SterlingCRE
ADVISORS

Historic Building, Modern Vibe – Downtown Missoula Office Space for Lease

424 North Higgins, 2nd Level

Missoula, Montana

±3,250 SF Office Suite

Exclusively listed by:
Connor McMahon
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406.370.6424

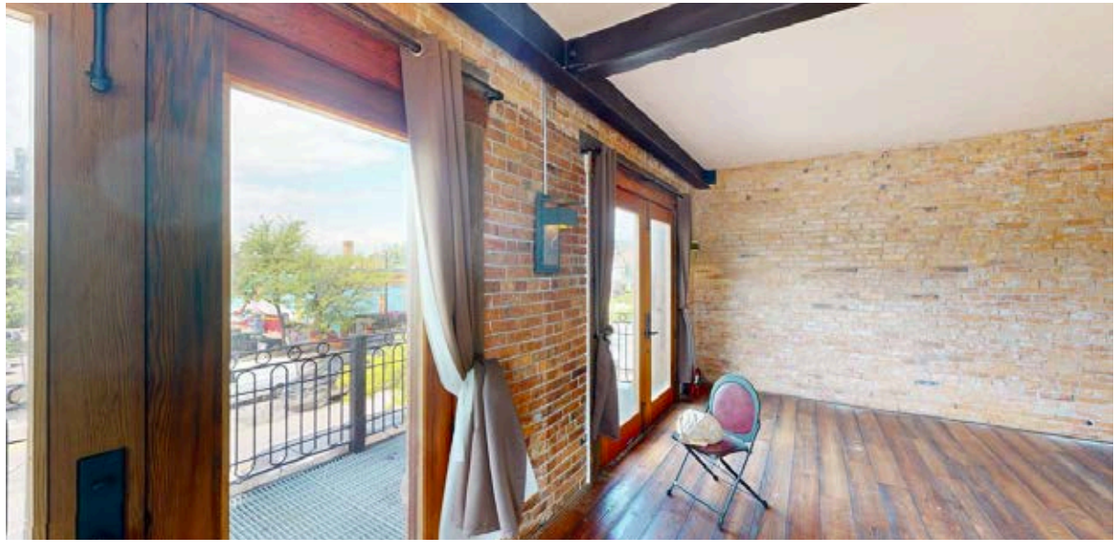
Opportunity Overview

Position your business in the heart of downtown Missoula with a workspace that blends vintage charm and practical function.

This warm, open second floor office features vintage wood floors, architectural beams, and abundant natural light. Two private offices, an open work area, and a distinctive lounge/work space with balconettes overlooking North Higgins create a flexible layout ideal for collaboration or quiet focus. Additional features include a break area with kitchen and private restrooms.

Just steps from Missoula's restaurants, coffee shops, and retail, this location offers convenience and character in equal measure. A perfect fit for small businesses in creative industries looking to make a statement with their space.

Contact SterlingCRE Advisors to learn more or schedule a tour.



Address	424 North Higgins
Property Type	Office
Lease Rate	$23.00/SF NNN
Estimated NNN	$7.50/SF Includes taxes and insurance; tenant to contract with maintenance vendors and utilities at tenants expense
Total Square Feet	±3,250 Square Feet

Interactive Links

Link to Listing

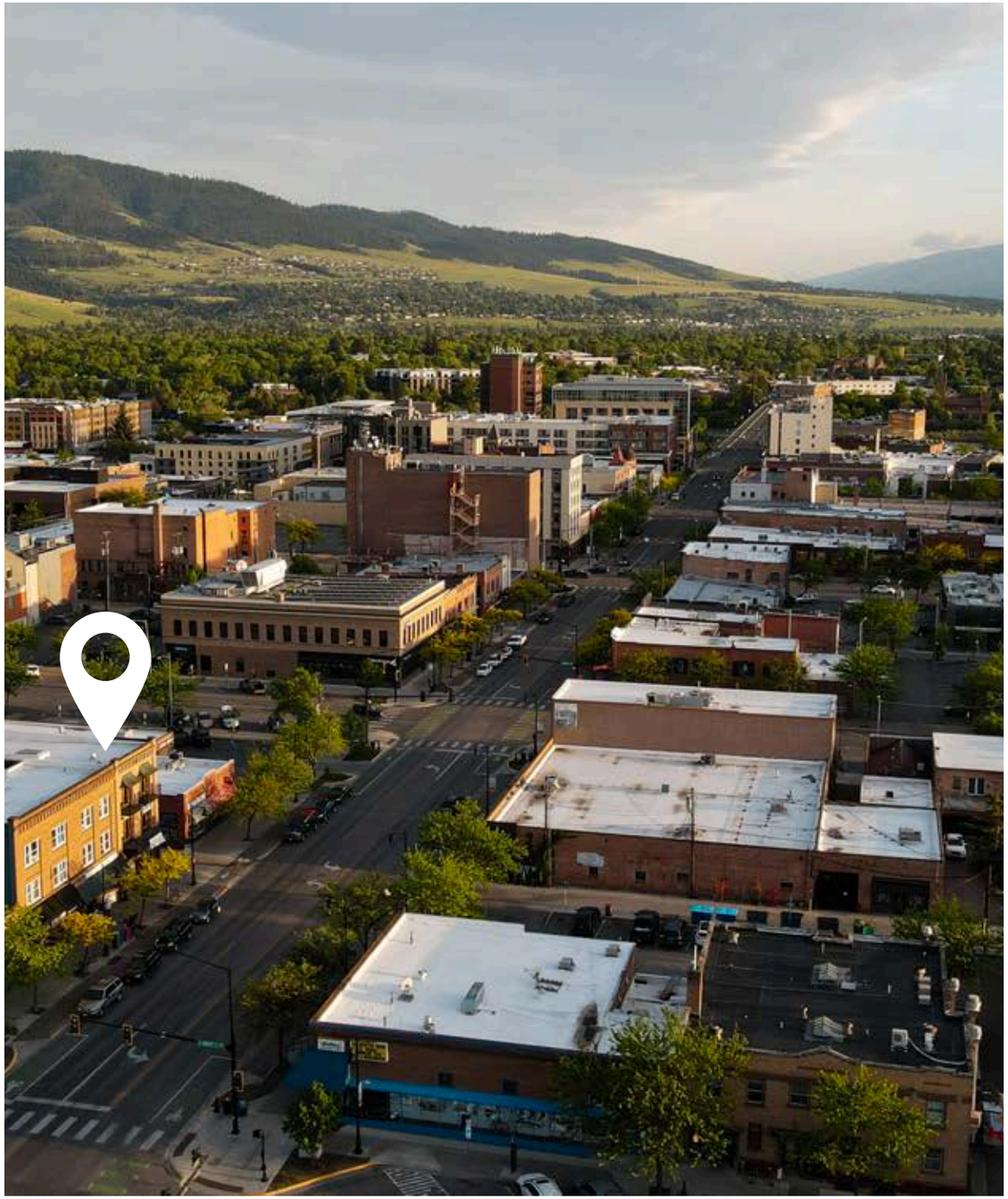
Street View

3D Tour

Note: If there are issues with video launch, you may need to update your PDF software or use the links above

Property Details

Address	424 North Higgins Avenue Level 2 Missoula, Montana
Property Type	Office
Square Feet	±3,250 Square Feet
Services	City Water & Sewer
Access	North Higgins Avenue
Zoning	CBD-4
Geocode	04-2200-22-2-39-09-0000
Private Office Count	2
Traffic Count	4,710 AADT 2024 (Higgins)
Year Built	1900, recent renovations
Parking	On Street & Public Lots



- Centrally located in downtown Missoula, at the corner of North Higgins & Pine Street
- Historic building that has features such as wood floors, exposed bricks, beams and iron juliet balconies
- Walk to a wide variety of restaurants and retail including favorites such as Worden's Deli
- Close to on-street parking and several public lots and parking decks
- Space layout has a mix of private and open spaces and can accomodate a wide variety of business types

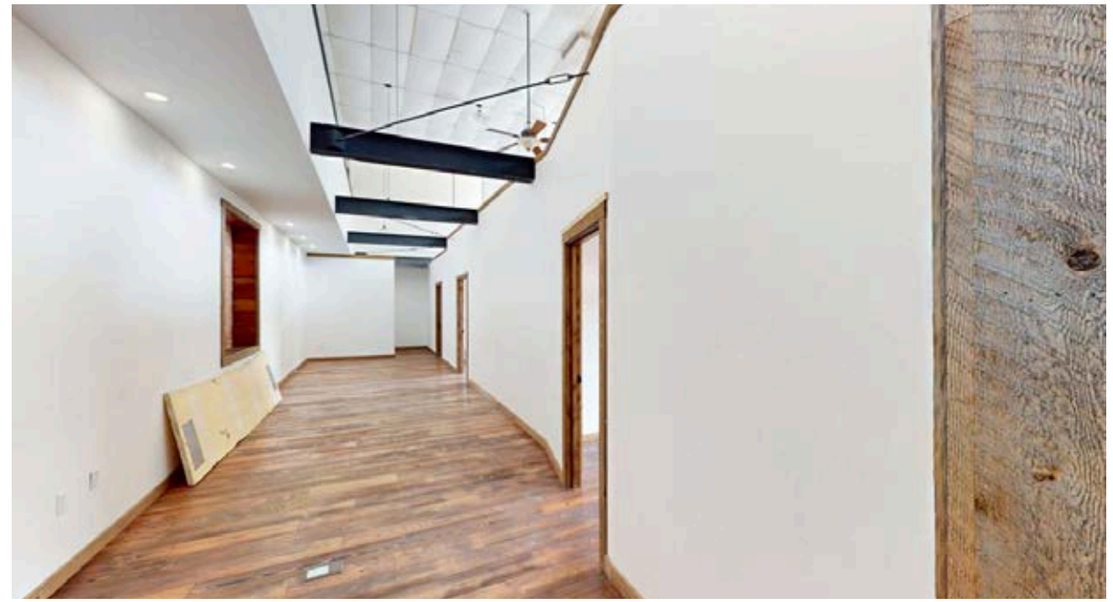
Opportunity Highlights

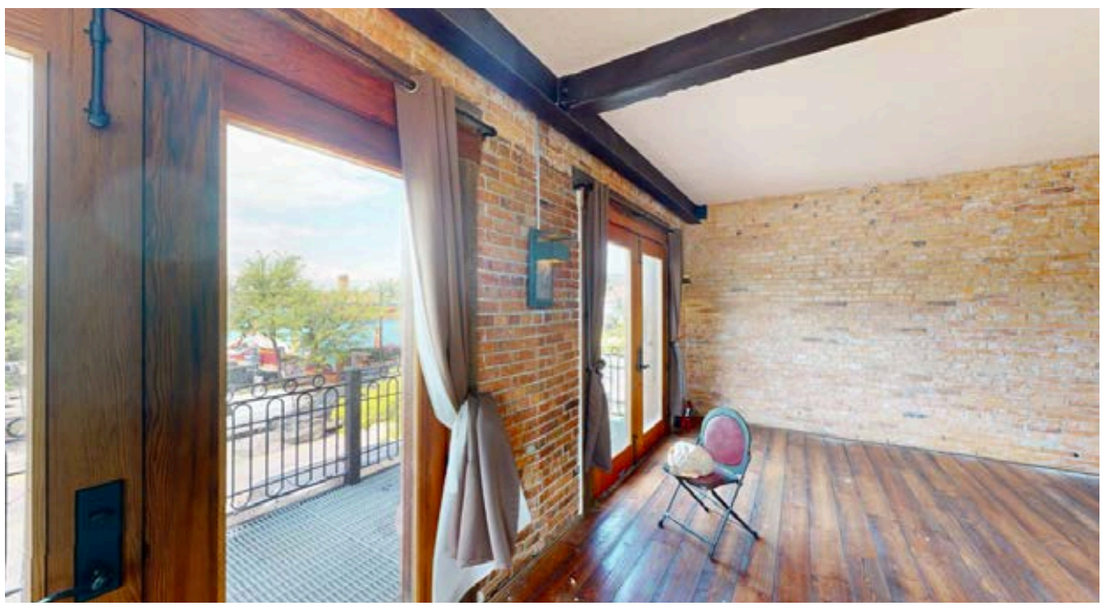
Location Overview

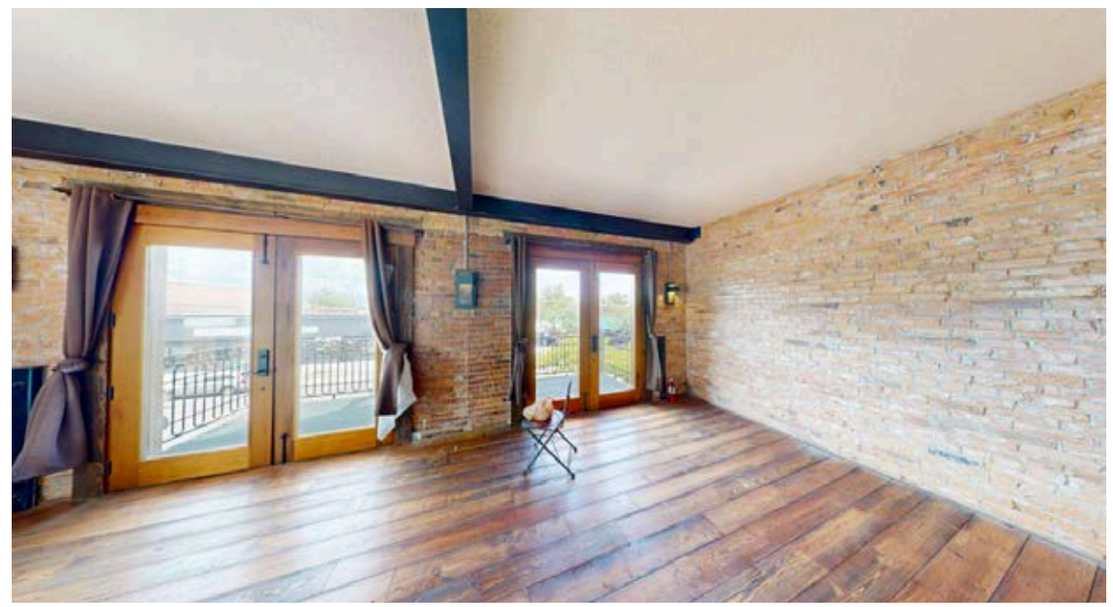
Retailer Map

W RAILROAD ST
TOOLE AVE
MCCORMICK ST
W ALDER ST
Smith Lot
Engine Lot
E ALDER ST
W SPRUCE ST
E SPRUCE ST
Woody Lot
Midtown Lot
MAY ST
PINE ST
W PINE ST
E PINE ST
WASHINGTON ST
ADAMS ST
JEFFERSON ST
OWEN ST
RYMAN ST
Greyhound Lot
W BROADWAY
E BROADWAY
W FRONT ST
Central Park
W MAIN ST
E MAIN ST
W Front St Lot
Clark Fork R
N HIGGINS AVE
PATTEE ST
E Main St Lot
E Front St Lot
Library Lot
E FRONT ST
Park Place
ROAM Garage
New Park Lot
Bank St Structure
Kiwanis Lot
Riverside Lot
CLAY ST
LE VASSEUR ST
MONROE ST
2 Hour Free Parking
20 Minute Free Parking
30 Minute Free Parking
ADA Parking
Short-Term Parking
Long-Term Parking
On-Street Leased Parking
Long Term Pkg Pmt Kiosk
Short Term Pkg Pmt Kiosk
Parking Lot Entrances
Jurisdiction Boundary
PEO Zone
Core
Outside
UM/Lots
Zone 4062 - Long Term
Zone 4061 - Short Term

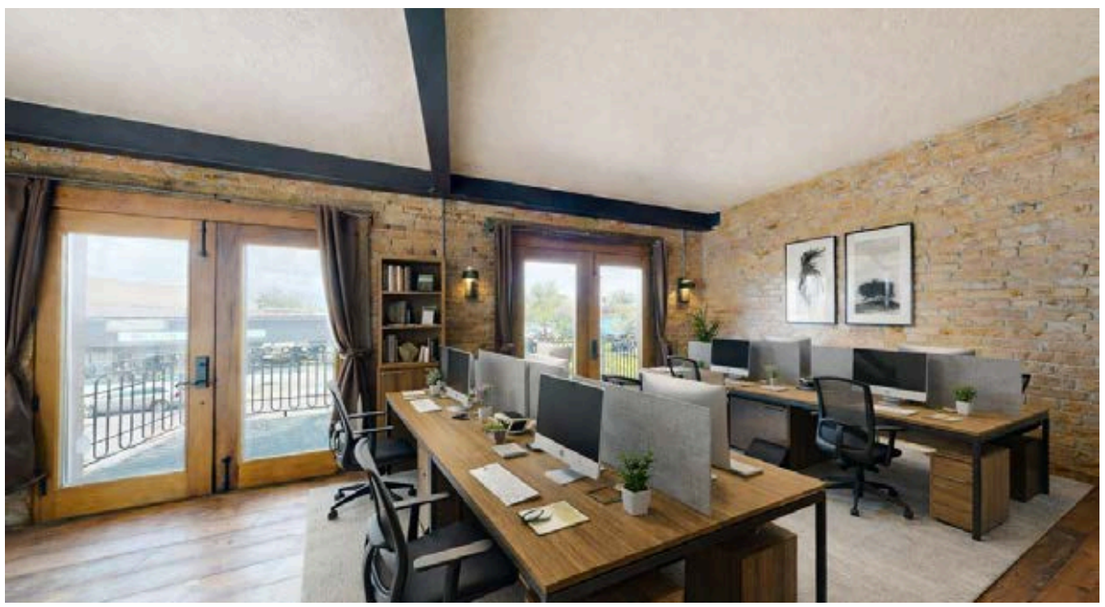
Parking Map







Photos



Virtually Staged Spaces

FLOOR 1

Floor Plans

Legend
1 mile radius demo info
3 mile radius demo info
5 mile radius demo info

Radius Map

Key Facts

KEY FACTS

1 mile

11,820
Population

31.3
Median Age

1.9
Average Household Size

$49,536
Median Household Income

1,663
2023 Owner Occupied Housing Units (Esri)

3,937
2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

1,491
Total Businesses

17,514
Total Employees

HOUSING STATS

1 mile

$509,892
Median Home Value

$6,296
Average Spent on Mortgage & Basics

$891
Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: $75,000 - $99,999 (18.2%)
The smallest group: $150,000 - $199,999 (4.4%)

Indicator ▲	Value	Diff
<$15,000	13.9%	+6.7%
$15,000 - $24,999	10.3%	+3.4%
$25,000 - $34,999	10.0%	+3.4%
$35,000 - $49,999	16.1%	+1.0%
$50,000 - $74,999	14.4%	-1.1%
$75,000 - $99,999	18.2%	+1.4%
$100,000 - $149,999	7.9%	-8.2%
$150,000 - $199,999	4.4%	-2.4%
$200,000+	4.7%	-4.3%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Total Population	11,820	60,613	85,331
2022 Household Population	10,517	58,025	82,413
2022 Family Population	4,867	34,299	53,612
2027 Total Population	12,088	61,903	88,666
2027 Household Population	10,785	59,316	85,748
2027 Family Population	4,940	34,711	55,545

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	$34,796	$38,687	$40,681
2022 Median Household Income	$49,536	$56,375	$63,985
2022 Average Household Income	$72,272	$82,512	$90,492
2027 Per Capita Income	$41,036	$46,165	$48,625
2027 Median Household Income	$57,865	$69,099	$78,147
2027 Average Household Income	$84,429	$97,532	$107,334

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri-Data Axle. The vintage of the data is 2024, 2029, 2018-2022.

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Missoula Office Market Data | Q1 2025

LEASING ACTIVITY | OFFICE

	T12 Ending3.1.2024	T12 Ending 3.1.2025	Change
County Average Lease Rate	$17.80	$18.88	6.07% ↑
Downtown Average Lease Rate	$19.74	$19.41	-1.67% ↓
NNN Average	$6.30	$7.05	11.90% ↑
County Vacancy	5.08%*	7.66%	2.58% ↑

*Vacancy is for 2023

SALES ACTIVITY | OFFICE

	T12 Ending 3.1.2024	T12 Ending 3.1.2025	Change
County Average Sale Price PSF	$230.66	$272.70	18.23% ↑
Condominium Average Sale Price PSF	$138.71	$249.17	79.63% ↑
Freestanding Average Sale Price SF	$242.26	$282.50	16.61% ↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±21,000 SF
Permitting	±6,101 SF
Planning	±44,000 SF
Completed 2024	±0 SF

Market Intel

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Missoula Air Service

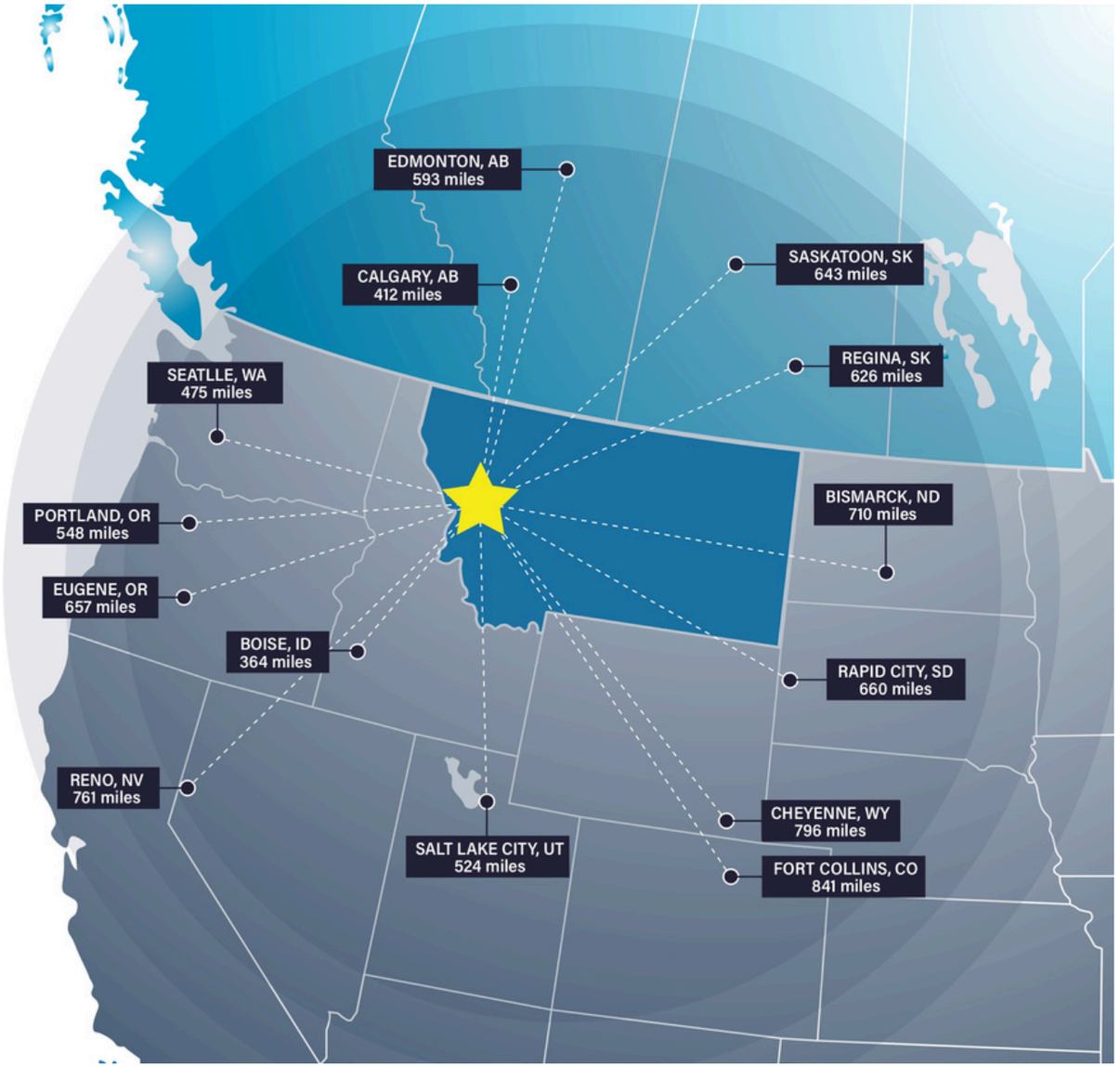
Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

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

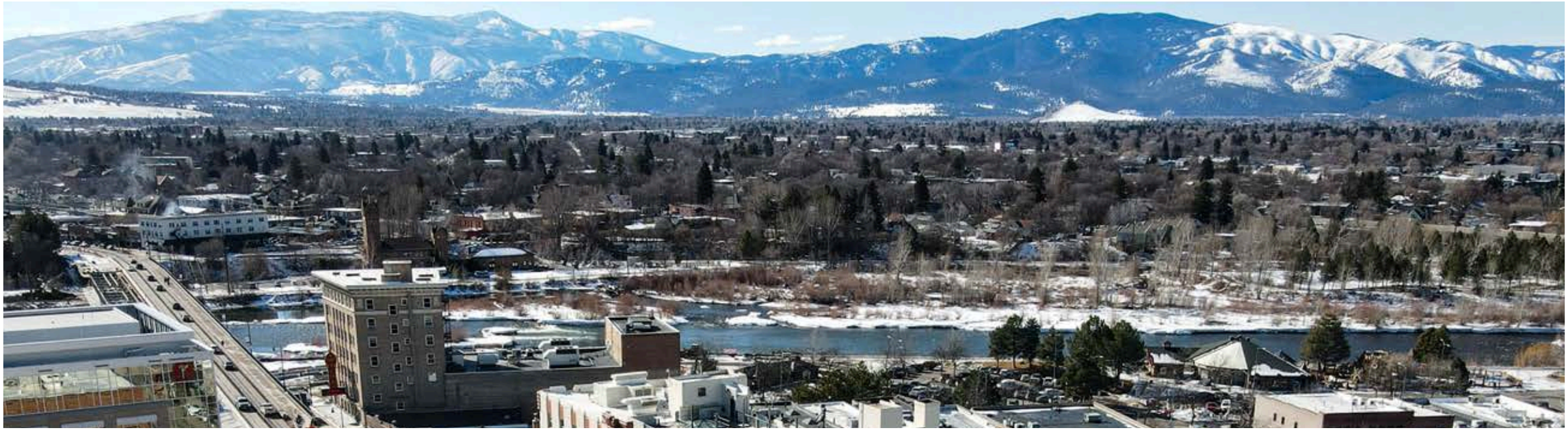
City of Missoula
500+ employees

Allegiance Benefits
500+ employees

Noteworthy

Submittable
ON X
workiva
ALCOM
Pathlabs
PatientOne
Cognizant
atg advanced technology group
SUN MOUNTAIN

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 is 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

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Brokerage 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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