



SterlingCRE
ADVISORS

Midtown Office Space For Lease

910 Brooks Street
Missoula, Montana
±5,155 SF | Office Space

Exclusively listed by:
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Opportunity Overview

This versatile office space between Midtown and Downtown Missoula offers a quiet setting for your business.

Situated below-grade in the Rose Park Center, this space features a mix of private offices and open space. There are also shared bathrooms (with showers) and a full kitchen.

- Located in Midtown Missoula
- Central location with easy access to a variety of retail, restaurants, and professional services
- Modern, accessible building
- Ample parking
- Building signage is available



Address	910 Brooks Street
Property Type	Office
Lease Rate	\$12.00/SF NNN
Estimated NNN	\$7.09/SF
Total Square Feet	Up to ±5,155 Square Feet

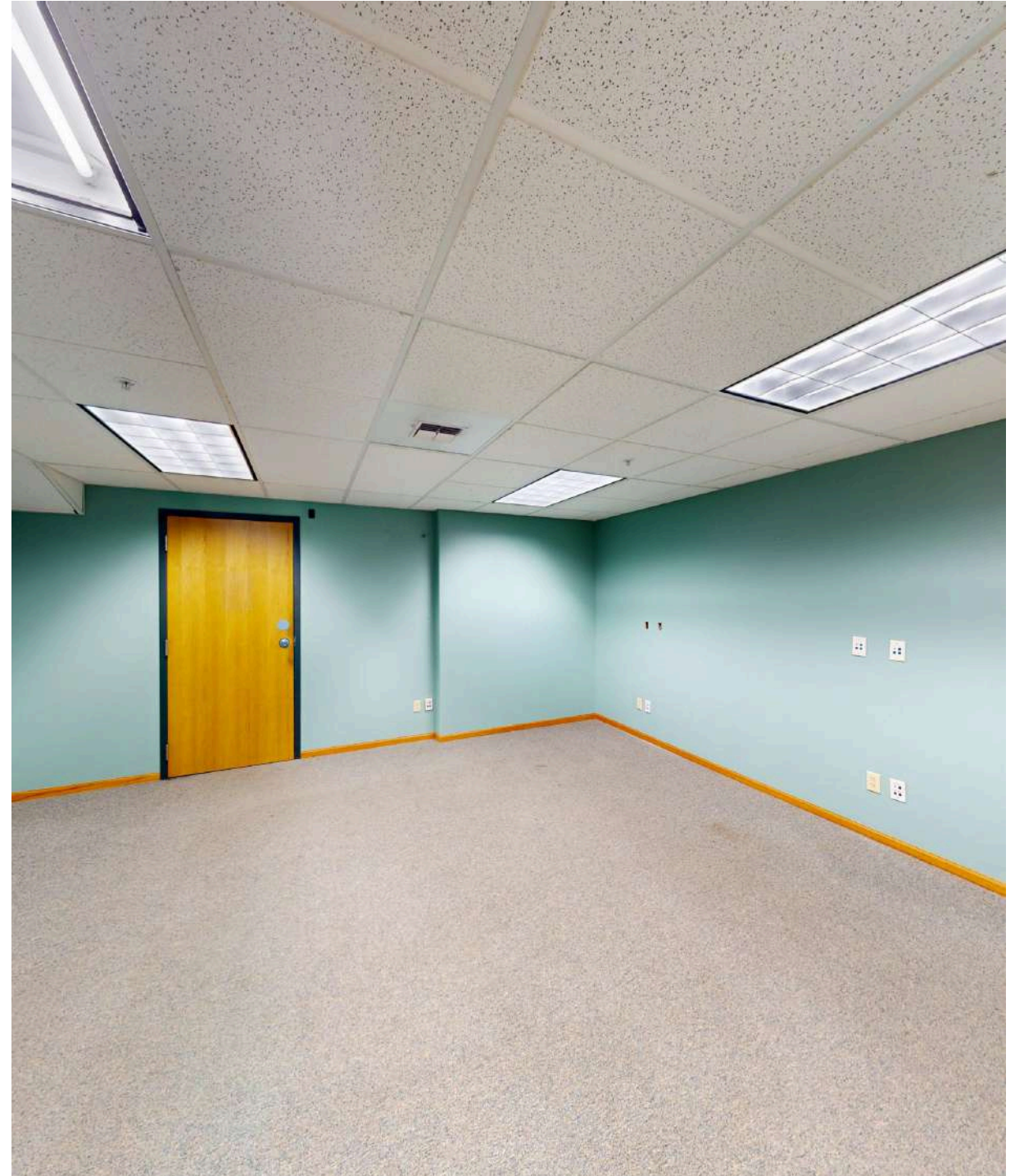
Interactive Links

 [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



Interactive Links

Property Details

Address	910 Brooks Street
Property Type	Office Space
Access	Brooks Street and Burlington Avenue
Zoning	U-MU4
Geocode	04-2200-28-4-37-01-0000
Private Office Count	6
Traffic Count	12,305 (AADT 2022)
Year Built/Remodeled	1998/2016





Directly located on Brooks Street



Close to restaurants, shopping and professional services.



Centrally located and close proximity to downtown Missoula.



65 Surface Parking Spaces

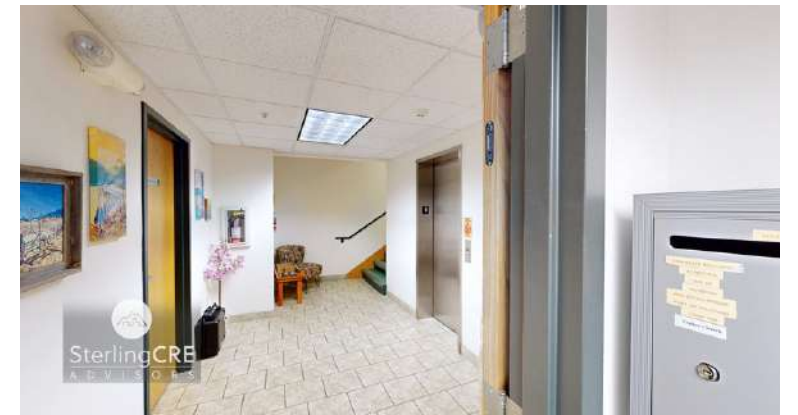
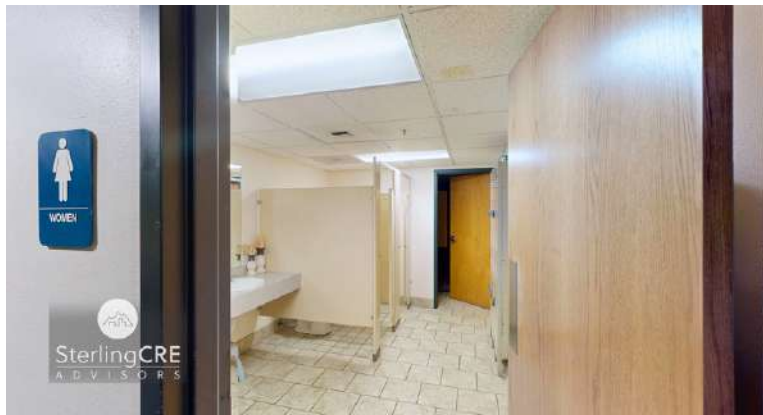
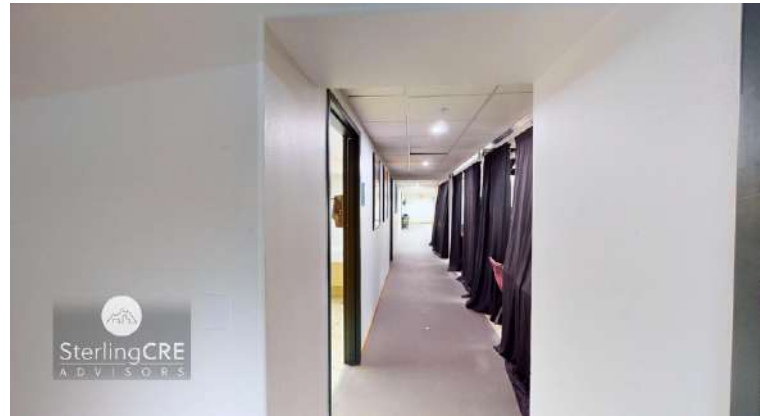


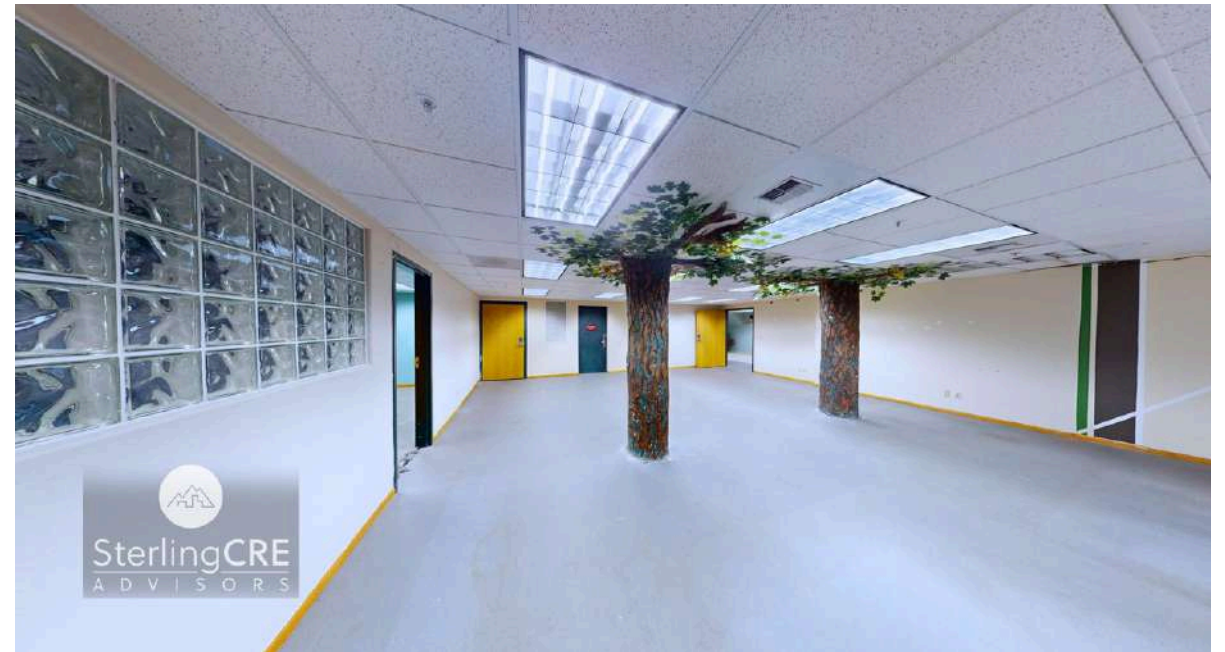
Shared Kitchenette & Showers

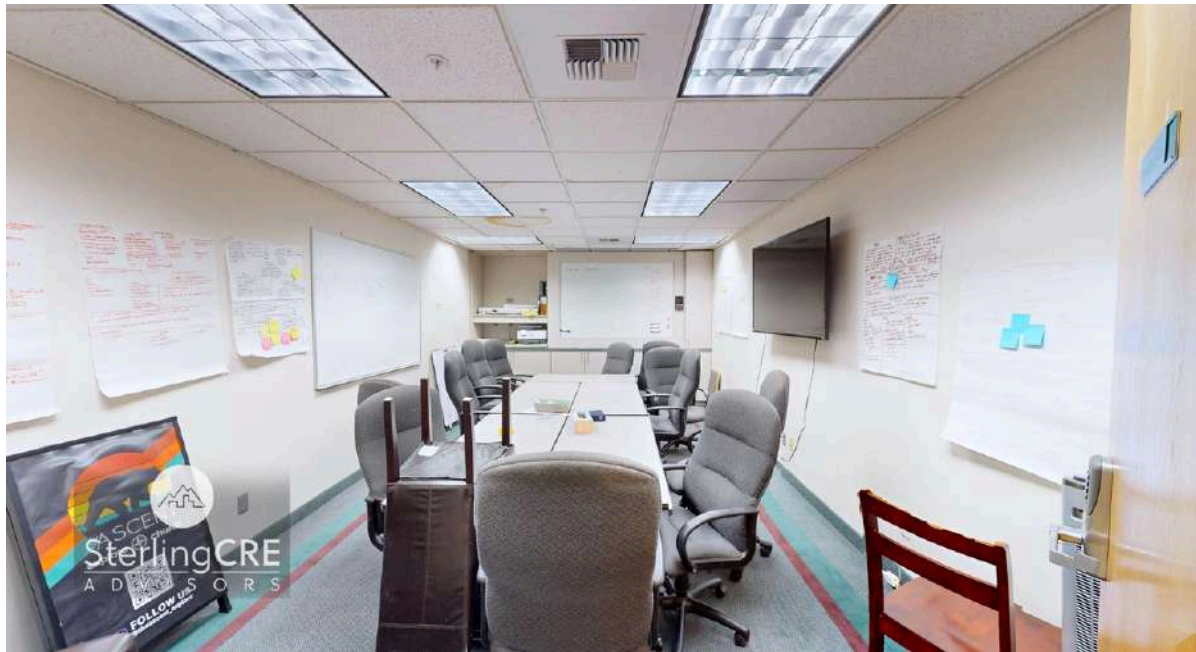
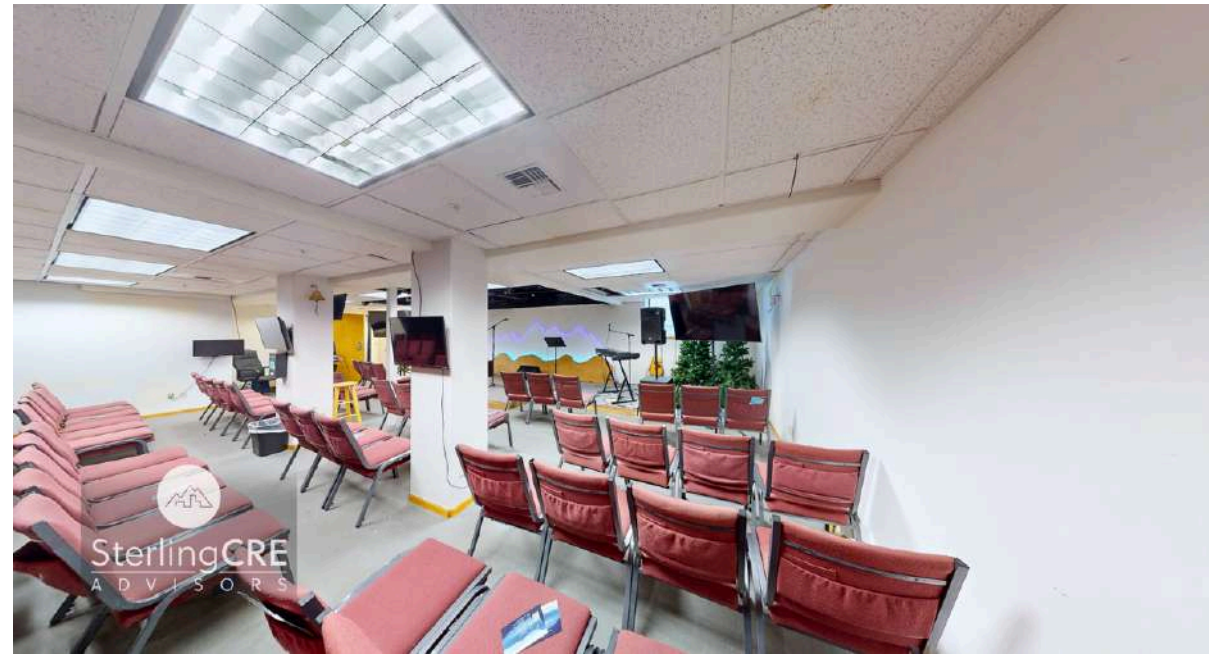
Centrally Located Office Space for Lease

Located in Midtown of Missoula, Montana.

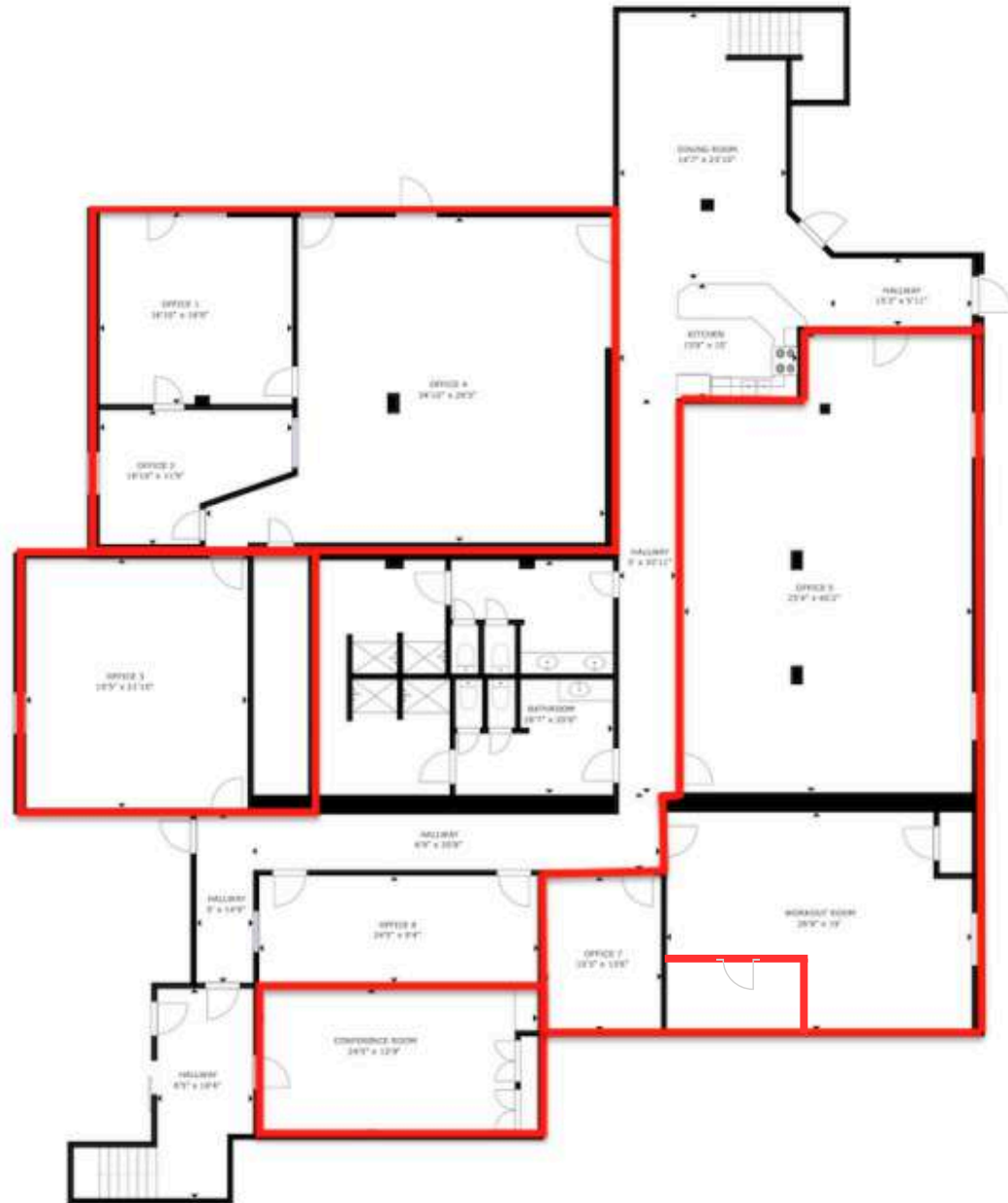








Subject Premise





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

14,740

Population



Median Age



Average Household Size

\$54,721

Median Household Income

2,743

2023 Owner Occupied Housing Units (Esri)

4,235

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



1,150

Total Businesses



9,672

Total Employees

HOUSING STATS

1 mile



\$495,554

Median Home Value



\$8,019

Average Spent on Mortgage & Basics



\$894

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.3%)

The smallest group: \$150,000 - \$199,999 (6.3%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	10.8%	+3.6%	
\$15,000 - \$24,999	7.9%	+1.0%	
\$25,000 - \$34,999	10.0%	+3.4%	
\$35,000 - \$49,999	17.3%	+2.2%	
\$50,000 - \$74,999	15.5%	0	
\$75,000 - \$99,999	12.1%	-4.7%	
\$100,000 - \$149,999	13.2%	-2.9%	
\$150,000 - \$199,999	6.3%	-0.5%	
\$200,000+	6.8%	-2.2%	

Bars show deviation from

Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	14,740	63,759	89,329	2022 Per Capita Income	\$39,738	\$38,392	\$41,443
2022 Household Population	14,151	61,072	86,271	2022 Median Household Income	\$54,721	\$58,178	\$66,325
2022 Family Population	8,110	37,218	57,137	2022 Average Household Income	\$84,106	\$83,409	\$93,122
2027 Total Population	14,987	64,863	92,154	2027 Per Capita Income	\$47,833	\$45,728	\$49,433
2027 Household Population	14,397	62,176	89,097	2027 Median Household Income	\$67,461	\$71,931	\$79,733
2027 Family Population	8,175	37,521	58,639	2027 Average Household Income	\$100,456	\$98,443	\$110,157

Missoula Office Market Data | 2024

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2023	T12 Ending 12.31.2024	Change	
County Average Lease Rate	\$16.88	\$18.77	11.20%	↑
Downtown Average Lease Rate	\$18.48	\$20.64	11.69%	↑
NNN Average	\$6.40	\$6.07	-5.16%	↓
County Vacancy	5.08%	7.54%	2.46%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.23	T12 Ending 12.31.24	Change	
County Average Sale Price PSF	\$287.22	\$227.86	-20.67%	↓
Condominium Average Sale Price PSF	\$269.45	\$174.61	-35.20%	↓
Freestanding Average Sale Price SF	\$290.46	\$251.53	-13.40%	↓

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

OFFICE DEVELOPMENT PIPELINE

Construction	±21,000 SF
Permitting	±5,000 SF
Planning	±44,000 SF
Completed 2024	±27,986 SF



Missoula Air Service

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

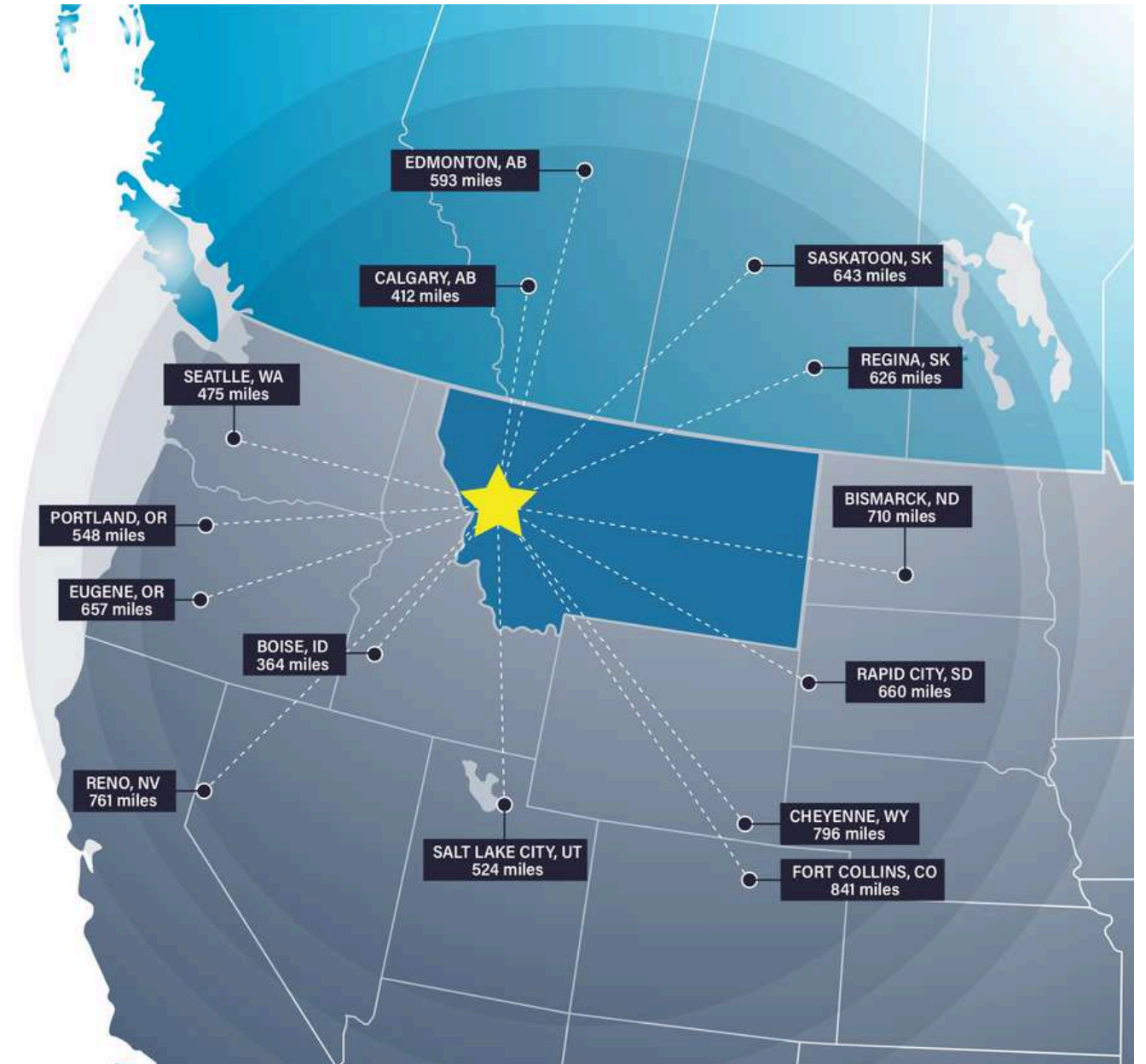


Missoula Access

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

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 Advisors



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



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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