90, the property offers excellent connectivity for employees and clients, with short drive times from all areas of the city.

This turnkey office space is available for immediate occupancy, providing an exceptional combination of location, functionality, and accessibility. Contact SterlingCRE Advisors today for leasing details or to schedule a tour.



Address	2620 Connery Way
Property Type	Office
Lease Rate - Main Level	\$20.00/SF + NNN
Estimated NNN	\$8.65/SF
Available Square Feet	±6,400 SF



Interactive Links



[Link to Listing](#)



[Street View](#)

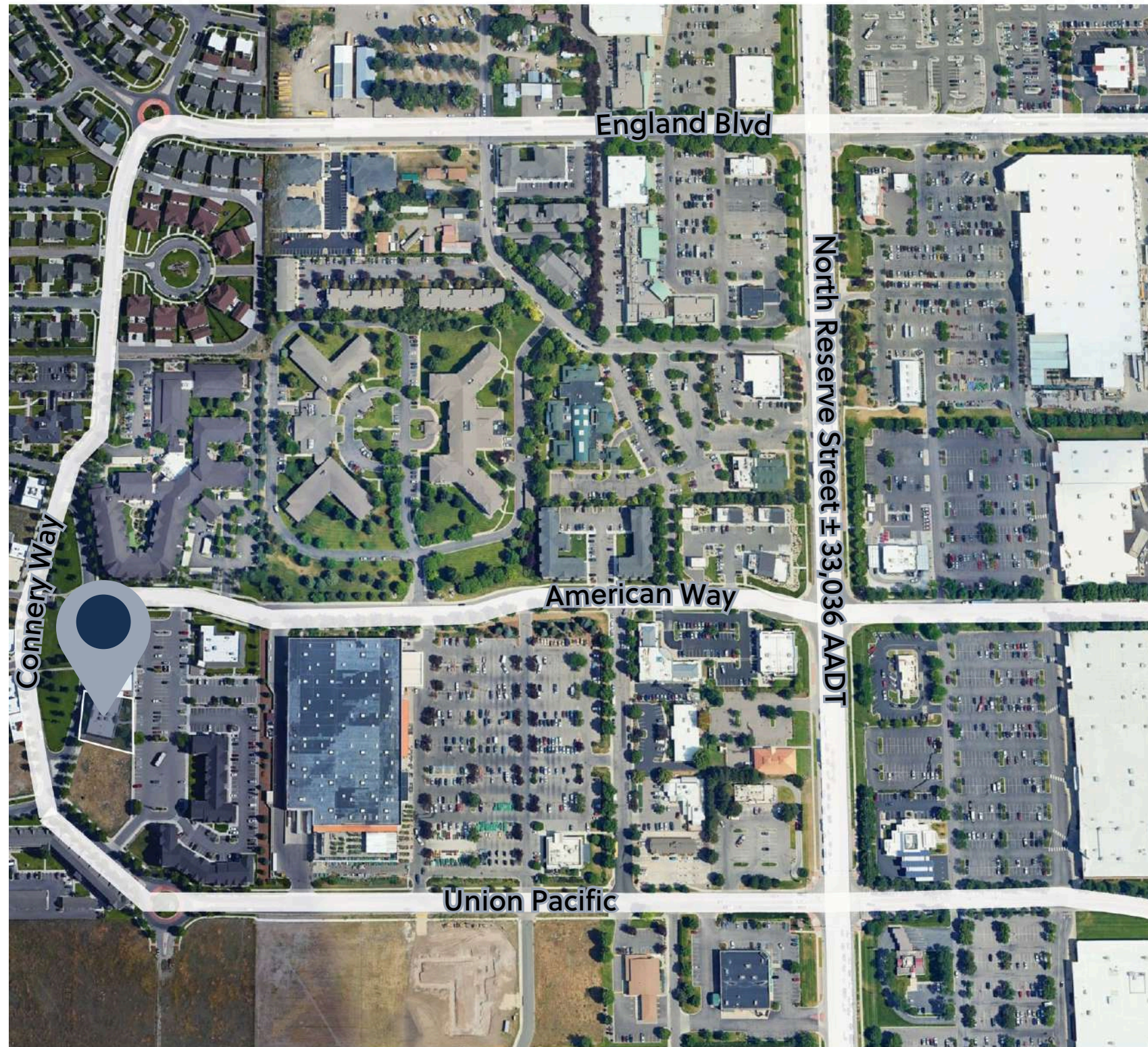


Property Details

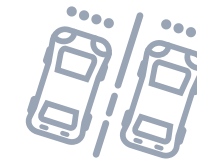
Address	2620 Connery Way
Property Type	Office
Total Acreage	±0.34 Acres
Access	Connery Way via Union Pacific
Zoning	U-MU1 (Urban Mixed-Use Low)
Geocode	04-2200-18-2-03-04-0000
Private Office Count	±13 Private Offices
Year Built	2002
Parking	Dedicated parking lot



Opportunity Highlights



Located off the North Reserve Street retail corridor in surrounded by residential neighborhoods



Dedicated parking lot



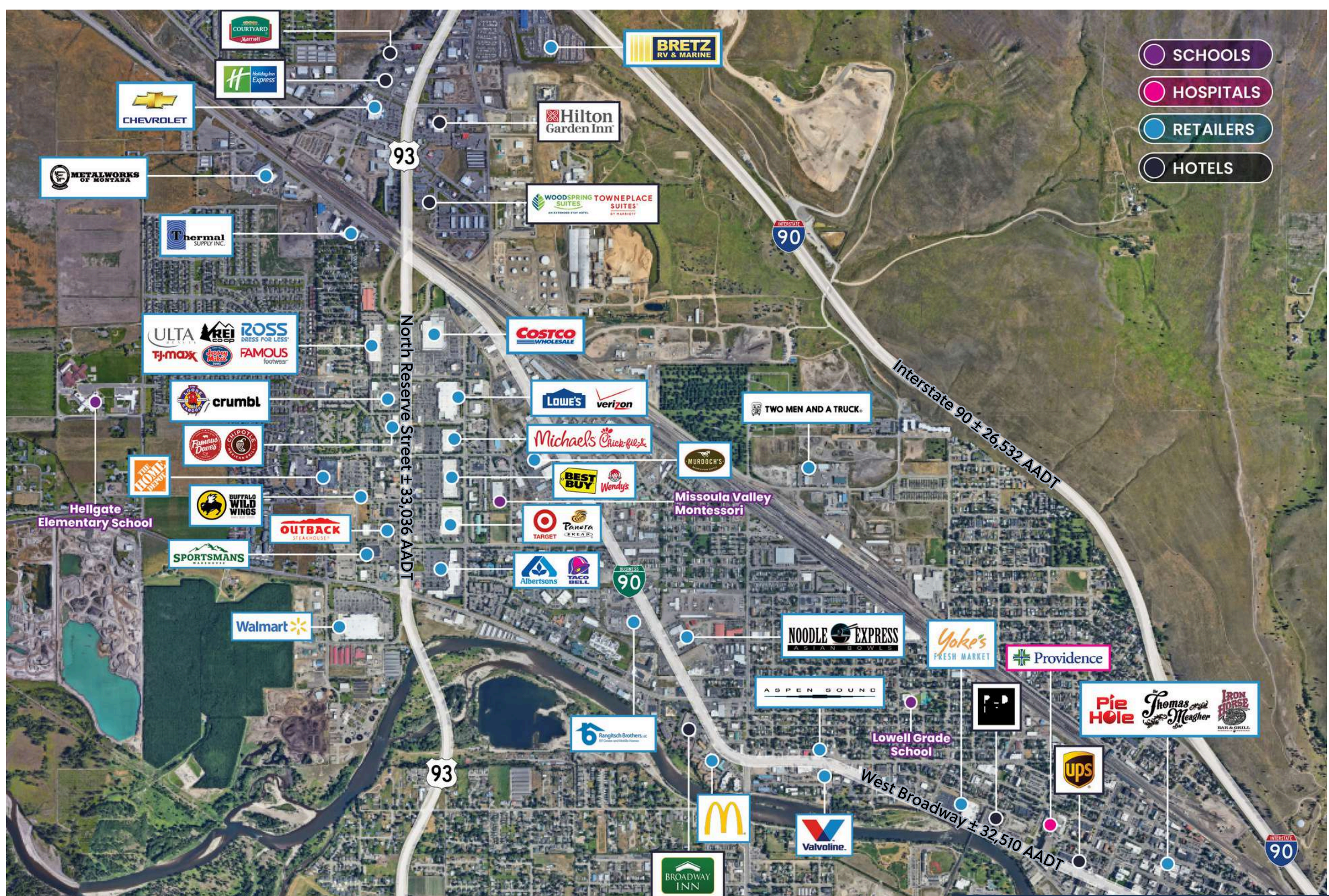
Close proximity to North Reserve and Mullan Road



Minutes to restaurants and shopping



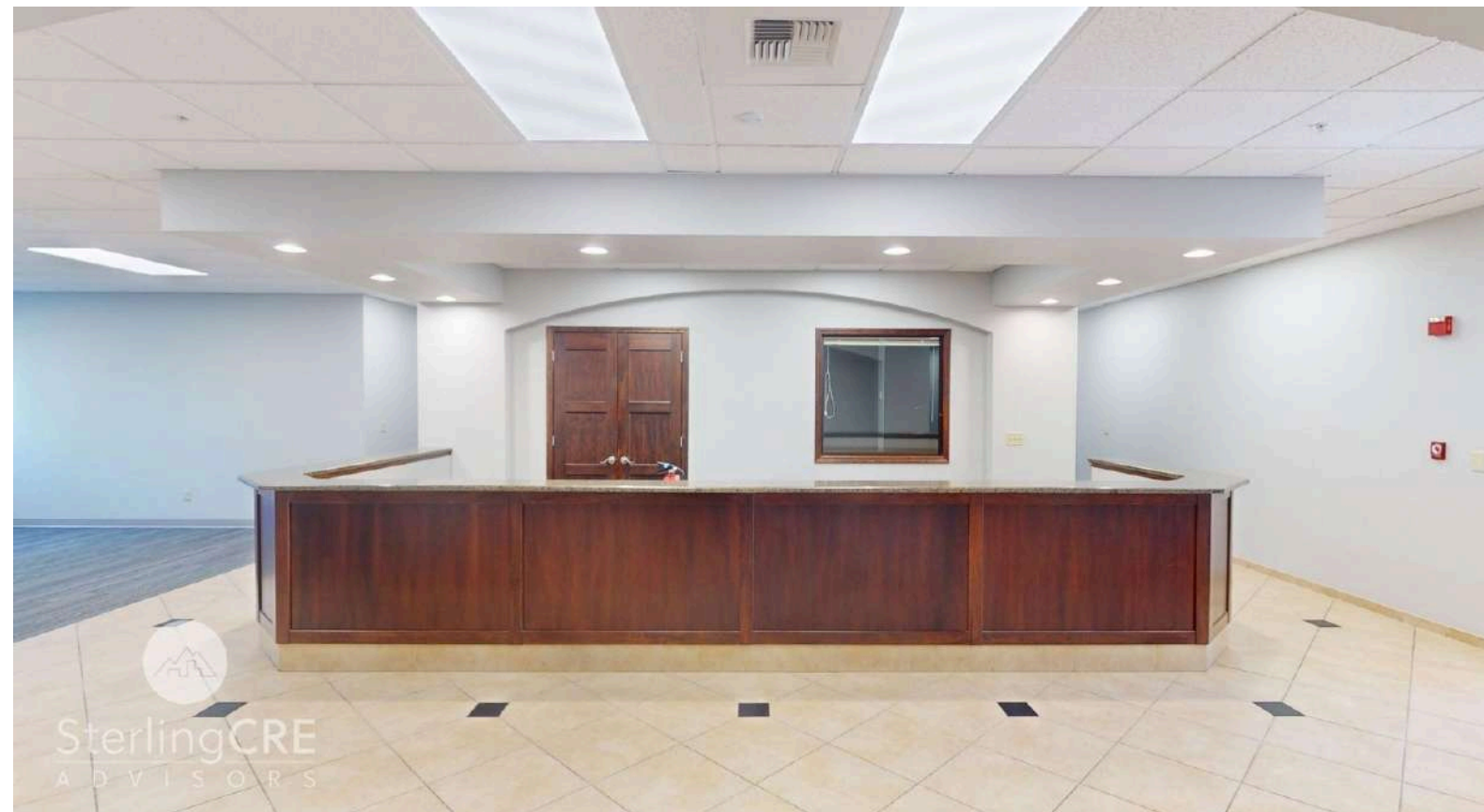
Multiple points of entry; with one private entrance



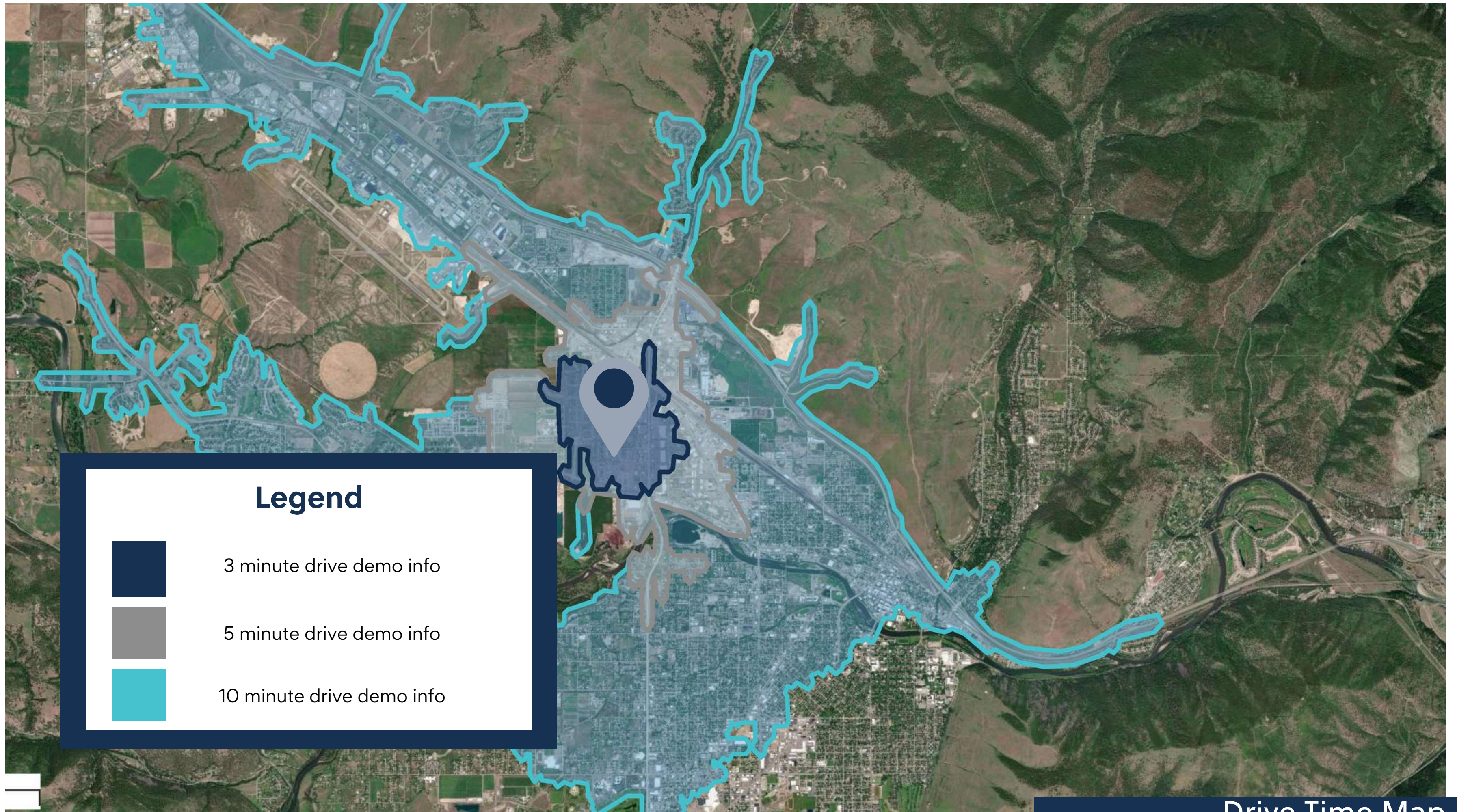
Retailer Map

Floor 1





1st Floor Photos



Legend



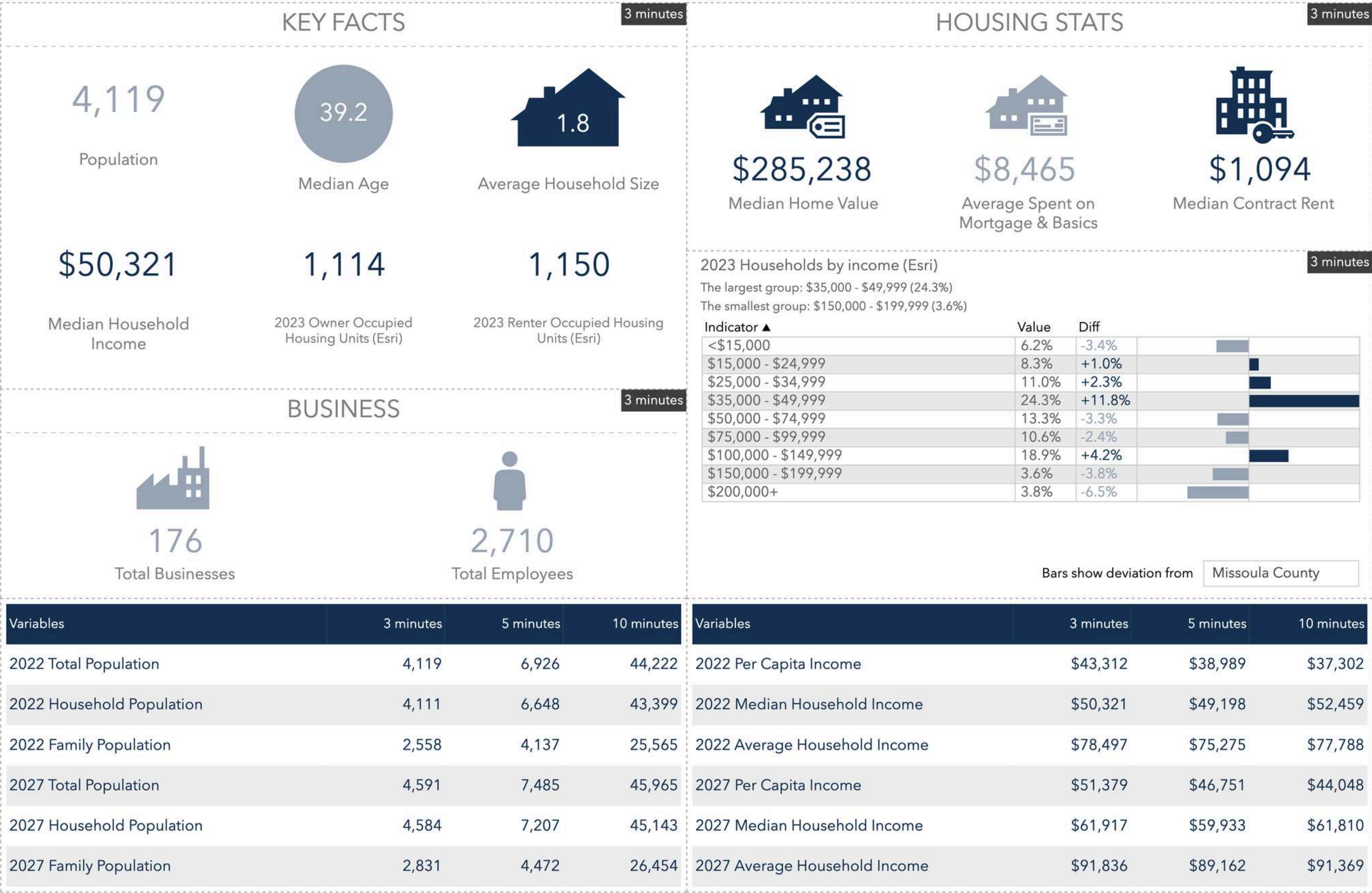
3 minute drive demo info



5 minute drive demo info



10 minute drive demo info



#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

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

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.