



SterlingCRE
ADVISORS

Flexible Midtown Office Condominium | For Lease

2300 Regent Street, Suite 105
Missoula, Montana
±1,150 RSF | Office Condominium

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present 2300 Regent Street, Suite 105, a prime opportunity to lease a ±1,150 (rentable) square foot office condominium located in the heart of Missoula Midtown. This professionally positioned suite offers exceptional visibility and accessibility at the heavily trafficked Brooks and Russell Street intersection, where over 26,000 vehicles pass daily. Ideally situated just steps from everyday conveniences, the property is within walking distance to Walgreens, Starbucks, and the well-known Tremper's Shopping Center—home to a variety of retail, dining, and service options that enhance the daily experience for both staff and clients.

Inside, the suite features a well-designed layout with two main rooms that can function as open workspaces or private offices, a bathroom, and a kitchenette. Ample natural light fills the space, creating a bright, welcoming atmosphere that supports a productive and comfortable work environment. The flexible floor plan allows for easy reconfiguration to suit a variety of professional or creative uses.



Address	2300 Regent Street, Suite 105 Missoula, Montana
Property Type	Office Condominium
Lease Rate	\$20.00/SF, NNN
NNN Estimates	\$8.61/SF/YR (includes taxes, insurance, water, gas/elec., sewer, parking lot, landscaping, management and common area maintenance)
Total Square Feet	<u>±983 Usable SF</u> ±1,150 Rentable SF
Total Acreage	±.42 acres (condo association)

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	2300 Regent Street, Suite 105 Missoula, Montana
Property Type	Professional Office
Square Footage	<u>±983 Usable SF</u> ±1,150 Rentable SF
Services	City Water and Sewer, Broadband
Access	Regent Street
Zoning	U-MU3
Geocode	04-2200-28-3-04-12-7000
Suite Layout	Main Reception/Waiting Room Partitioned Private Office Open Work Area Private Bathroom Kitchenette Alley Access Door
Traffic Count	±4,316 VPD (AADT 2024)
Year Built	2005
Parking	On-Site Parking + Two (2) Designated Surface Spaces





Located in Midtown Missoula with easy access to downtown and the University of Montana.



Well-maintained building occupied by professional services.



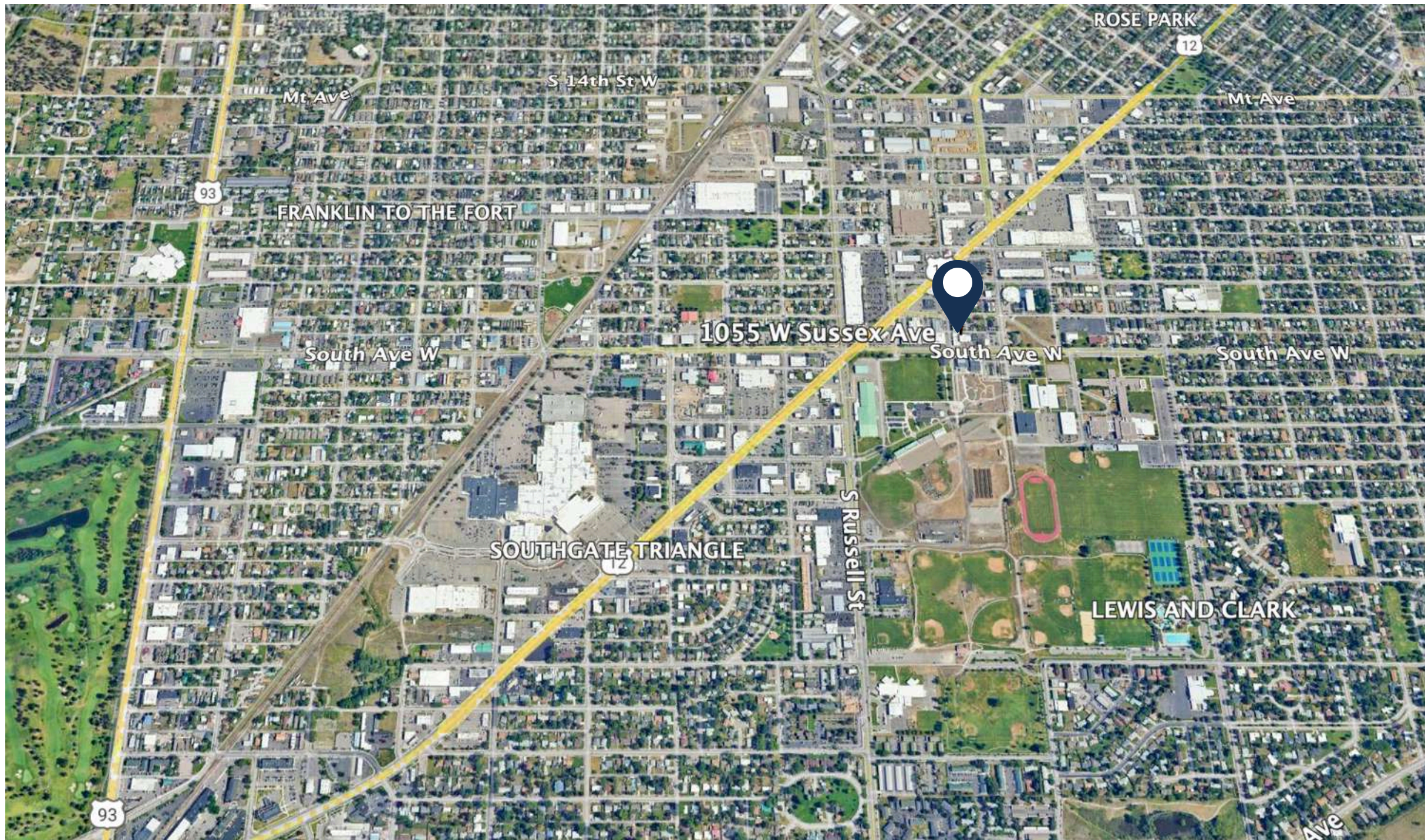
Turnkey space demised into reception area, two office areas with demountable walls, and a kitchenette.



Convenient on-site parking for both customers and employees



Permissive mixed-use zoning (U-MU3)



ROSE PARK

12

Mt Ave

S 14th St W

Mt Ave

93

FRANKLIN TO THE FORT

1055 W Sussex Ave

South Ave W

South Ave W

South Ave W

SOUTHGATE TRIANGLE

S Russell St

LEWIS AND CLARK

93

Ave



- HOTELS
- RETAILERS

OFFICE FURNITURE OUTLET

ROSAUERS
SUPERMARKETS

COMMUNITY FirstCare
The BOOK EXCHANGE
Albertsons
ACE Hardware
FedEx

SOUTH AVE W/E6,677 AADT

BROOKS STREET E23,672 AADT

STEPHENS AVENUE

WinCo
FOODS
Western Union WU

US
FOODS

HOLLISTER ● sunglasses hut
CHICO'S ● ATHLETA
AMERICAN EAGLE aerie
böhme verizon AMC THEATRES
Dillard's cricket FAMOUS footwear
TEXAS H&M MUSTARD SEED

HOBBY
LOBBY
TEXAS

MISSOULA COUNTY PUBLIC SCHOOLS
Forward Thinking. High Achieving

WORLD MARKET
B&W SINCE 1917

Wendy's

DQ TOP SHELF Botanicals Zentrlogy Massage & Wellness
novus glass THE MONTANA CLUB
Repair & Replacement
Tires LES SCHWAB
DOLLAR TREE

BROOKS ST.
MOTOR INN

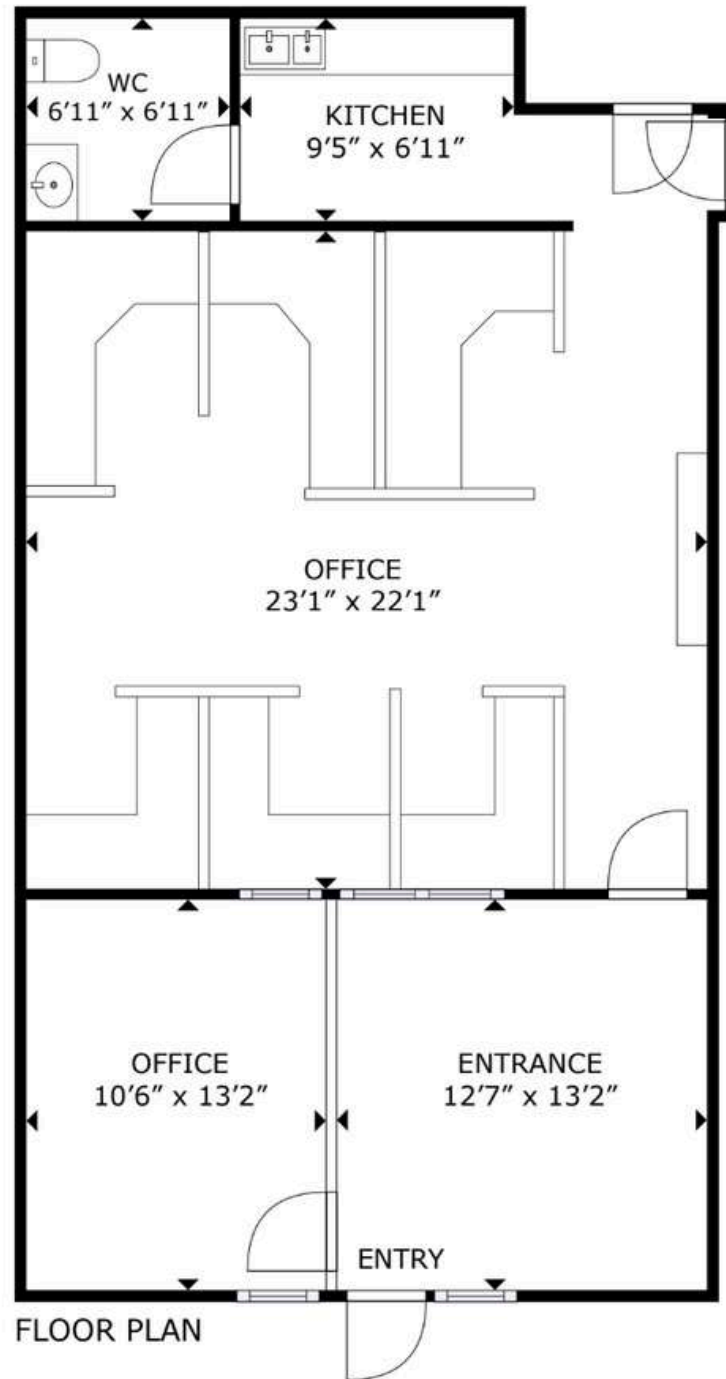
RUSSELL ELEMENTARY SCHOOL
Forward Thinking. High Achieving

S RUSSELL ST E16,163 AADT

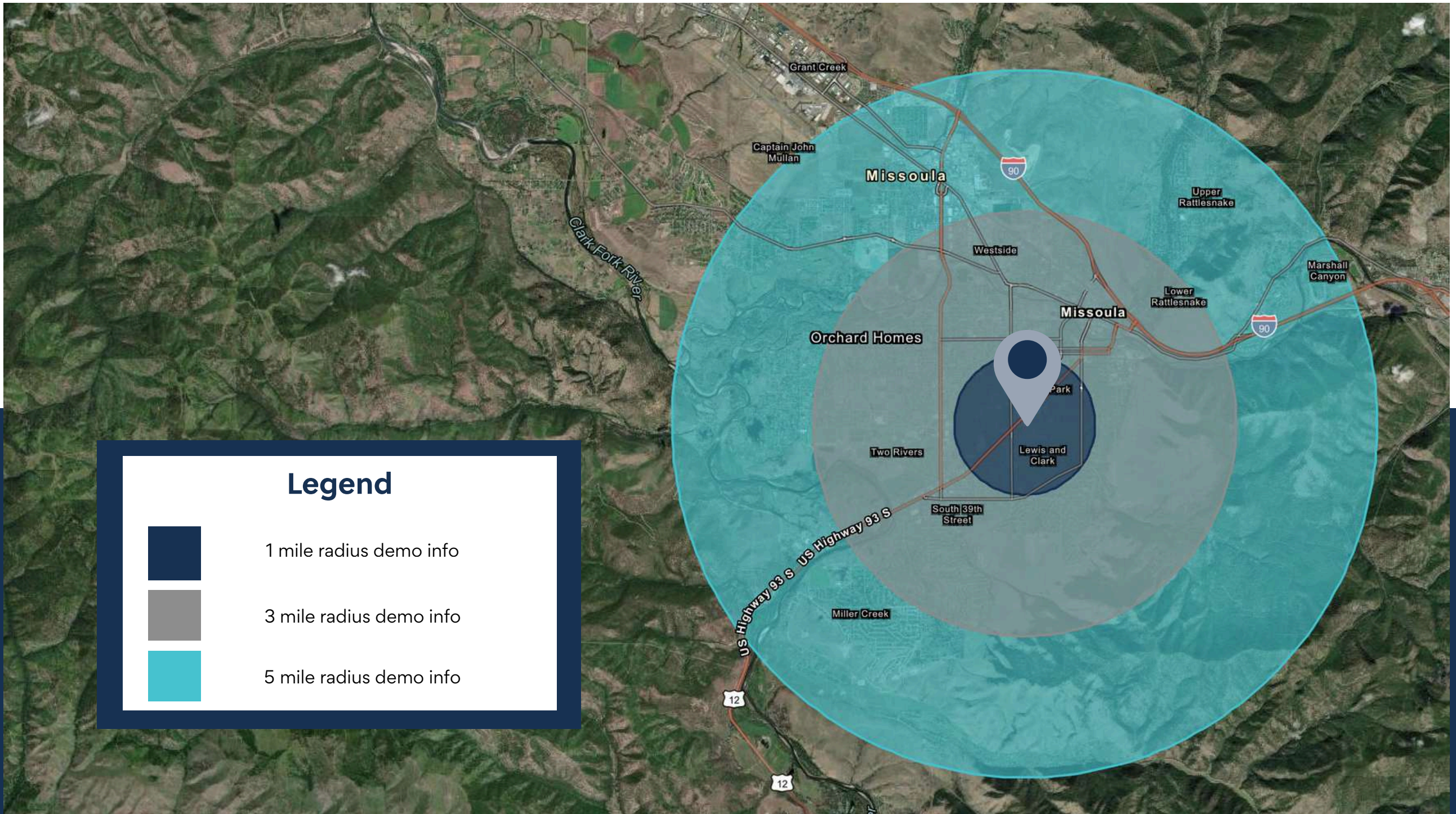
Retailer Map







FLOOR PLAN



Legend



1 mile radius demo info

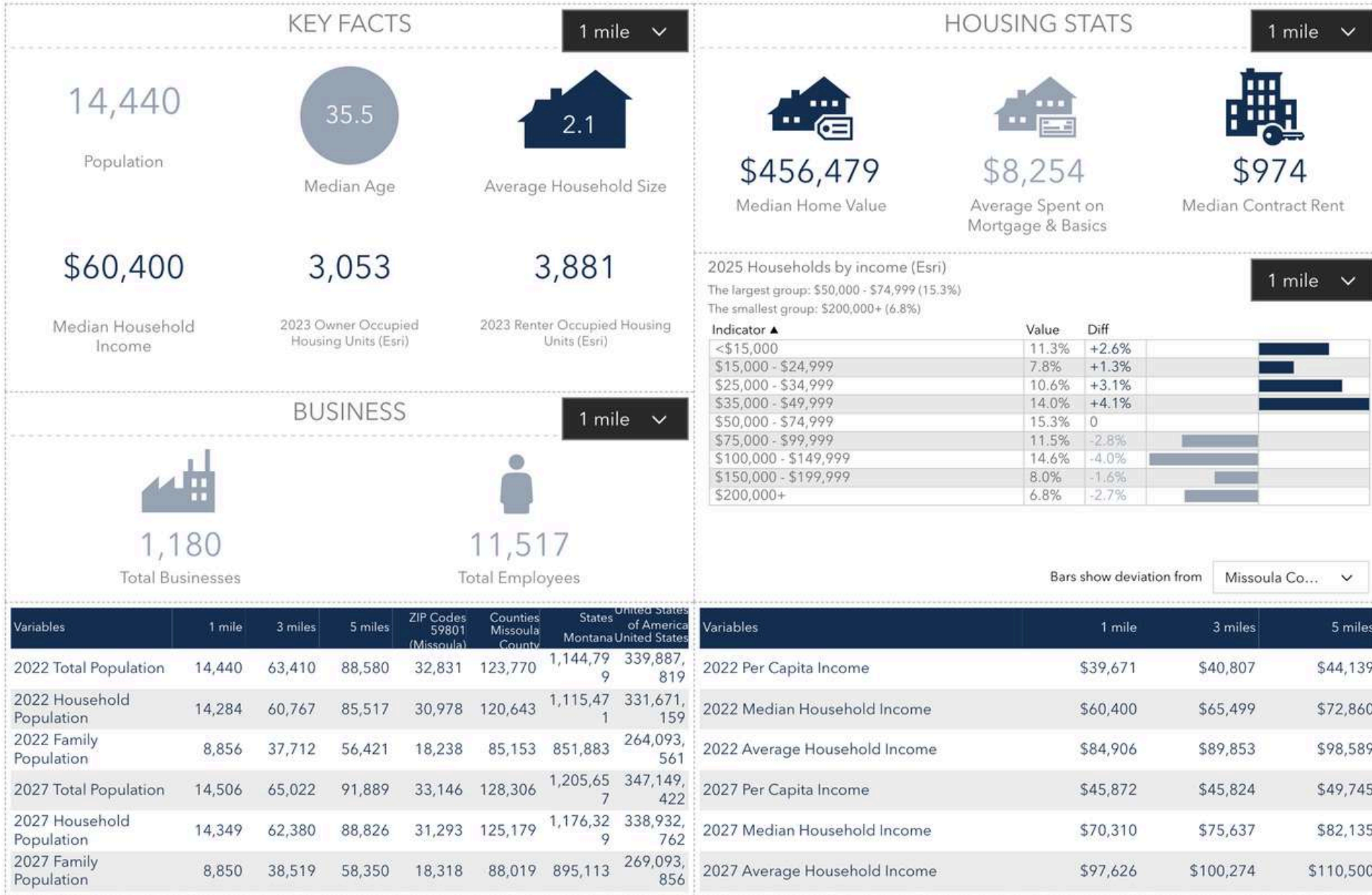


3 mile radius demo info



5 mile radius demo info

Key Facts



Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$39,671	\$40,807	\$44,139
2022 Median Household Income	\$60,400	\$65,499	\$72,860
2022 Average Household Income	\$84,906	\$89,853	\$98,589
2027 Per Capita Income	\$45,872	\$45,824	\$49,745
2027 Median Household Income	\$70,310	\$75,637	\$82,135
2027 Average Household Income	\$97,626	\$100,274	\$110,500

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 | Q4 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

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	±48,000 SF
Completed 2025	±10,394 SF



Missoula Air Service

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

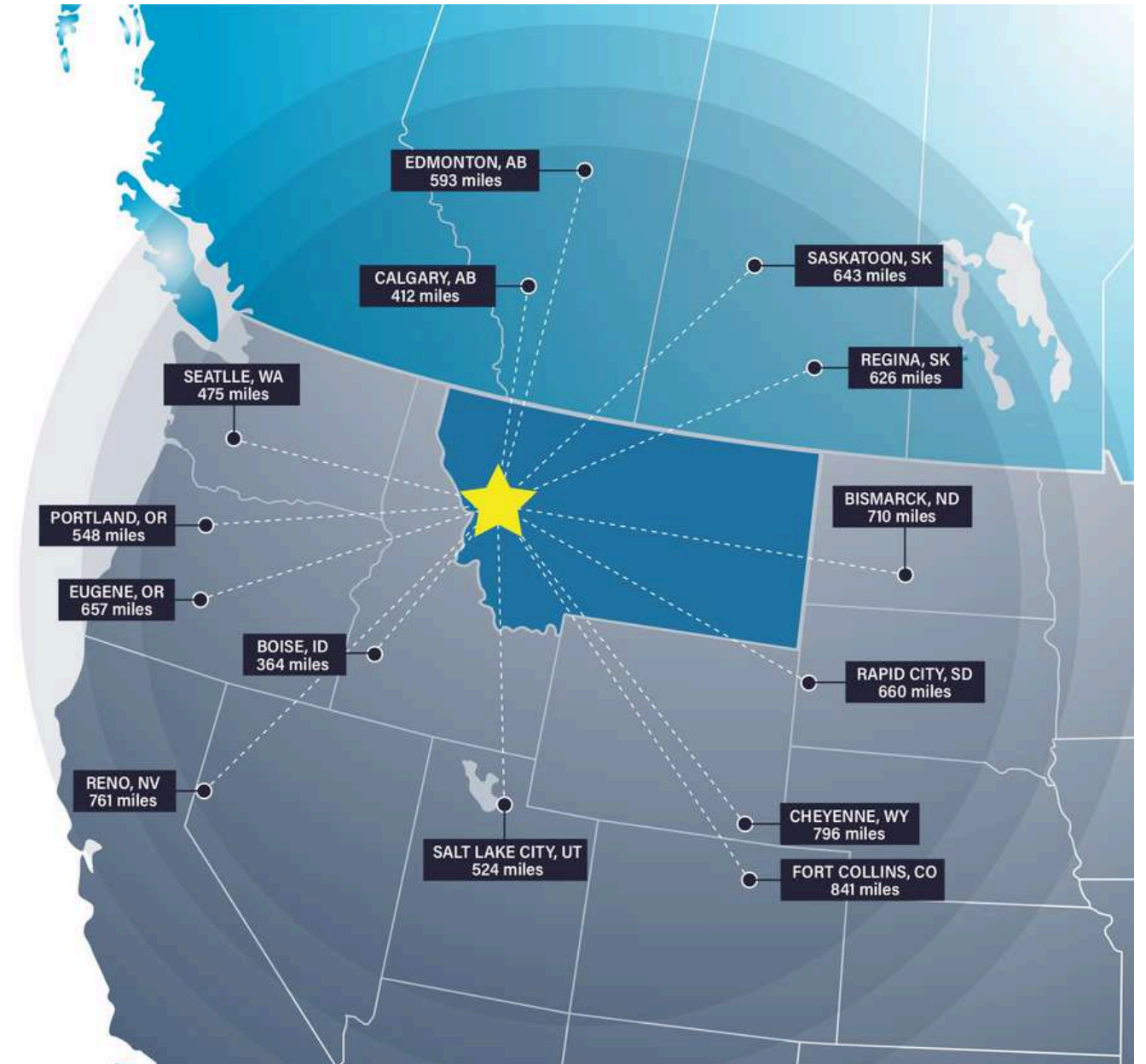


Missoula Access

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 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.



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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