



## Renovated Downtown Office Spaces

113 West Front Street  
Missoula, MT

\$20.00/SF NNN

Contact:

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# Opportunity Overview

SterlingCRE Advisors is pleased to present this recently renovated office spaces located at 113 West Front Street in the heart of downtown Missoula, Montana. Situated on the main retail corridor and just steps from the iconic Wilma Theater and Caras Park, the space offers a truly exceptional location.

The highly coveted downtown area is home to many restaurants and retail shops as well as salons and hotels. Additionally, the area is highly walkable, bike-able and in close proximity to public on-street parking and two (2) parking garages. There is also a tenant lease space available for a fee.

[Link to Listing](#)

[Street View](#)



<b>Address</b>	113 West Front Street
<b>Property Type</b>	Office
<b>List Rate</b>	Varies
<b>Estimated NNN</b>	\$5.33/SF
<b>Zoning</b>	D-C (Downtown Core)

# Opportunity Highlights



**Centrally located in desirable Downtown Missoula**



**On-street and two (2) public parking garages nearby. Tenant lease spot(s) available for fee**



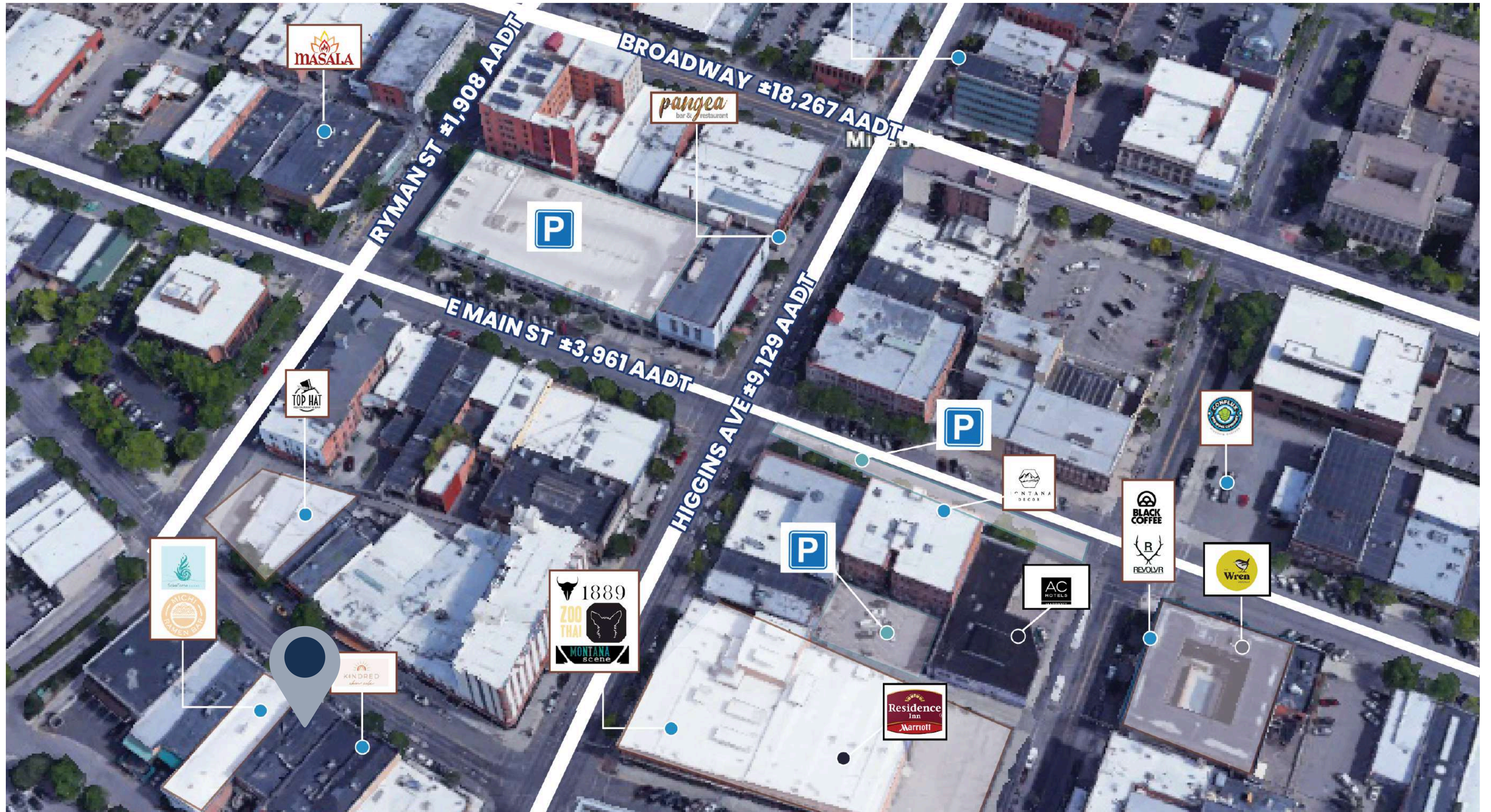
**Close proximity to North Higgins Avenue; positioned near bike trails off Caras park**



**A blank slate with room for potential for creativity with an in-suite sink**



**Natural light, in a high foot trafficked area of downtown Missoula**

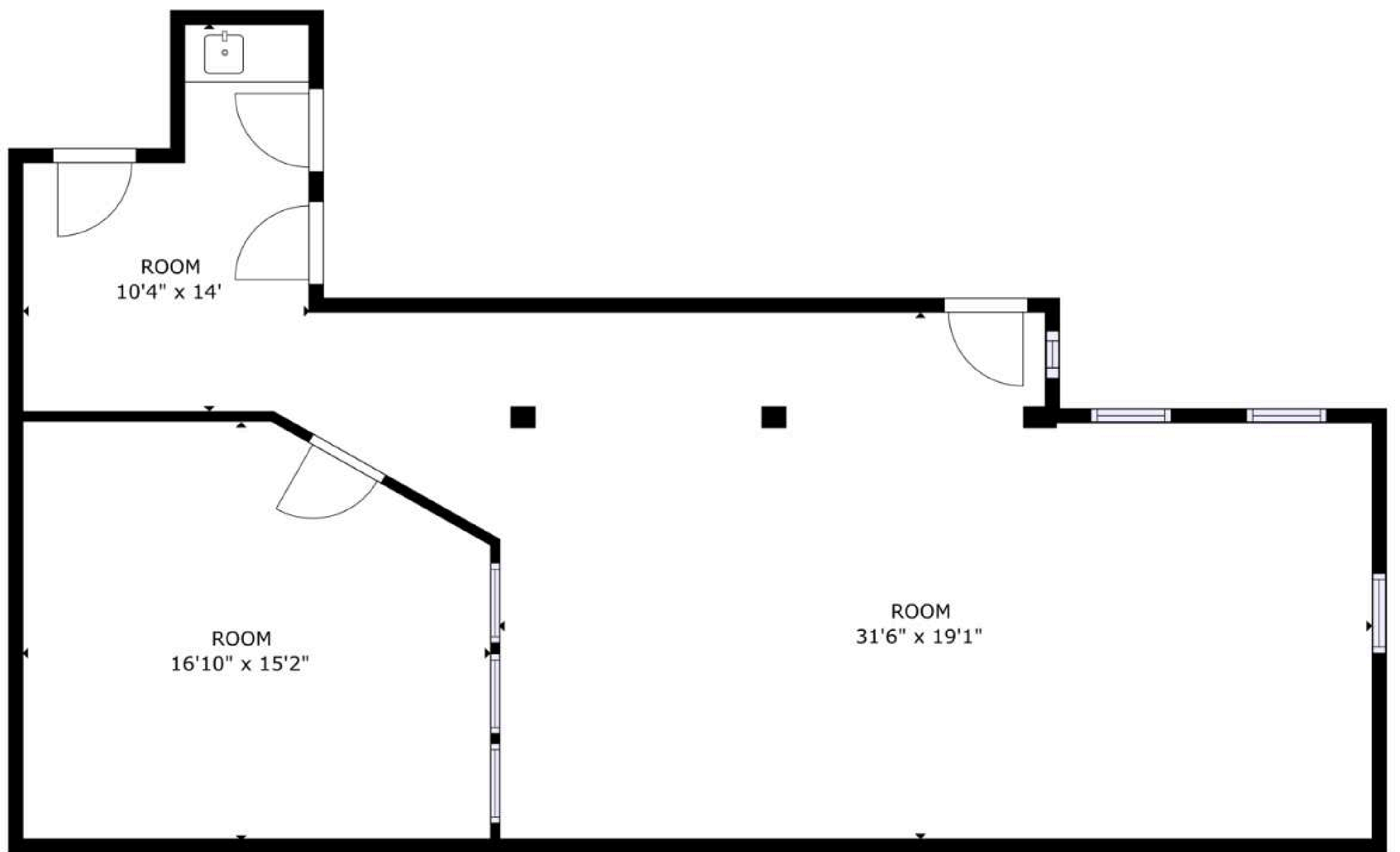


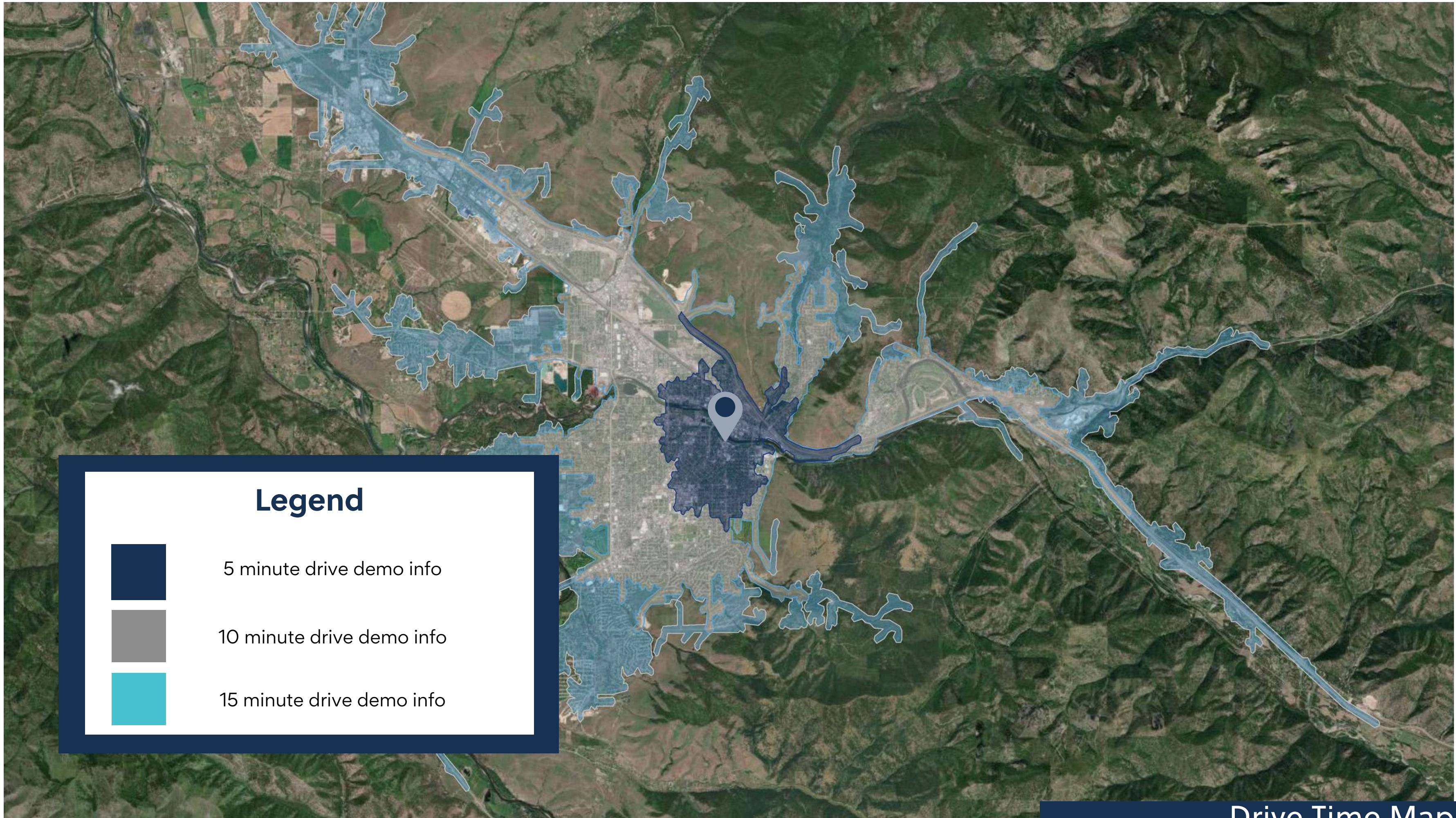
Location Overview



Retailer Map







### Legend



5 minute drive demo info



10 minute drive demo info



15 minute drive demo info

## KEY FACTS

10 - 15 minutes

20,336

Population



Median Age



Average Household Size

\$89,514

Median Household Income

5,995

2023 Owner Occupied Housing Units (Esri)

1,876

2023 Renter Occupied Housing Units (Esri)

## BUSINESS

10 - 15 minutes



541

Total Businesses



6,407

Total Employees

## HOUSING STATS

10 - 15 minutes



\$395,948

Median Home Value



\$15,618

Average Spent on Mortgage & Basics



\$1,057

Median Contract Rent

### 2023 Households by income (Esri)

10 - 15 minutes

The largest group: \$100,000 - \$149,999 (20.5%)  
The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator ▲	Value	Diff
<\$15,000	4.7%	-4.9%
\$15,000 - \$24,999	4.6%	-2.7%
\$25,000 - \$34,999	5.5%	-3.2%
\$35,000 - \$49,999	8.5%	-4.0%
\$50,000 - \$74,999	16.8%	+0.2%
\$75,000 - \$99,999	15.3%	+2.3%
\$100,000 - \$149,999	20.5%	+5.8%
\$150,000 - \$199,999	9.5%	+2.1%
\$200,000+	14.7%	+4.4%

Bars show deviation from

Variable	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes	Variable	0 - 5 minutes	5 - 10 minutes	10 - 15 minutes
2022 Total Population	19,519	47,257	20,336	2022 Per Capita Income	\$37,670	\$39,223	\$49,494
2022 Household Population	18,692	45,471	20,094	2022 Median Household Income	\$47,434	\$56,066	\$89,514
2022 Family Population	8,199	28,876	16,156	2022 Average Household Income	\$76,959	\$86,936	\$125,930
2027 Total Population	20,073	48,539	20,995	2027 Per Capita Income	\$44,401	\$46,359	\$57,786
2027 Household Population	19,246	46,753	20,753	2027 Median Household Income	\$55,561	\$67,037	\$103,234
2027 Family Population	8,342	29,476	16,632	2027 Average Household Income	\$90,153	\$102,122	\$146,231

## #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



# Brokerage Advisor & 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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