



SterlingCRE
ADVISORS

**Central Missoula
Office Suite For Lease**
910 Brooks Street, Suite 202
Missoula, Montana
±3,432 SF | Professional Office Suite

Exclusively listed by:

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Opportunity Overview

Located in the heart of Missoula’s Midtown district, 910 Brooks Street, Suite 202 offers ±3,432 square feet of professional office space with convenient access to Brooks Street, Reserve Street, Downtown Missoula, and surrounding commercial amenities.

The suite features seven private offices, a welcoming reception area, kitchenette, and a functional layout well suited for a variety of professional and service-oriented users. Ample on-site surface parking and ADA accessibility including elevator access provide added convenience for both employees and clients.

Positioned near restaurants, shopping, services, and major transportation corridors, this centrally located office provides an excellent opportunity for businesses seeking a professional presence with easy access from throughout the Missoula market.



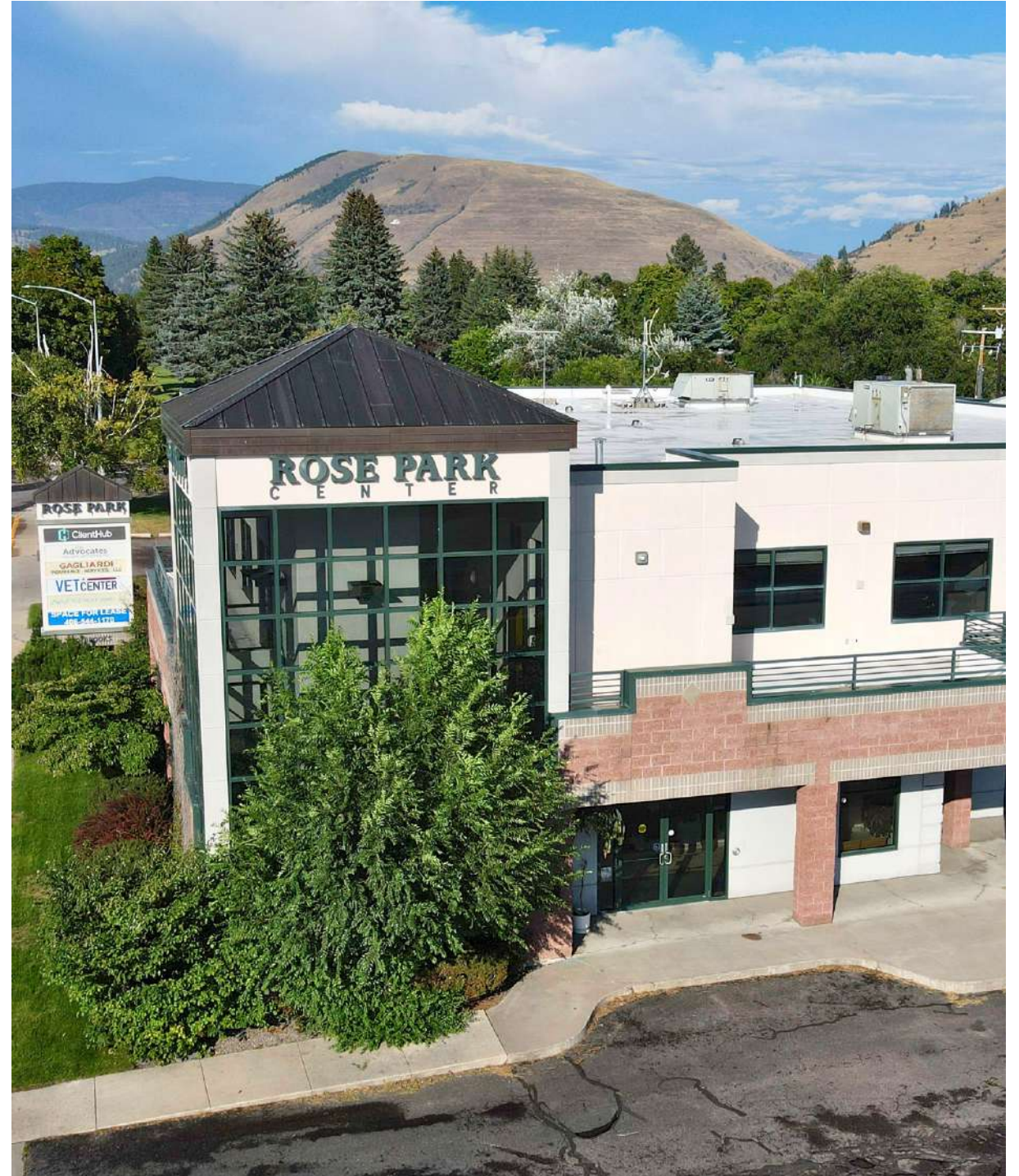
Address	910 Brooks Street, Suite 202 Missoula, Montana 59801
Property Type	Office
Lease Rate	\$20.00/SF NNN
Estimated NNN	\$8.000/SF/YR (2026)
Total Square Feet	± 3,432 Square Feet
Private Office Count	7 Offices (+ Reception & Kitchennette)

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

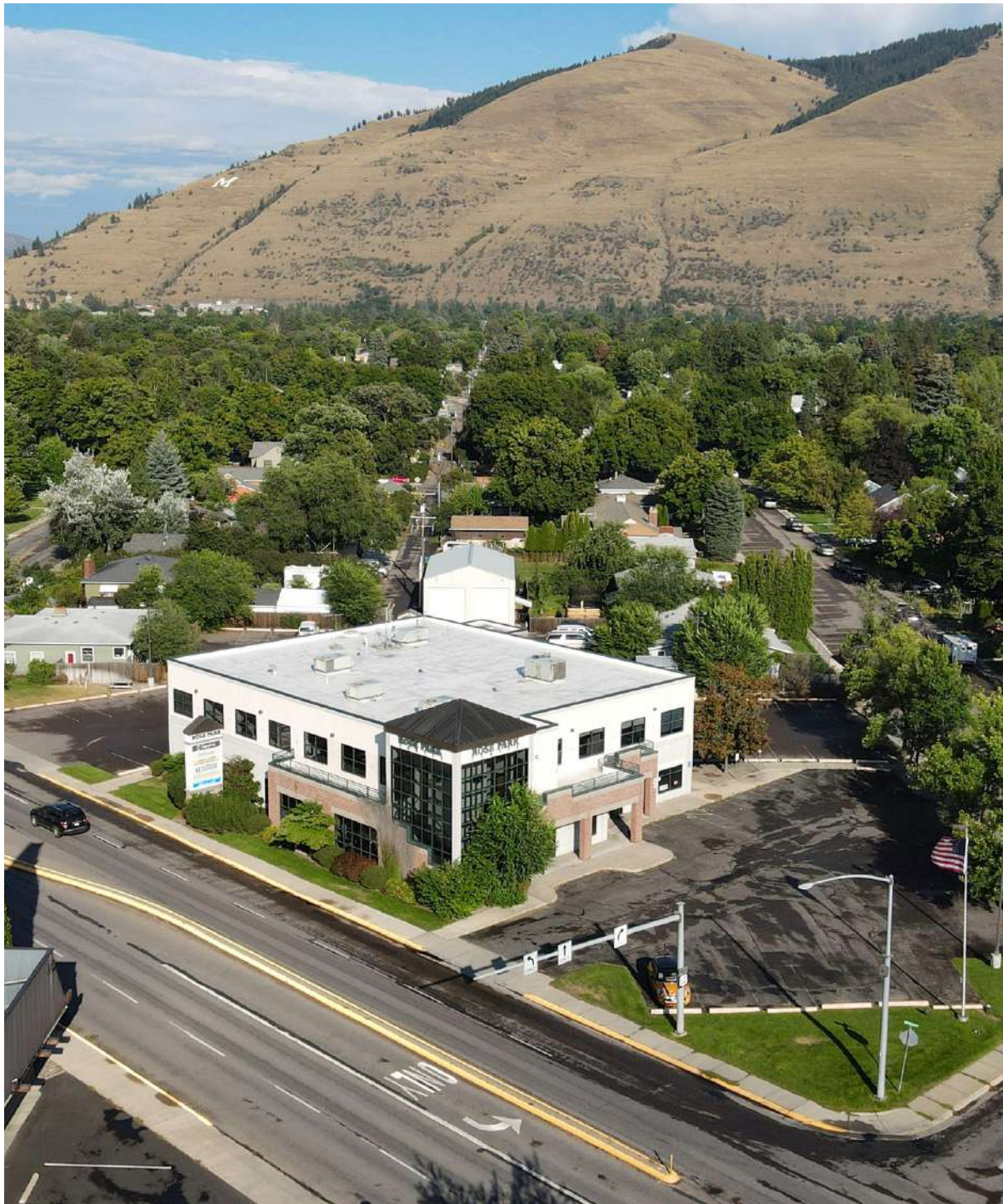


Interactive Links

Property Details

Address	910 Brooks Street, Suite 202 Missoula, Montana 59801
Property Type	Office
Total Acreage	±0.859 acres
Services	City of Missoula Water/Sewer
Access	via Brooks Street; Burlington Avenue
Zoning	U-MU4
Geocode	04-2200-28-4-37-01-0000
Private Office Count	7 Offices (+ Reception & Kitchennette)
Traffic Count	14,520 VPD (2025 AADT)
Year Built	1998/2016 Remodel
Parking	Ample surface lot parking
ADA Accessible	Yes





Multiple Access Points via Brooks Street & Burlington Avenue



Close to restaurants and shopping



Central Midtown Missoula Location



Ample On-Site Surface Parking



ADA Accessible with elevator access

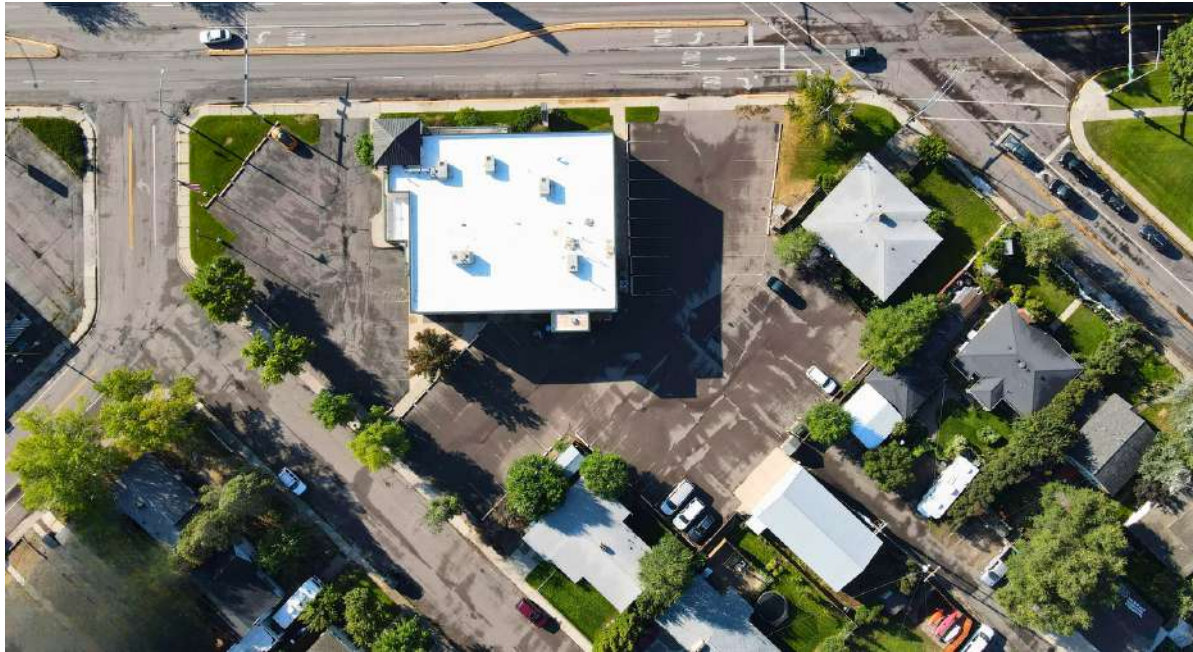
Opportunity Highlights

Centrally Located Office Space for Lease

Located in Midtown of Missoula, Montana.



Location Overview







Legend



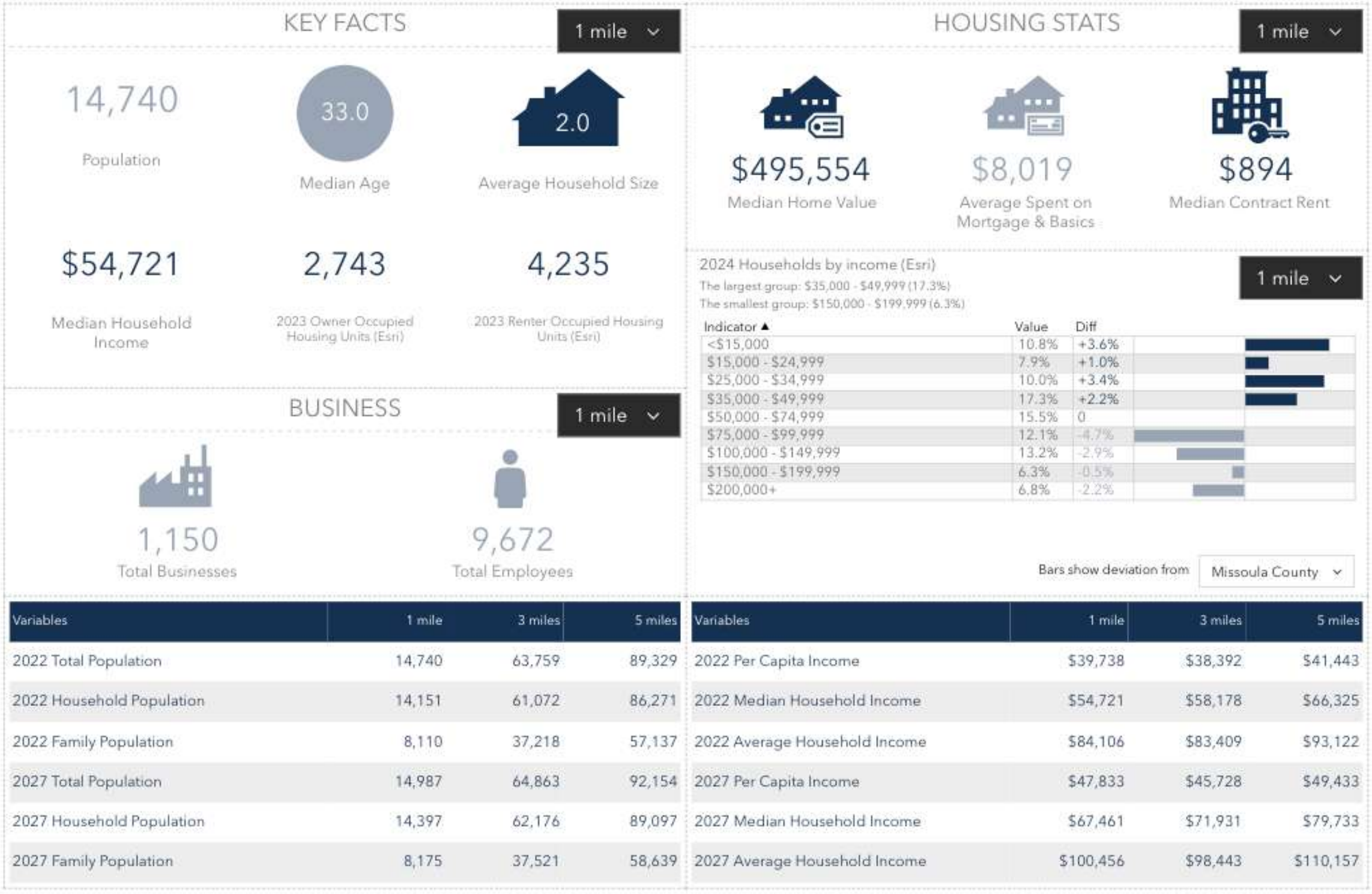
1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



Missoula Office Market Data | Q2 2026

LEASING ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change	
County Average Lease Rate	\$20.15	\$17.27	-14.29%	↓
Downtown Average Lease Rate	\$20.99	\$18.29	-12.86%	↓
NNN Average	\$7.50	\$8.42	12.27%	↑
County Vacancy	7.81%	8.41%	0.6%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change	
County Average Sale Price PSF*	\$236.66	\$243.23	2.78%	↑
Condominium Average Sale Price PSF**	\$331.91	\$246.35	-25.78%	↓
Freestanding Average Sale Price SF**	\$280.96	\$252.07	-10.28%	↓
Average Days on Market	170	351	+106%	↑

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	±1,101 SF
Permitting	±12,939 SF
Planning	±308,000
Completed 2026	±21,000



Missoula Air Service

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

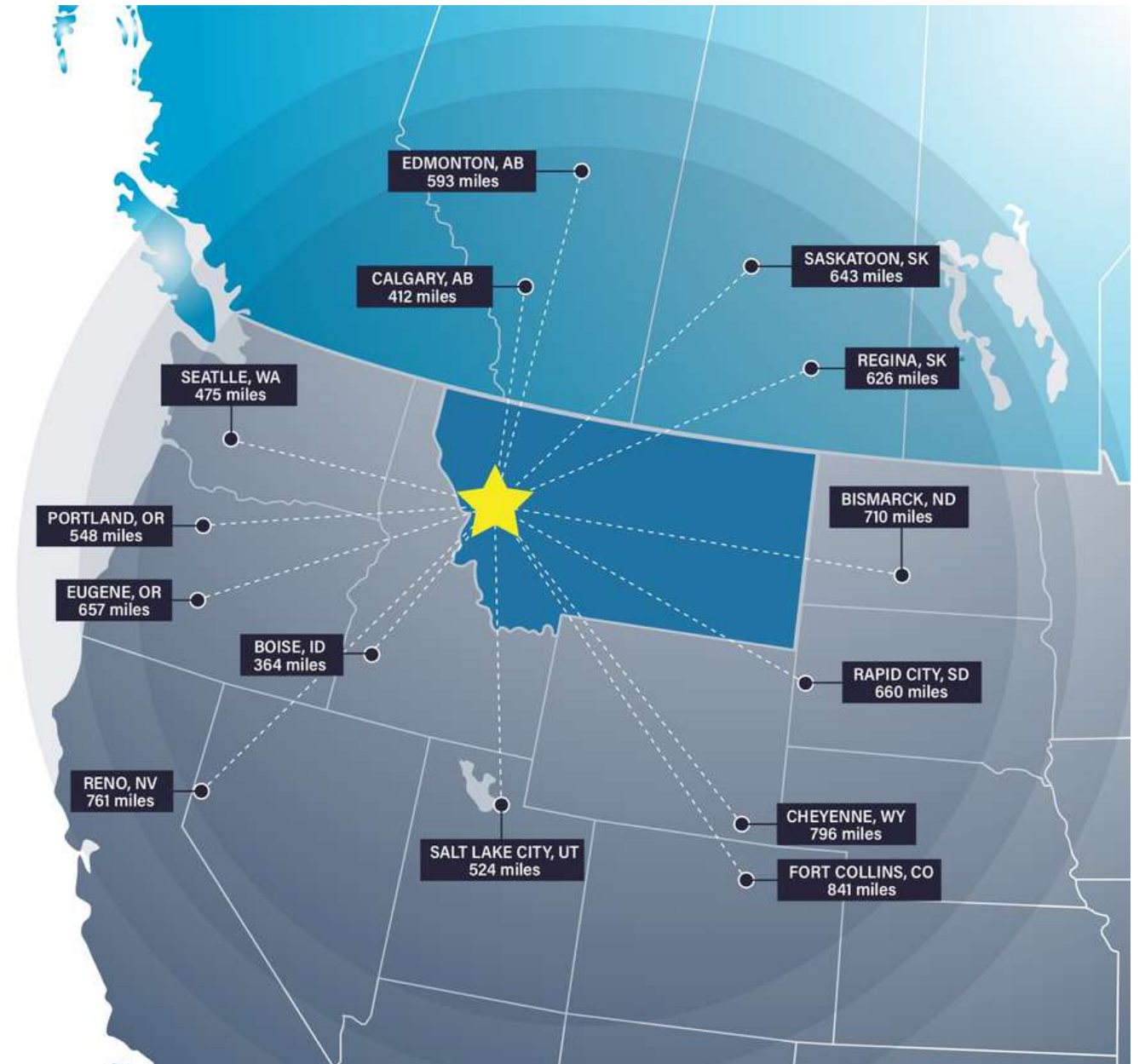


Missoula Access

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



Brokerage Advisor & Team



CONNOR MCMAHON, CCIM
Commercial Real Estate Advisor

Connor McMahon, CCIM, 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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