



**SterlingCRE**  
A D V I S O R S

## **Downtown Flexible Office Suites for Lease**

**240 N Higgins  
Missoula, Montana**

**±100 SF - ±450 SF | Small Office Suites**

Exclusively listed by:

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# Opportunity Overview

Located in the heart of Downtown Missoula, 240 N Higgins offers flexible office suites within one of the city's most recognizable historic commercial corridors. Positioned directly on Higgins Avenue, tenants benefit from exceptional walkability, convenient access to restaurants, coffee shops, retail amenities, professional services, and public transportation.

Multiple office suites are available, accommodating a variety of users ranging from sole practitioners and startups to established professional service firms. The building features private offices with natural light, common area restrooms, and a professional downtown business environment at a competitive lease rate.

With immediate access to Downtown Missoula's vibrant business district and proximity to the University of Montana, St. Patrick Hospital, and Interstate 90, 240 N Higgins provides an ideal location for businesses seeking a central and highly visible presence in the market.

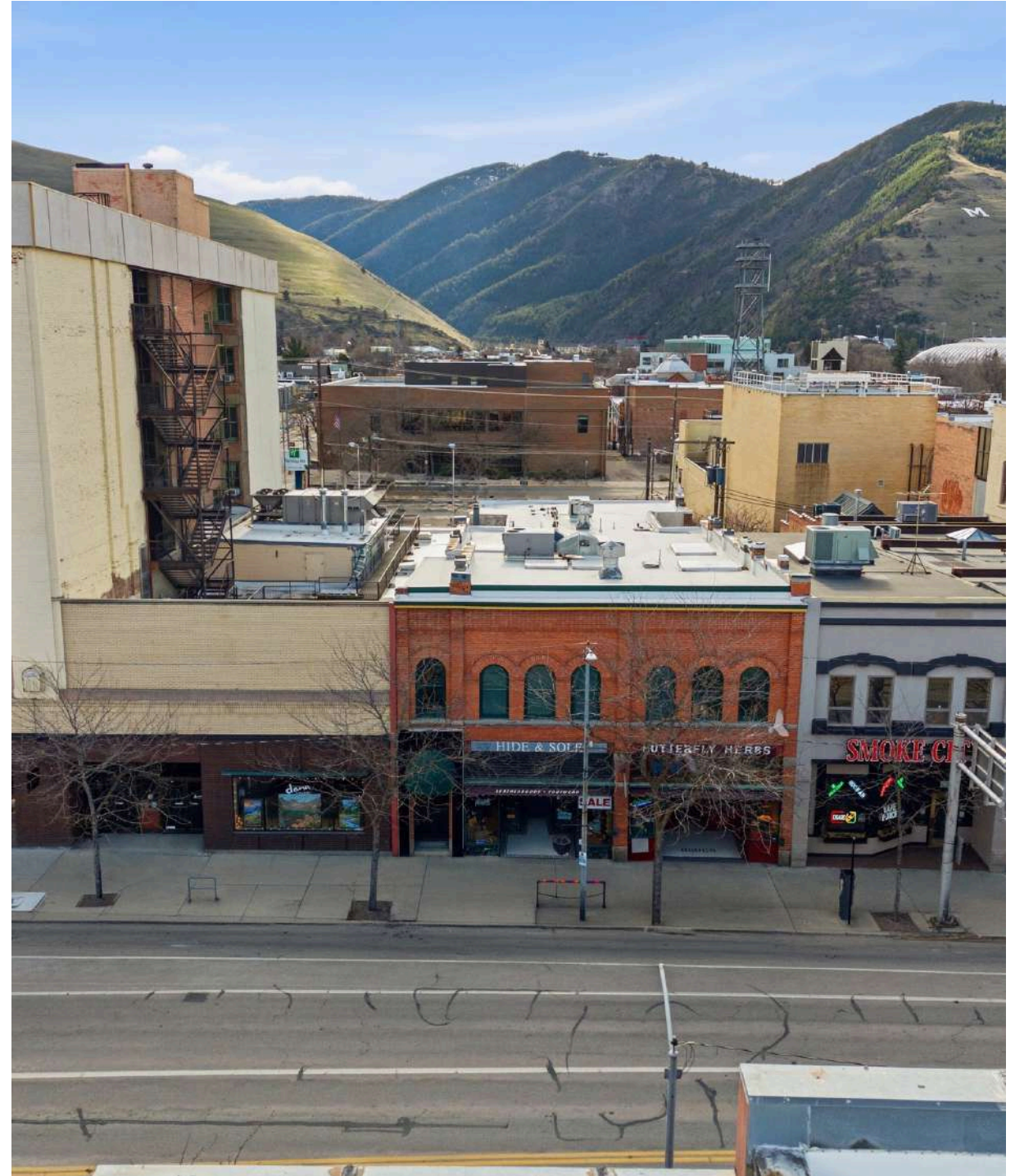


<b>Address</b>	240 N Higgins Missoula, Montana 59802
<b>Property Type</b>	Downtown Office Suites
<b>Lease Rate &amp; Office Sizes</b>	Office sizes range from ±100 SF - 450 SF (Inquire for availability and pricing)

# Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

# Property Details

<b>Property Type</b>	Office
<b>Square Footage</b>	Office sizes range from ±100 SF - 450 SF (Inquire for availability)
<b>Total Acreage (CAMA)</b>	±0.12 Acres
<b>Services</b>	City of Missoula Water & Sewer
<b>Access</b>	via N Higgins; Alley
<b>Zoning</b>	D-C; Downtown Core
<b>Geocode</b>	04-2200-22-2-24-05-0000
<b>Parking</b>	Metered Street Parking
<b>Year Built</b>	1910
<b>Features</b>	Common area restrooms Direct access from Higgins Flexible Terms





**Prime Higgins Ave Location**



**Multiple Office Suites Available**



**Walkable to Restaurants, Coffee Shops & Retail**



**Historic Downtown Building Character**



**Natural Light in Select Suites**

**Opportunity Highlights**



UNIVERSITY OF MONTANA

INTERSTATE 90



PINE STREET

NORTH HIGGINS

NORTH PATTEE STREET

EAST BROADWAY

MAIN STREET

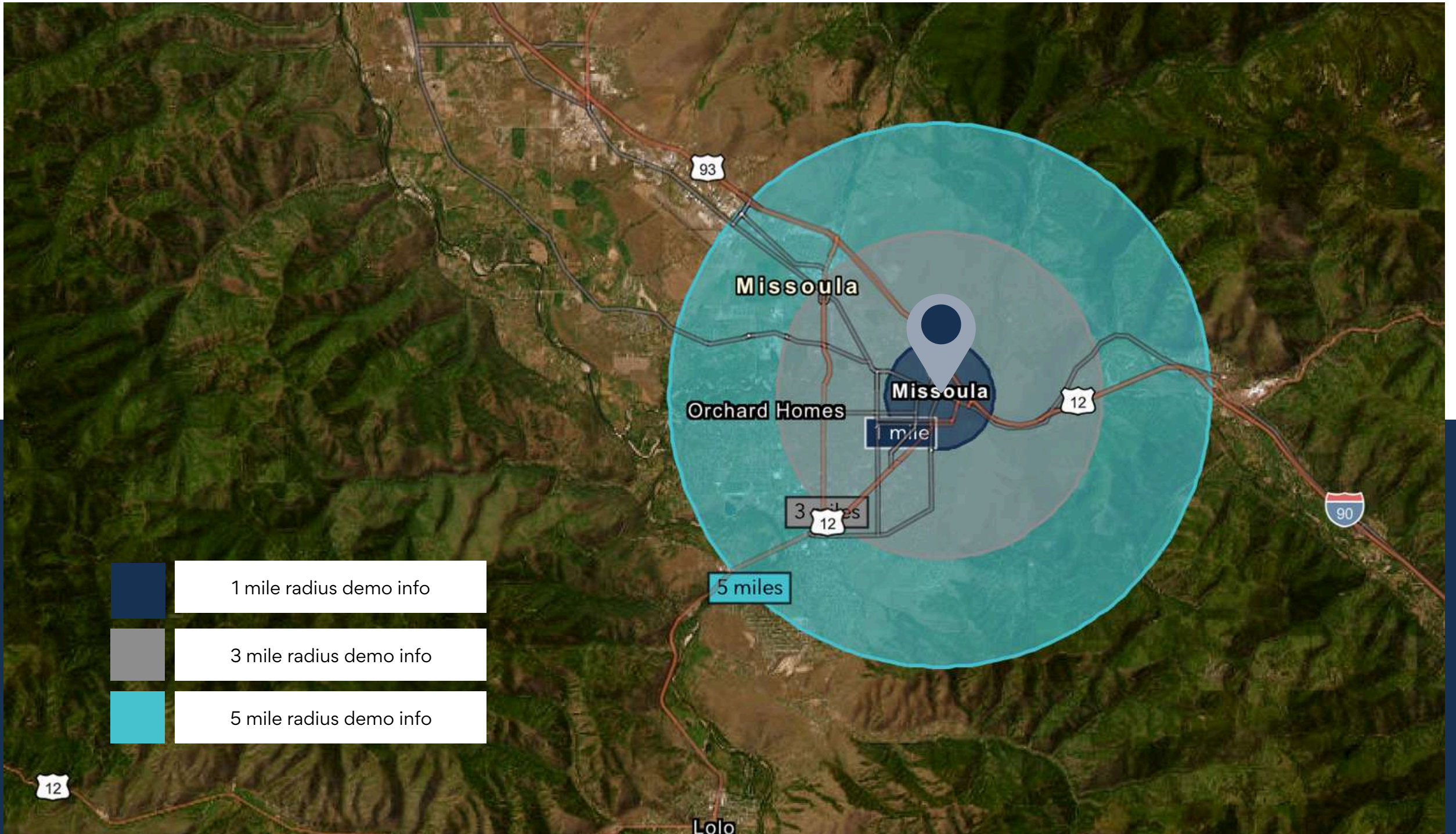
RYMAN STREET



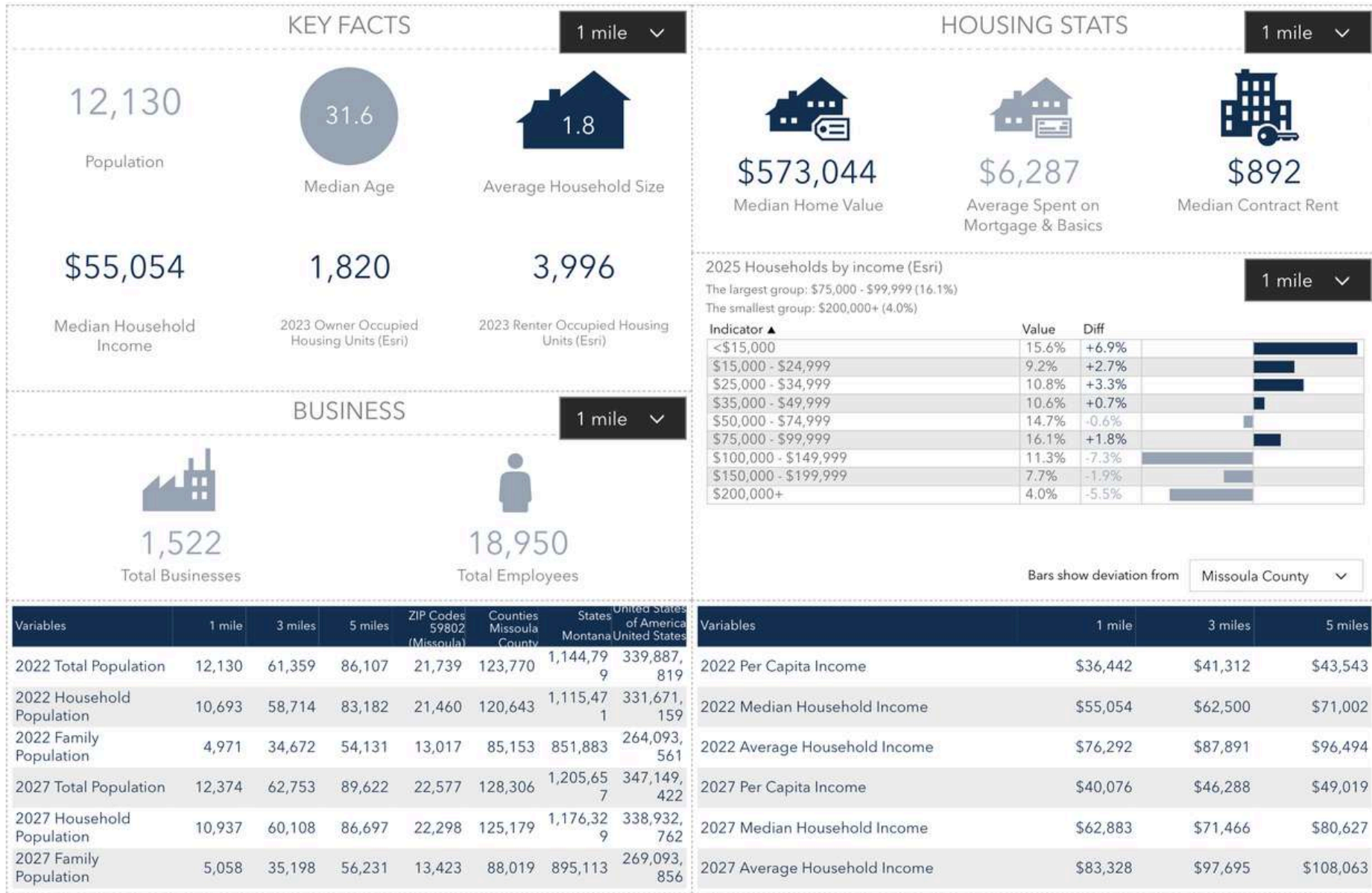








# Key Facts



This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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# Missoula Office Market Data | Q1 2026

## LEASING ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Lease Rate	\$18.88	\$18.81	-0.37%	↓
Downtown Average Lease Rate	\$19.41	\$19.40	-0.05%	↓
NNN Average	\$7.05	\$8.11	15.04%	↑
County Vacancy	7.66%	8.22%	0.56%	↑

## SALES ACTIVITY | OFFICE

	T12 Ending 3.31.2025	T12 Ending 3.31.2026	Change	
County Average Sale Price PSF*	\$242.04	\$259.47	7.20%	↑
Condominium Average Sale Price PSF**	\$249.17	\$331.71	33.13%	↑
Freestanding Average Sale Price SF**	\$282.50	\$261.88	-7.30%	↓

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	±4,000 SF
Completed 2026	0 SF



# Missoula Air Service

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

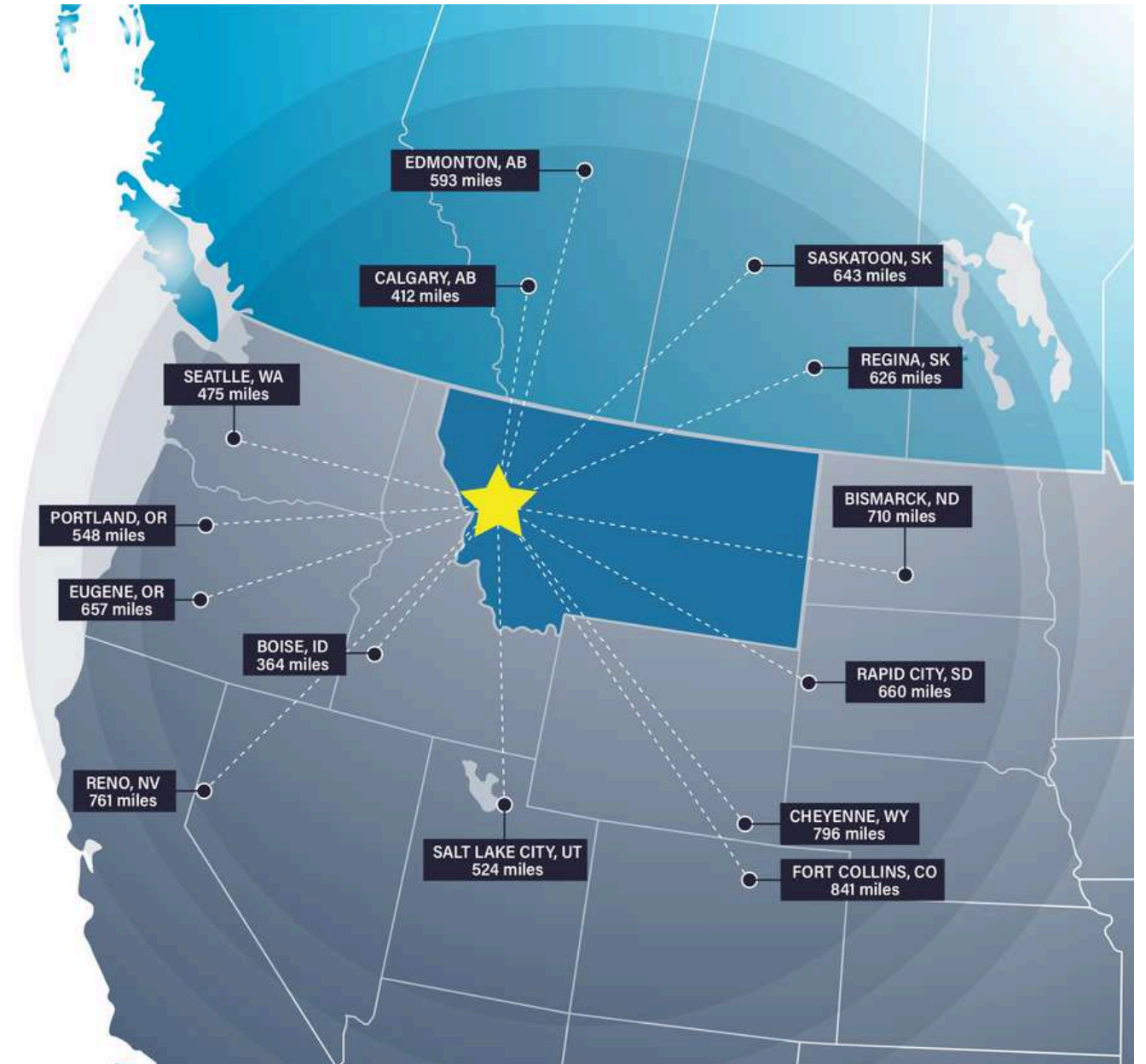


# Missoula Access

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

2,500+ employees

## Missoula County Public Schools

1,200+ employees

## Providence St. Patrick Hospital

1000+ employees

## BNSF Railway

300+ employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

# Noteworthy



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



**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.



**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.



**DEAN WILSON**  
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.



**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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