



SterlingCRE
A D V I S O R S

For Lease | Medical Office Suite/Lab Space/Storage

2875 Tina Avenue
Missoula, MT

Up To ±21,000 SF

Contact:

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Opportunity Overview

SterlingCRE Advisors is pleased to present a premier leasing opportunity at the Reserve Street Medical Center and Wellness Campus in Missoula, Montana.

This modern, thoughtfully designed facility offers space options ideal for a wide range of medical, laboratory, or professional office users. Among the available spaces is Suite 101—a fully built-out, first-floor medical suite that provides immediate functionality for clinical operations. This turn-key space offers prime visibility and ease of access, making it an excellent choice for healthcare providers seeking a high-quality, ready-to-use environment.

Additional space within the building includes customizable shell areas, allowing tenants the flexibility to design a tailored buildout that fits their specific needs. With full ADA accessibility, elevator access, and shared waiting areas on the beautifully finished main floor, the building is equipped to support both patient comfort and operational efficiency.

Notable features include a covered entryway with heated sidewalks for year-round access, professionally maintained landscaping, and ample surface parking.

Located within an established wellness campus, this property offers convenience, flexibility, and a professional setting for long-term growth.



Address	2875 Tina Avenue, Missoula
Property Type	Medical Office
Lease Rate	\$27.00/SF/YR NNN
Estimated NNN	\$7.50/SF
Square Feet Available	± 10,171 Square Feet on main level 11,400 Square Feet in Basement level
Total Acreage	±2.8 Acres

Property Details

Address	2875 Tina Avenue, Missoula, Montana
Property Type	Office Medical Office Lab
Total Acreage	±2.8 Acres
Services	City water & sewer
Access	North Reserve Street & Tina Avenue
Zoning	LU-MU (Limited Urban Mixed-Use)
Geocode	04-2200-18-1-01-02-0000
Year Built	2000
Parking	Surface parking, covered pull-up entrance
Security	RFID entry system





Located right off of North Reserve Street with quick access to I-90



Close to restaurants and shopping, and easy to access to both St Patrick's and Community Medical Center



Well-maintained and professionally managed building designed for medical practitioners



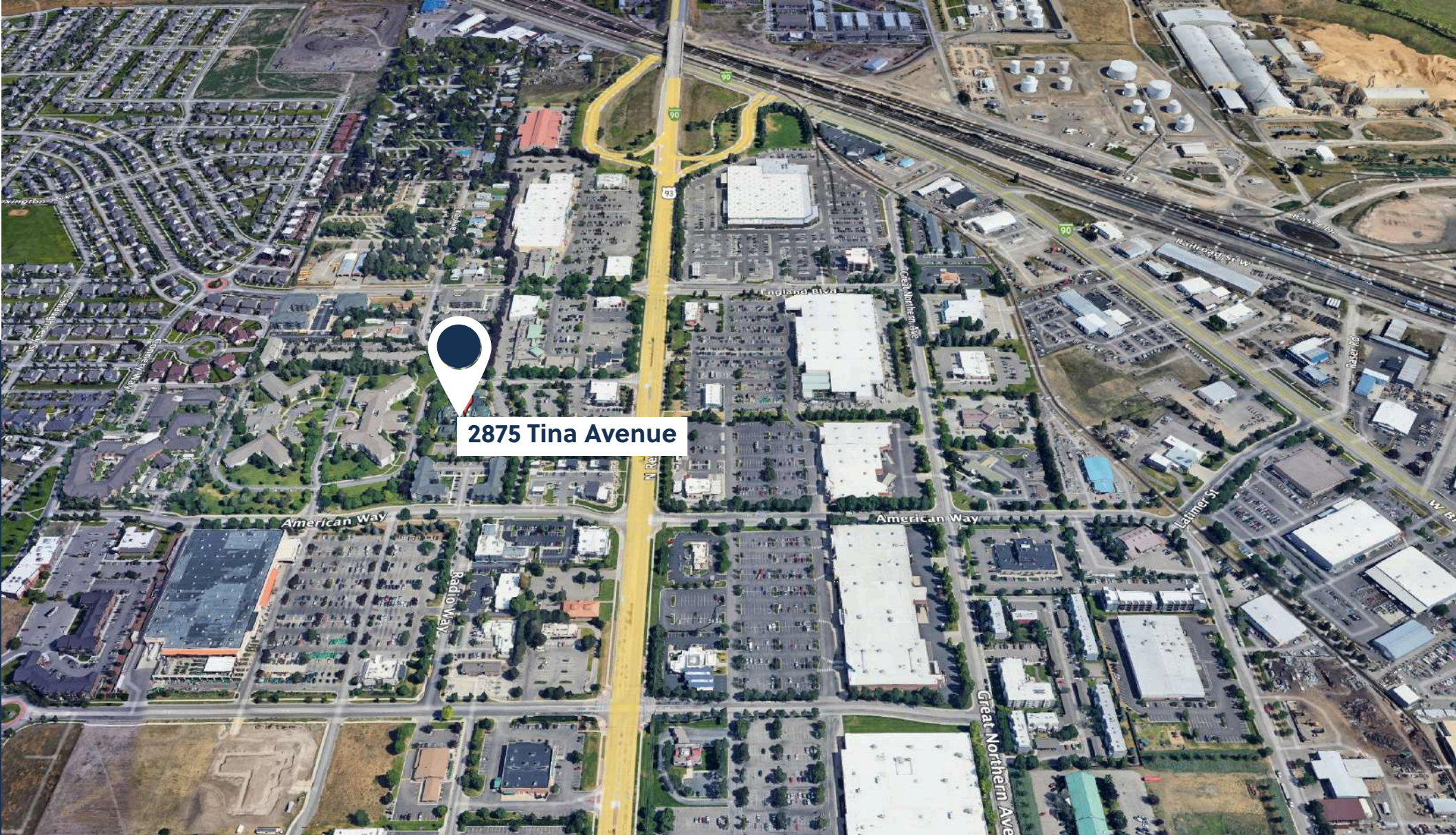
Dedicated parking lot with a heated sidewalks and a drive-up covered entrance for patient convenience



Flexible space can be designed to meet tenant needs, with elevator access in place

North Reserve Office Space for Lease

Located on North Reserve Street, near Target and Costco and the I-90 interchange.





Common Waiting Area



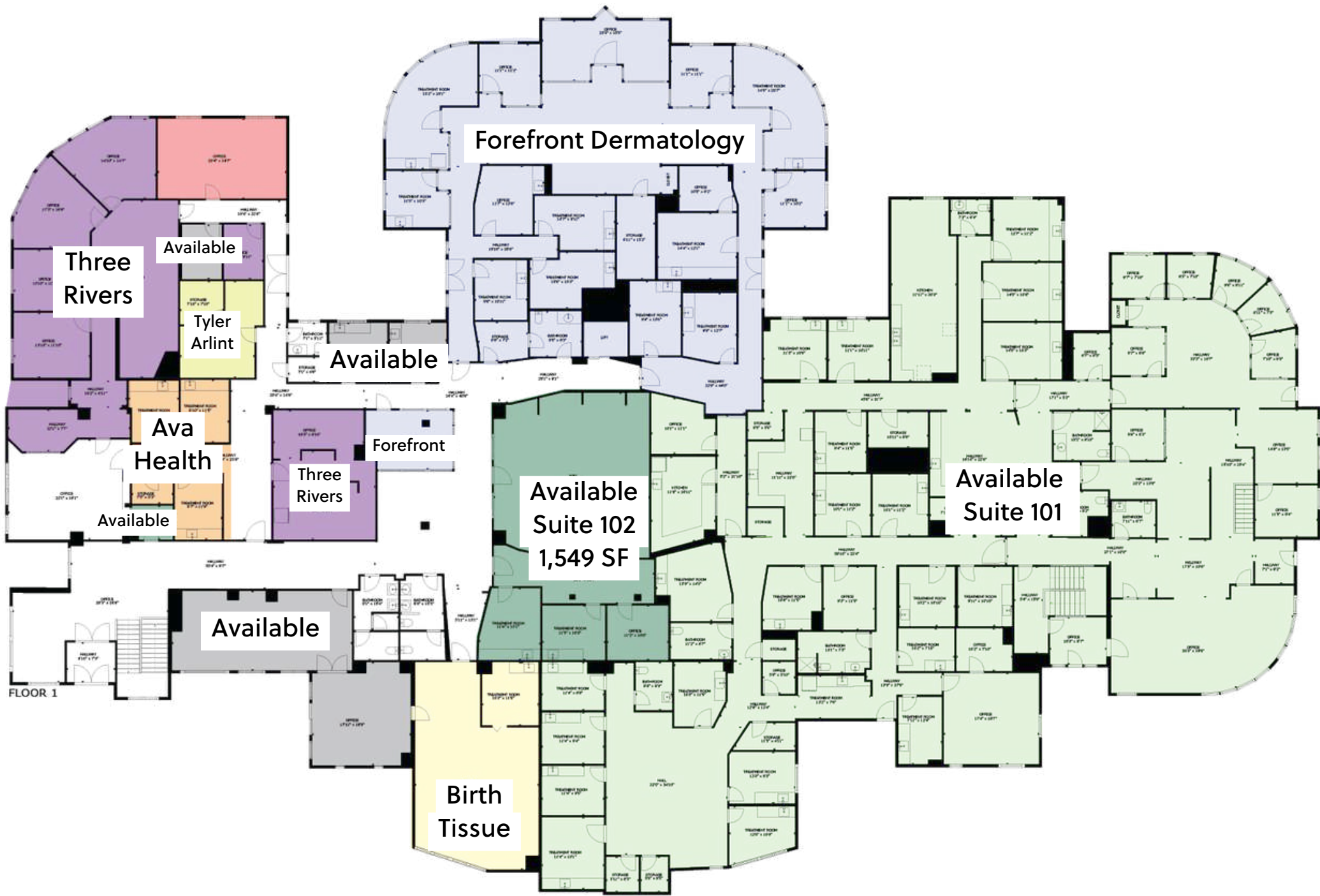
Covered Patient Drop Off



First Floor Space



Main Entrance

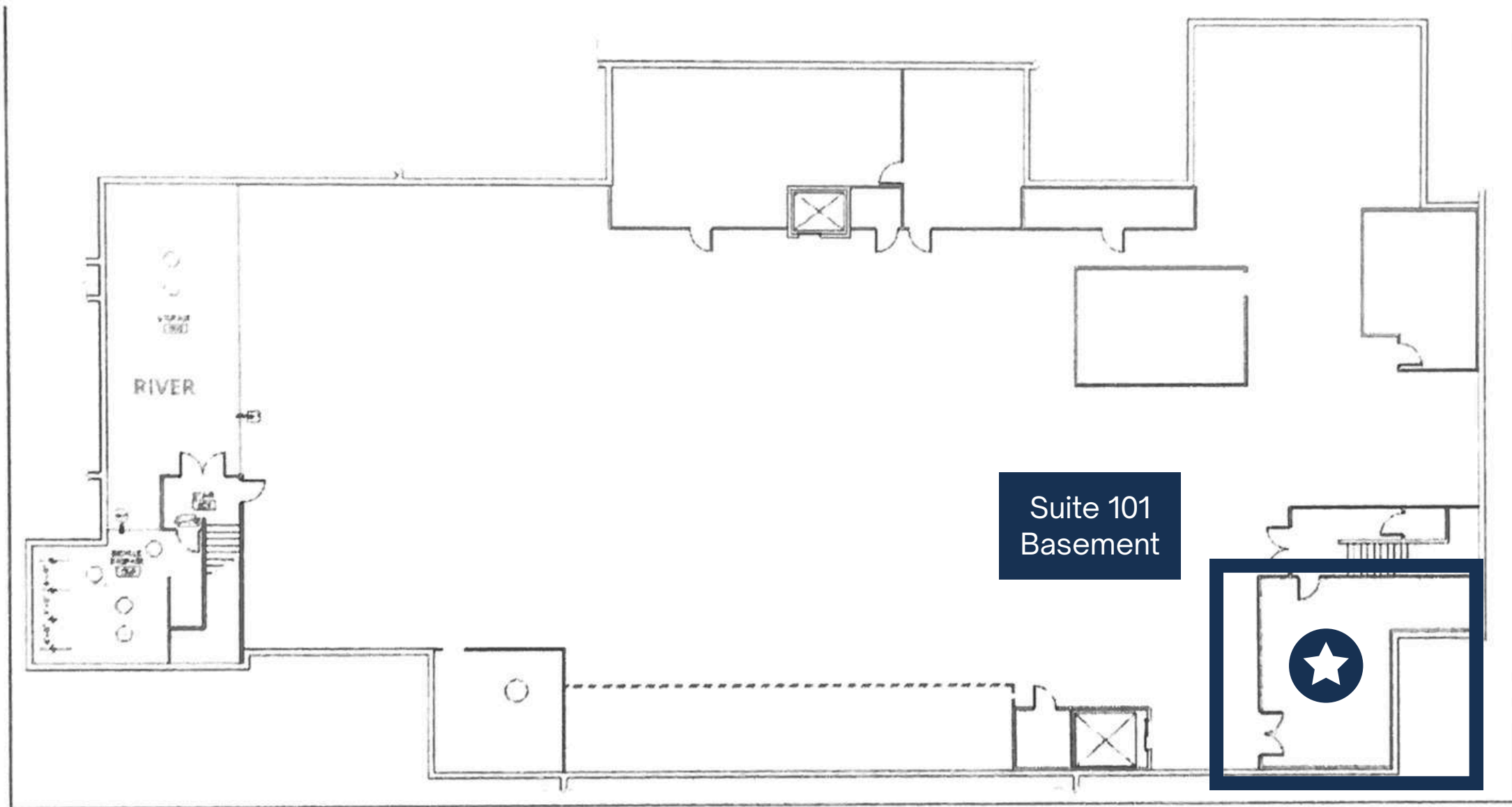


FLOOR 1

GROSS INTERNAL AREA

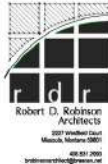
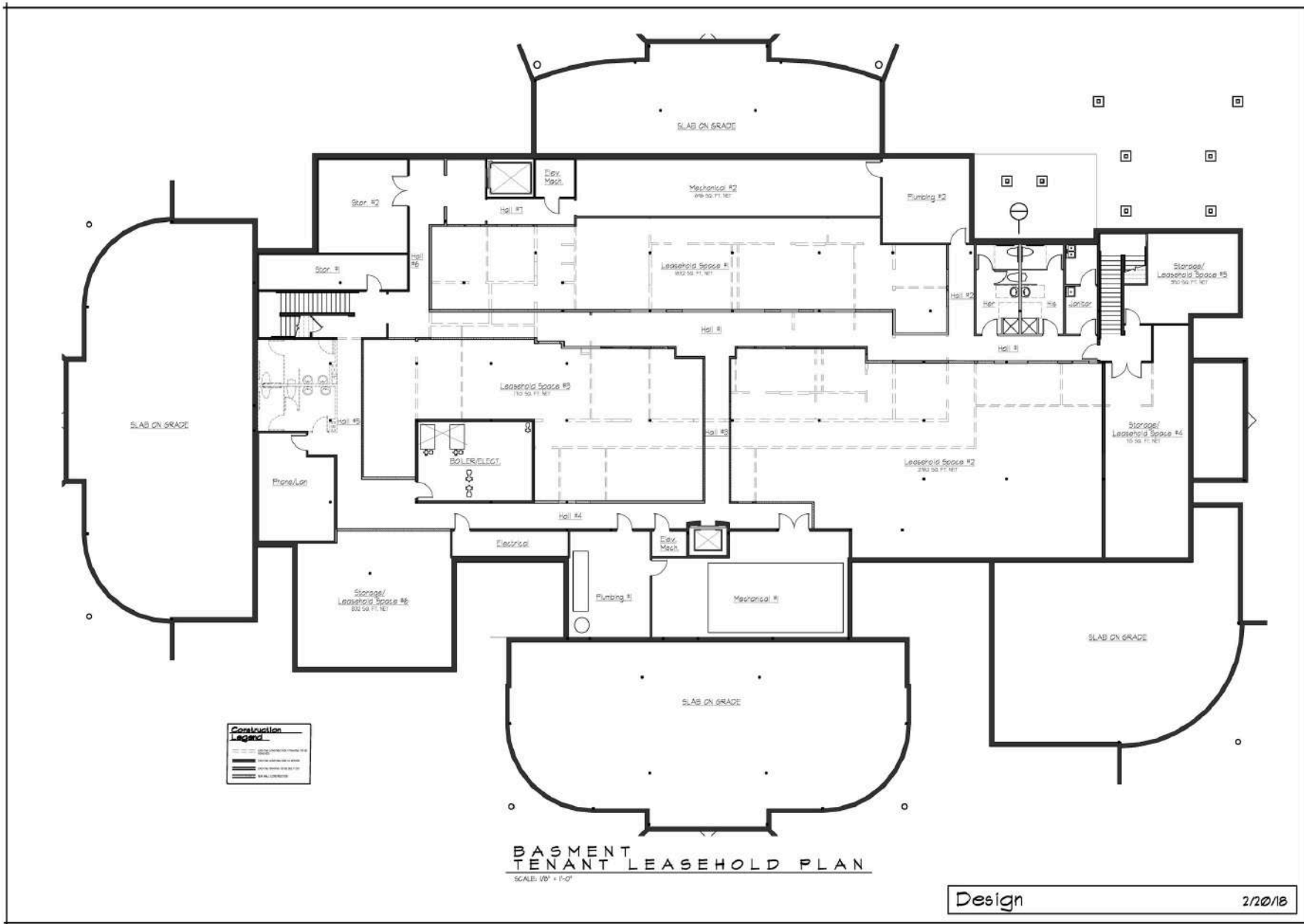


Suite 101
± 10,735 Leasable Square Feet
Available September 1st, 2026



Suite 101
Basement

Suite 101
± 10,735 Leasable Square Feet
Available September 1st, 2026



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Architects
207 S. 2nd Street
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406.531.2000
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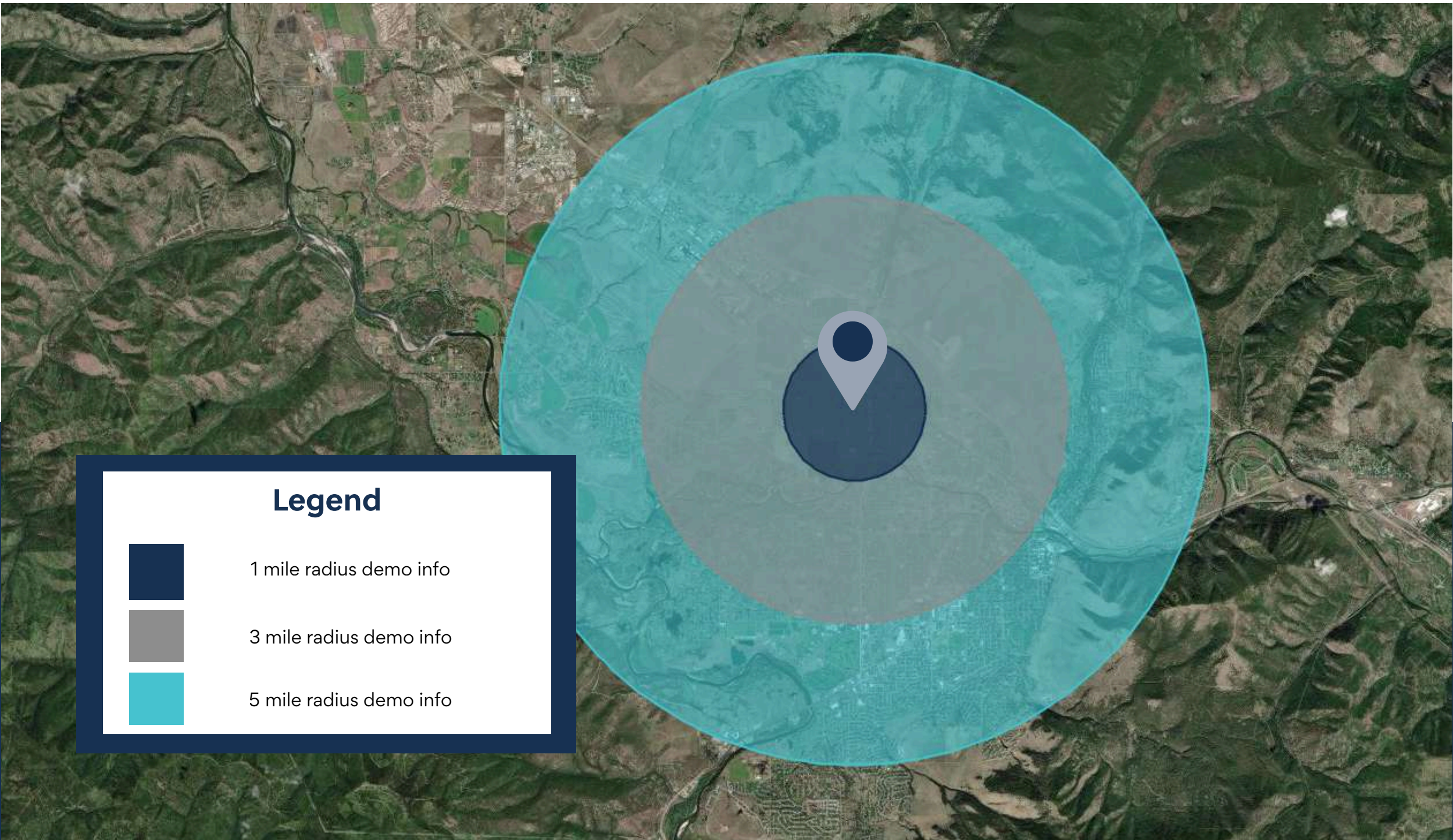


PROJECT NO. 0-003
DRAWN BY: R.D.R.
CHECKED BY: R.D.R.
DATE: 04-2018
REVISIONS:
NO. DATE REVISION
1 04-2018
2 04-2018
3 04-2018
4 04-2018
5 04-2018
ISSUE:
■ Print - Not for Construction
□ Permit & Bid Set
○ Construction Set

A Remodel To:
The Stranahan Building
Missoula, Montana

Design 2/20/18
of 10

Basement ±500 SF -11,400 SF
Available Immediately



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

6,392

Population

36.2

Median Age

1.9

Average Household Size

\$53,892

Median Household Income

1,101

2023 Owner Occupied Housing Units (Esri)

2,136

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



678

Total Businesses



10,209

Total Employees

HOUSING STATS

1 mile



\$371,791

Median Home Value



\$8,041

Average Spent on Mortgage & Basics



\$1,119

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (23.0%)

The smallest group: \$150,000 - \$199,999 (3.7%)

1 mile

Indicator ▲	Value	Diff	
<\$15,000	8.0%	+0.8%	
\$15,000 - \$24,999	8.6%	+1.7%	
\$25,000 - \$34,999	7.3%	+0.7%	
\$35,000 - \$49,999	23.0%	+7.9%	
\$50,000 - \$74,999	14.8%	-0.7%	
\$75,000 - \$99,999	12.8%	-4.0%	
\$100,000 - \$149,999	16.7%	+0.6%	
\$150,000 - \$199,999	3.7%	-3.1%	
\$200,000+	5.0%	-4.0%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	6,392	46,506	84,793	2022 Per Capita Income	\$42,082	\$39,352	\$40,730
2022 Household Population	6,115	45,658	81,766	2022 Median Household Income	\$53,892	\$58,568	\$64,125
2022 Family Population	3,341	27,702	53,488	2022 Average Household Income	\$79,339	\$81,897	\$90,743
2027 Total Population	7,084	49,456	88,596	2027 Per Capita Income	\$50,939	\$47,199	\$48,773
2027 Household Population	6,807	48,607	85,569	2027 Median Household Income	\$70,413	\$74,995	\$78,577
2027 Family Population	3,705	29,520	55,821	2027 Average Household Income	\$95,931	\$97,800	\$107,856

Missoula Air Service

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

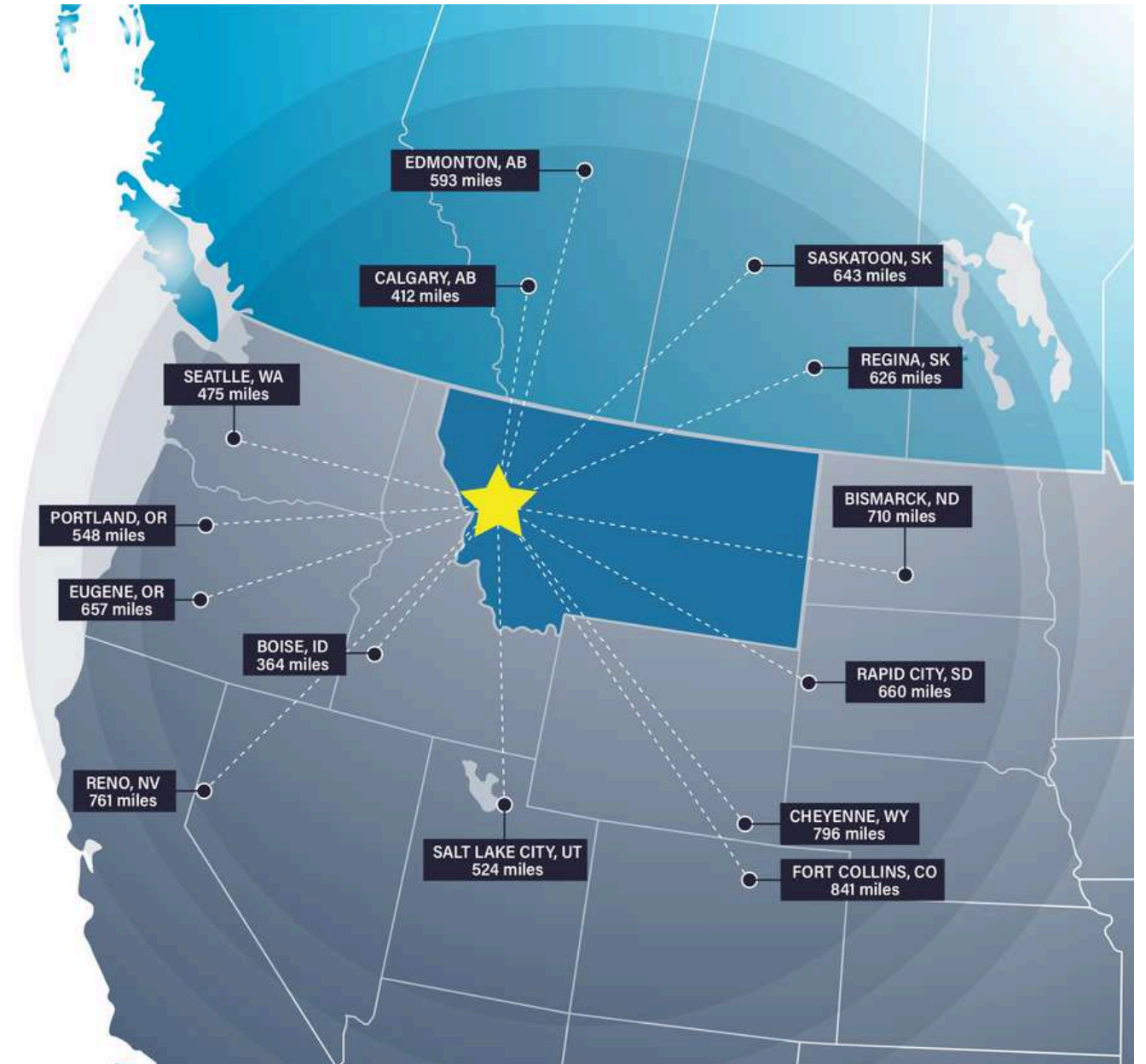


Missoula Access

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 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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