



SterlingCRE
ADVISORS

Professional Office Suite Near N Reserve

2828 Great Northern Loop, Suite 200
Missoula, Montana

3,989 RSF | Professional Office Suite

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is proud to present 2829 Great Northern Loop, Suite 200 — a premier professional office opportunity within the established Mullan Road Professional Campus. Offering up to ±3,989 square feet with flexible demising options, the suite is well-suited for professional office users seeking a refined and functional workspace.

The building features secure, controlled access with keypad entry to individual offices and is fully ADA accessible, including compliant parking and restrooms. Internet service is provided for streamlined operations, and the property is professionally managed to ensure a polished, well-maintained environment.

With abundant natural light, multiple private offices, conference space, reception areas, and approximately 48 shared parking spaces, the property delivers both convenience and credibility in one of Missoula’s most desirable business corridors.



Address	2829 Great Northern Loop, Suite 200 Missoula, Montana 59808
Property Type	Professional Office
Lease Rate	Entire Suite: \$23.00/SF NNN Demised: \$24.00/SF NNN
Estimated NNN	\$10.25/SF (taxes, insurance, and CAM)
Total Square Feet (Rentable)	Suite A: ±2,768 RSF Suite B: ±1,218 RSF Entire Floor: ±3,989 RSF

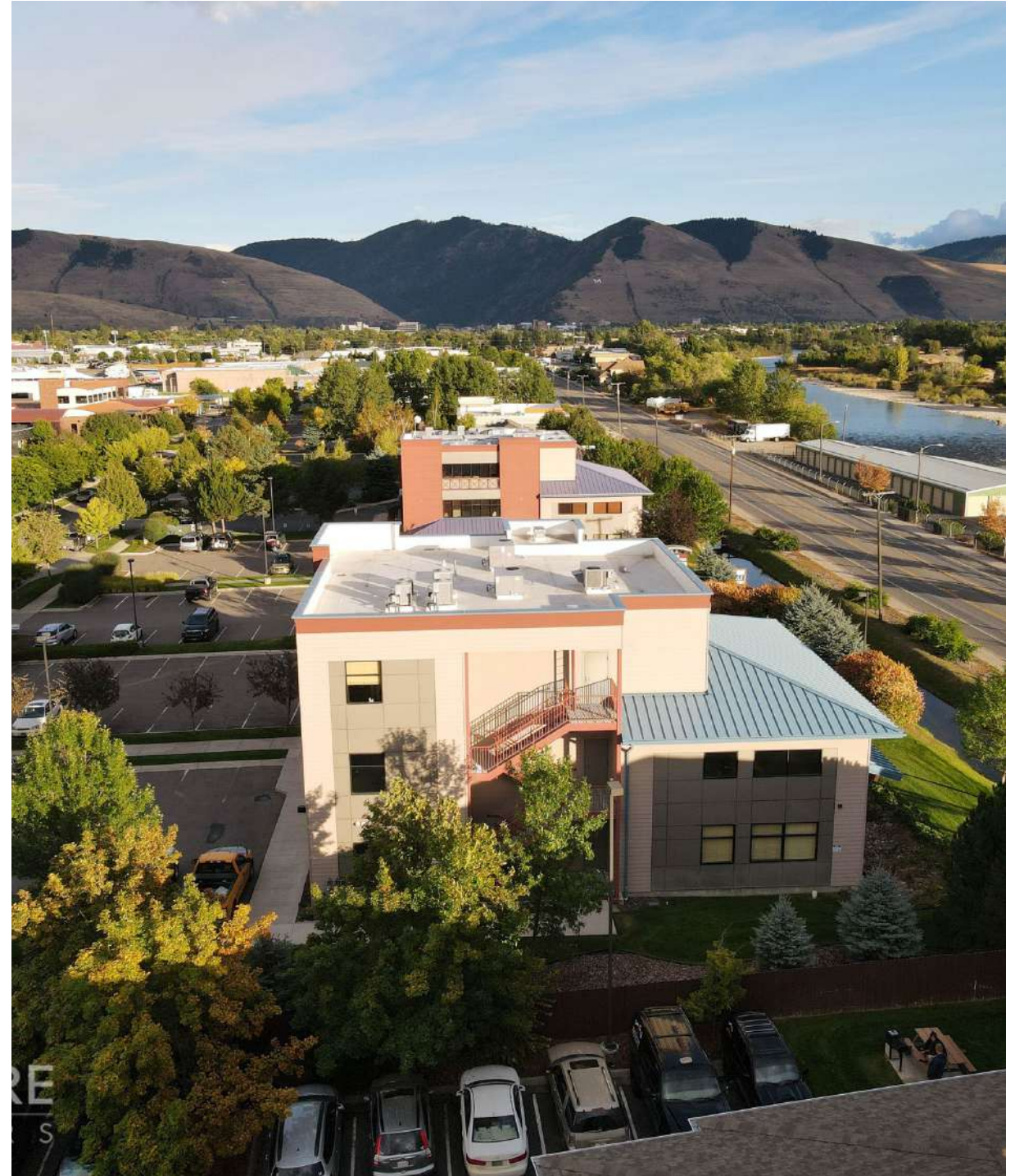
Interactive Links

 [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

Address	2829 Great Northern Loop, Suite 200 Missoula, Montana 59808
Property Type	Professional Office Suite
Suite Sizes	Suite A: ±2,768 RSF Suite B: ±1,218 RSF Entire Floor: ±3,989 RSF
Services	City of Missoula Water/Sewer; Internet provided
Access	Great Northern Loop via Mullan Road
Zoning	T-MU
Geocode	04-2200-17-2-14-14-7200
Suite Layout	18 Private Offices; 1 Conference Room; Kitchenette; 2 Waiting/Reception Areas; Private Restrooms
Traffic Count	9,762 VPD (AADT 2024-Mullan Road)
Year Built	2009
Parking	±48 Paved Parking Spaces (including ADA Accessible)
Security	Secured building access; Keypad locks to each private office





Mullan Road Professional Campus Location – Established, high-quality business setting.



Secure Access – Keypad-controlled building and private office entry.



Excellent Connectivity – Quick access to Mullan Road and Reserve Street.



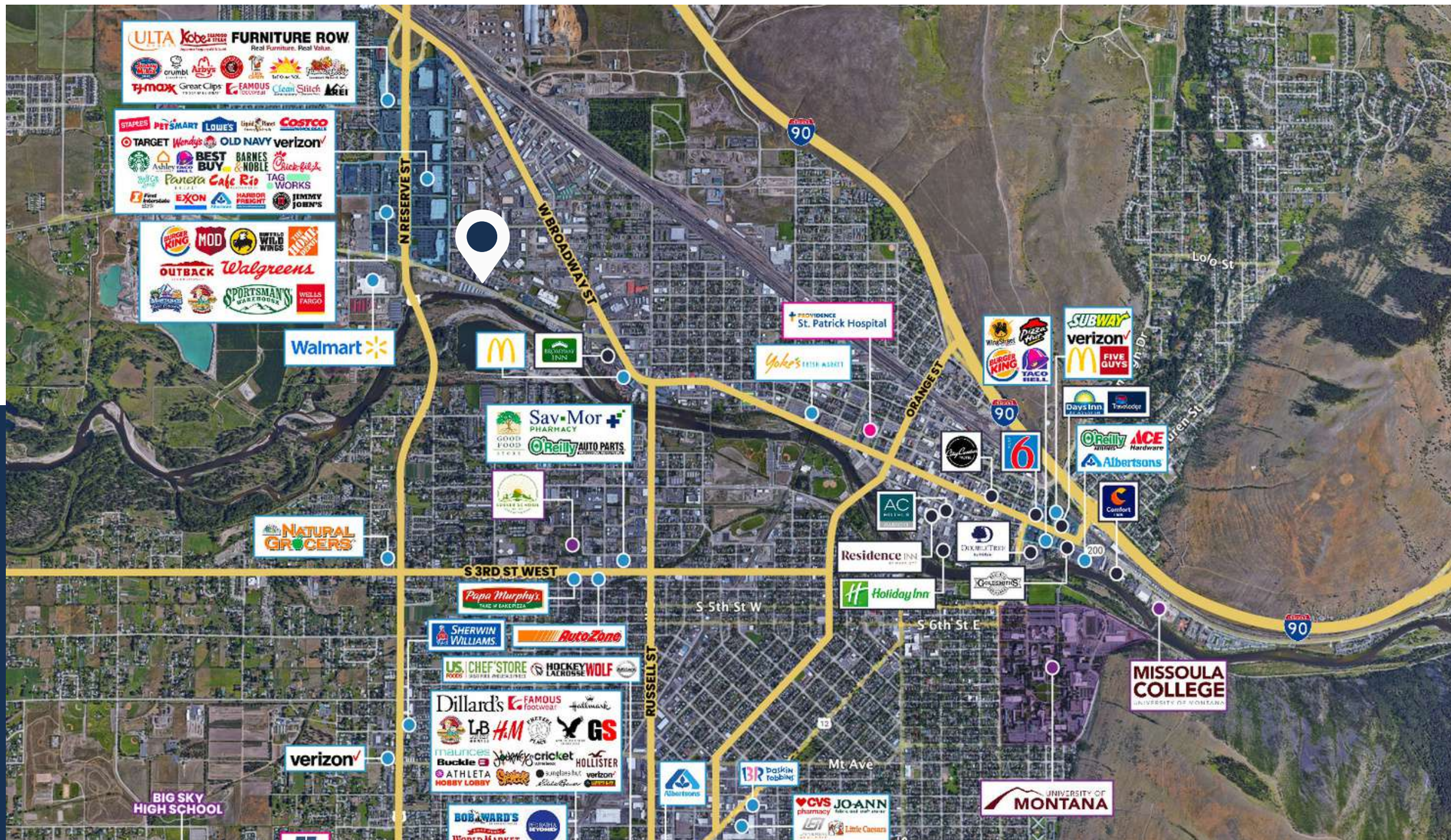
±48 paved spaces, including ADA stalls.



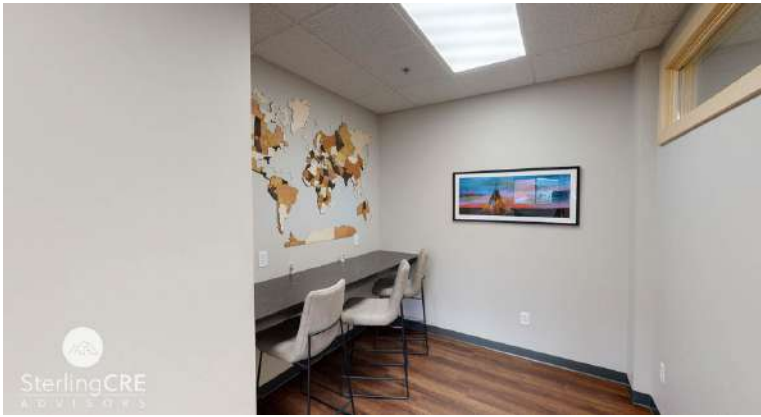
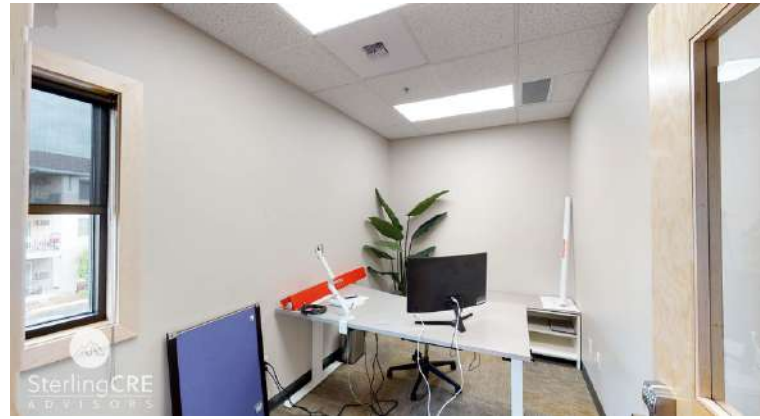
Flexible Suite Configurations – Up to ±3,989 SF available with demising options.



Location Overview



Retailer Map



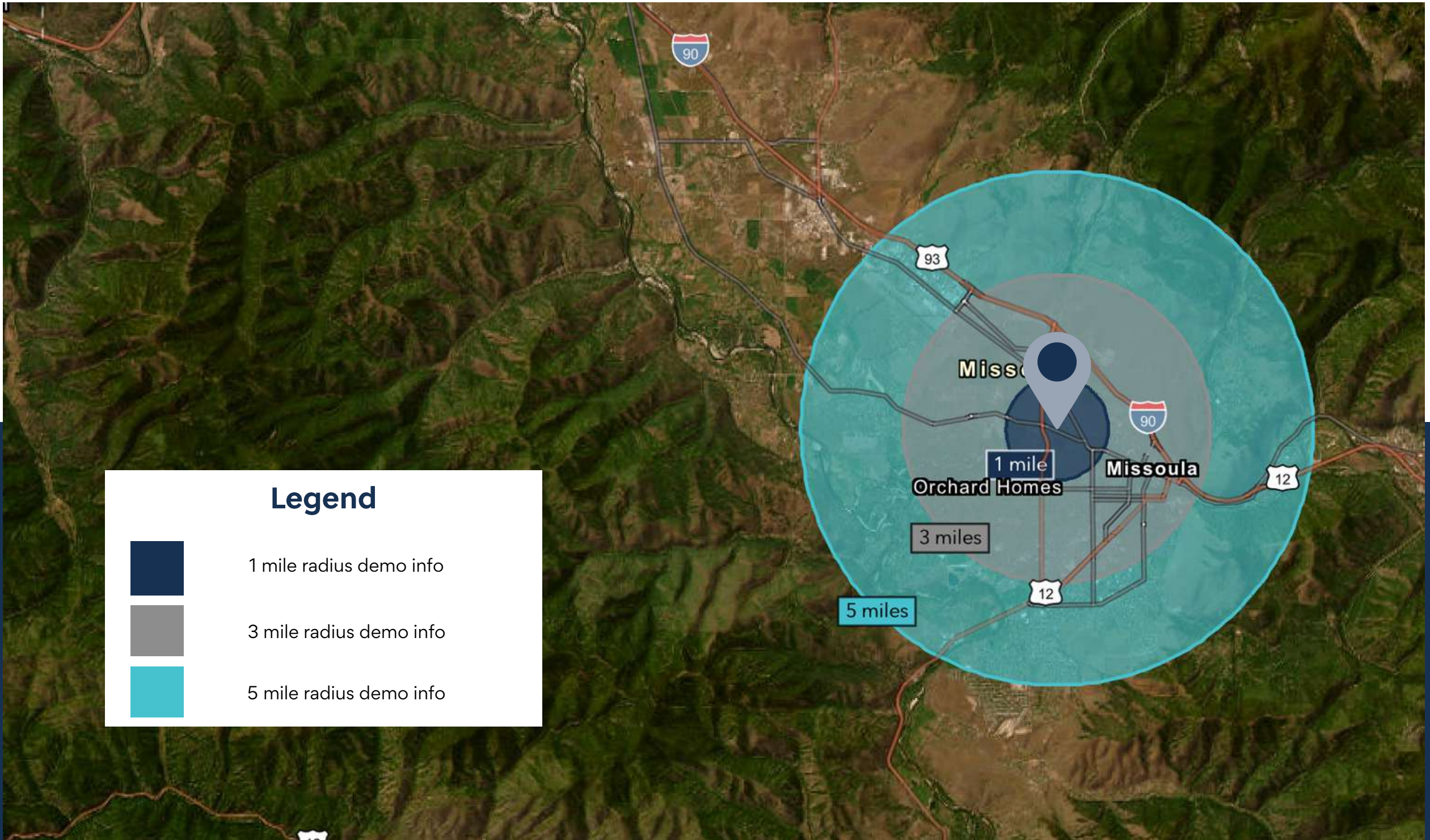




Demising Options:
 Suite A: ±2,768 RSF
 Suite B: ±1,221 RSF

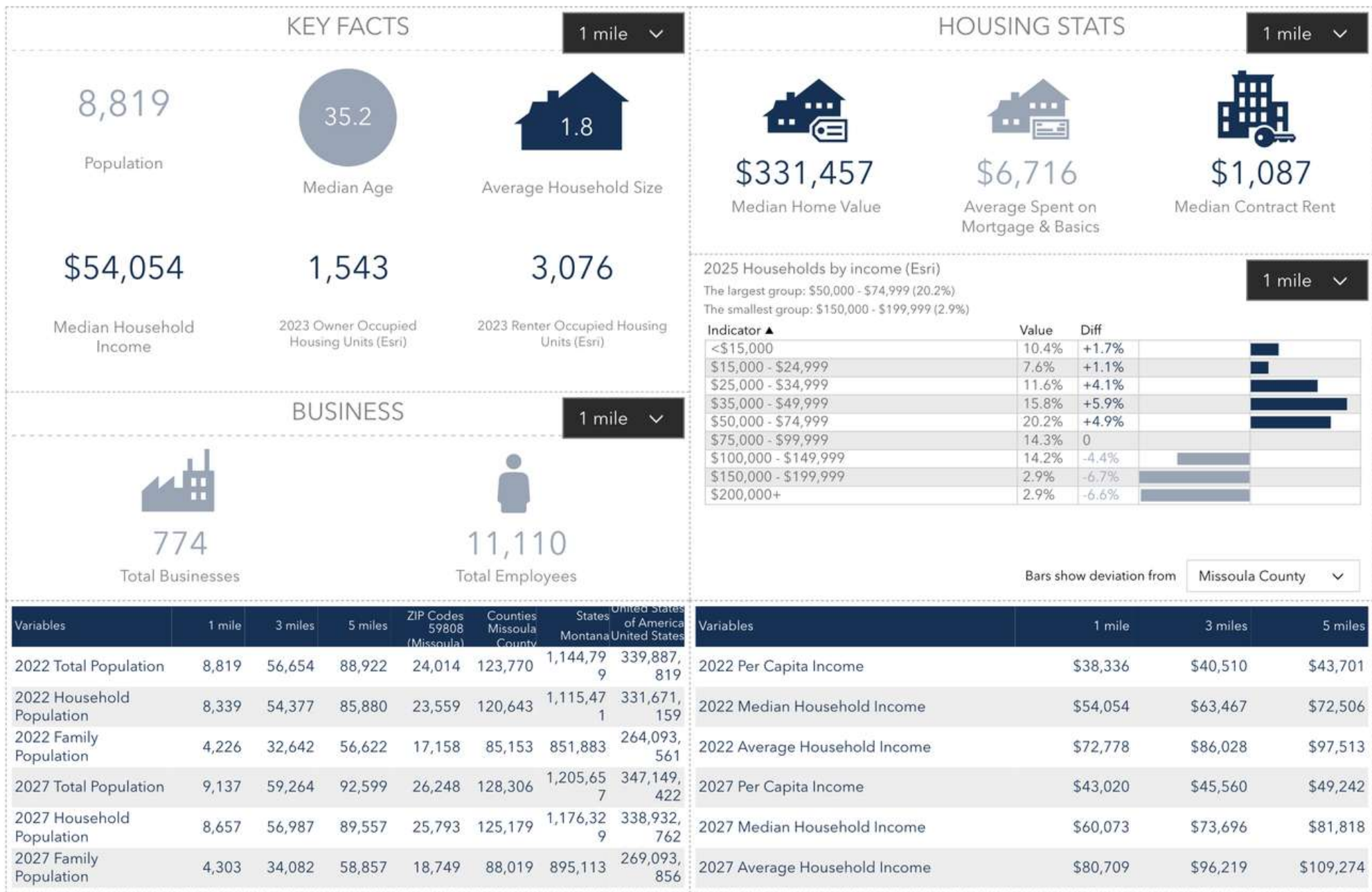
2829 Great Northern Loop, Second Floor





Radius Map

Key Facts



Missoula Air Service

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

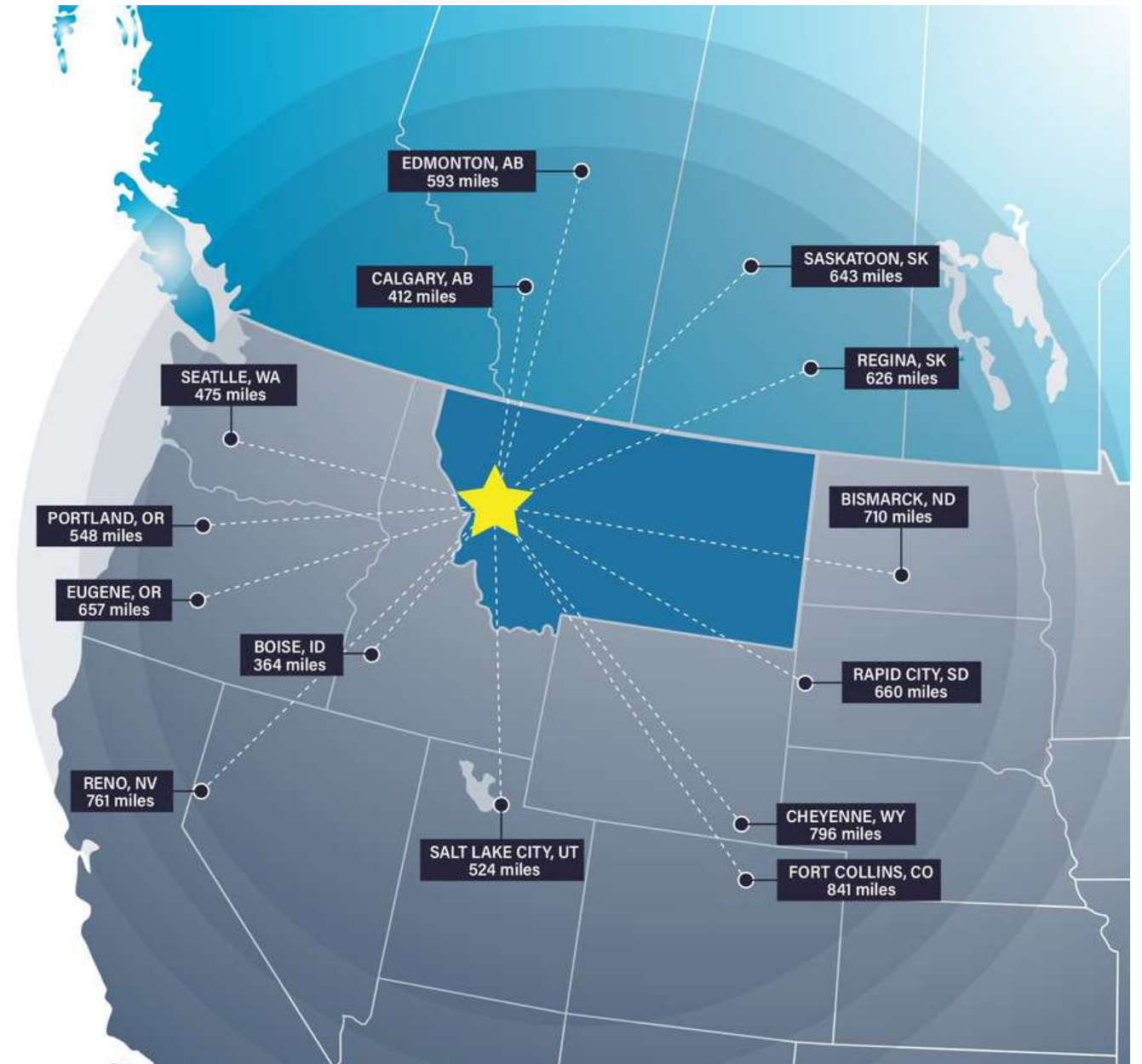


Missoula Access

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.



Access Across the Northwest

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 & Zippia | zippia.com



ACCOLADES

#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

PEOPLE

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



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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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