SterlingCRE
ADVISORS

Professional Office Space For Lease

2620 Connery Way
Missoula, Montana 59808

±6,400 Available | Main Level
$20.00/SF NNN

Contact:
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Opportunity Overview

SterlingCRE Advisors is pleased to present updated office space at 2620 Connery Way. The property offers modern, ADA-accessible office space designed to accommodate a variety of professional users.

The available suite features a functional layout with 13 private offices, a welcoming reception area, restrooms, and ample space to support a variety of office configurations. The efficient design creates a professional environment ideal for corporate offices, professional services, medical users, and growing businesses.

Located near Missoula's bustling North Reserve Street Corridor with convenient access to Interstate 90, the property offers excellent connectivity for employees and clients, with short drive times from all areas of the city.

This turnkey office space is available for immediate occupancy, providing an exceptional combination of location, functionality, and accessibility. Contact SterlingCRE Advisors today for leasing details or to schedule a tour.

Address	2620 Connery Way
Property Type	Office
Lease Rate - Main Level	$20.00/SF + NNN
Estimated NNN	$8.65/SF
Available Square Feet	1st Floor - ±6,400 SF

Interactive Links

[Link to Listing]

[Street View]

Property Details

Address	2620 Connery Way
Property Type	Office
Total Acreage	±0.34 Acres
Access	Connery Way via Union Pacific
Zoning	U-MU1 (Urban Mixed-Use Low)
Geocode	04-2200-18-2-03-04-0000
Private Office Count	±13 Private Offices
Year Built	2002
Parking	Dedicated parking lot

Opportunity Highlights

Located off the North Reserve Street retail corridor in surrounded by residential neighborhoods

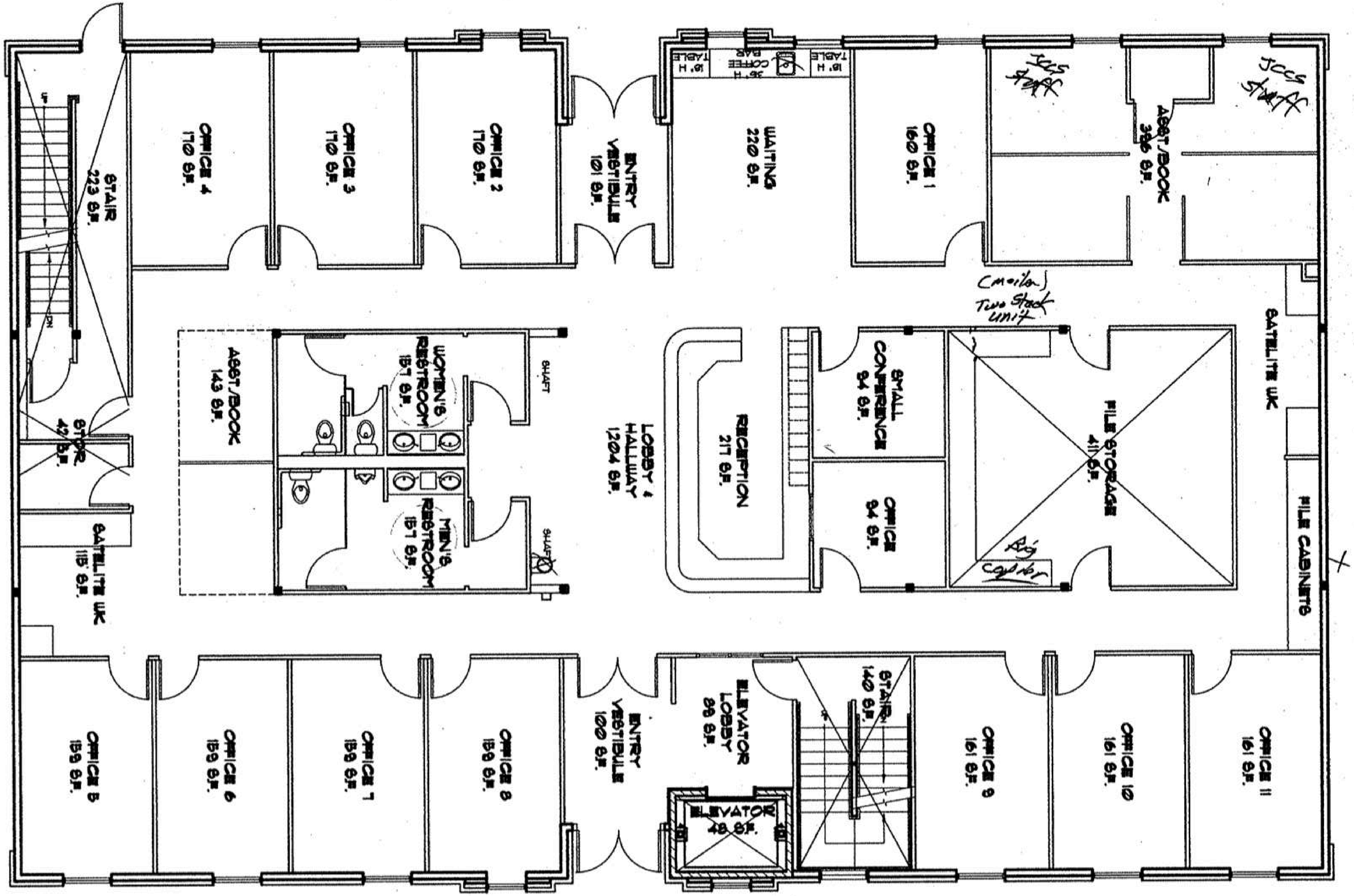
Dedicated parking lot

Close proximity to North Reserve and Mullan Road

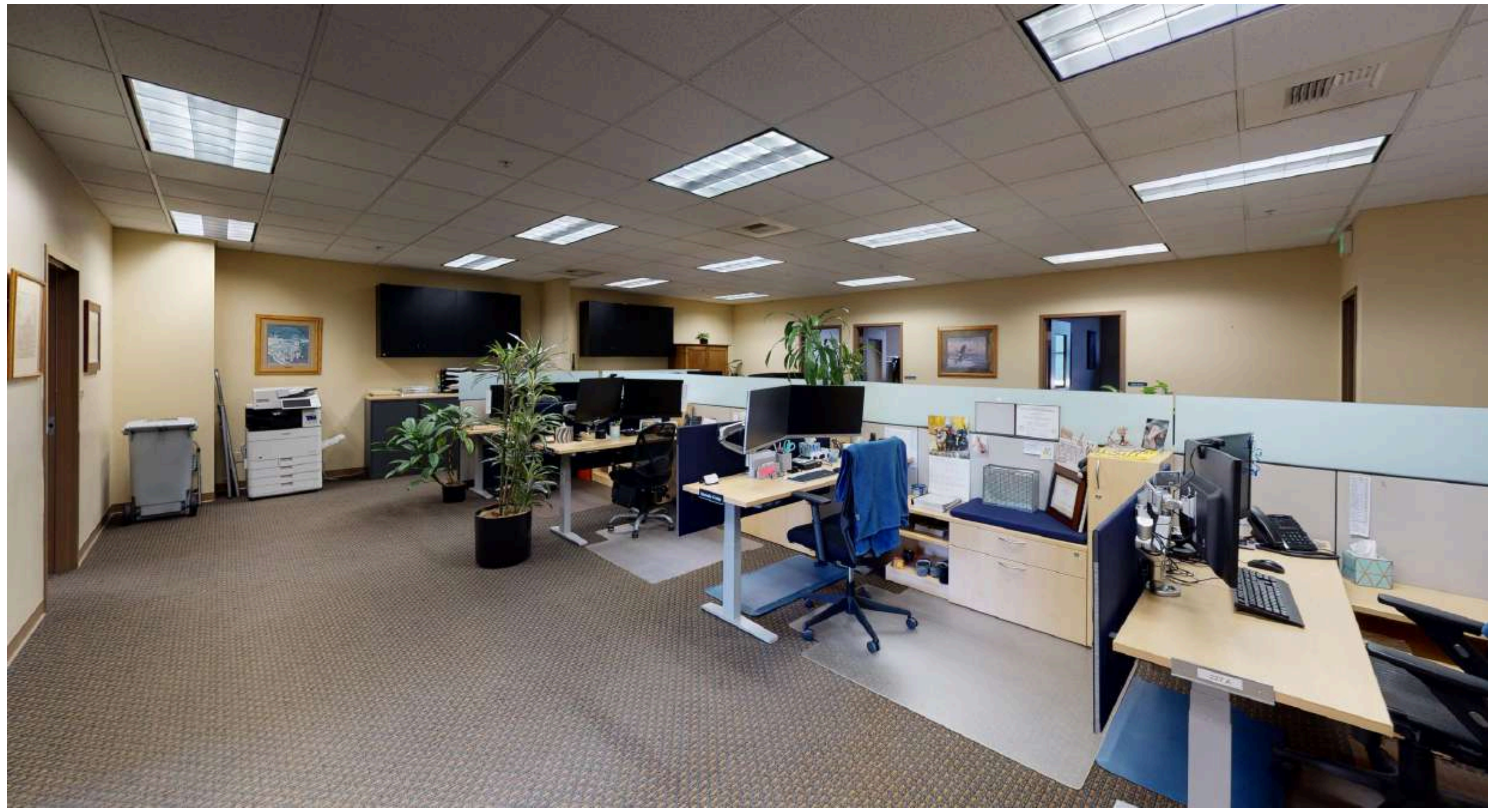
Minutes to restaurants and shopping

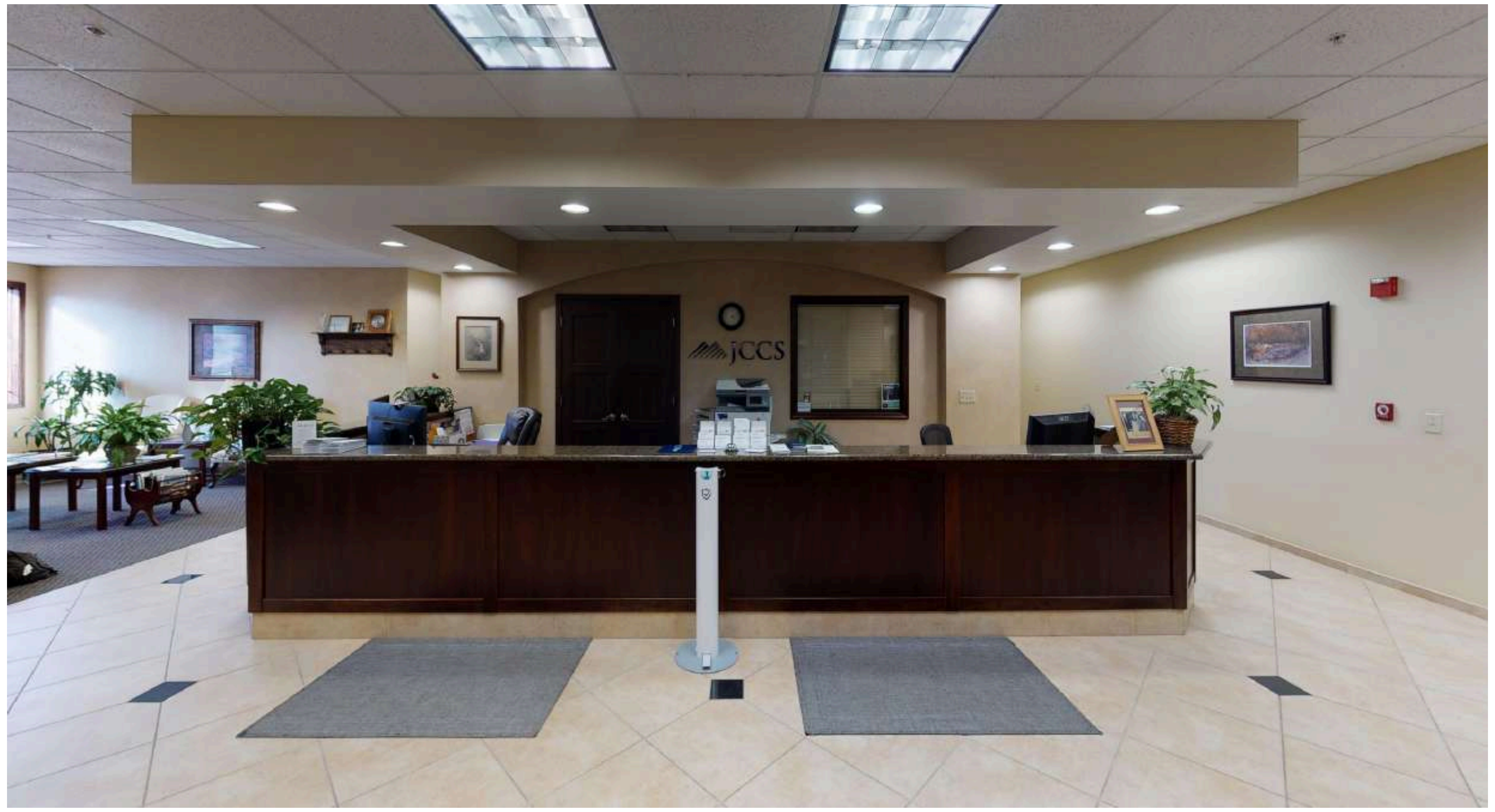
Multiple points of entry; with one private entrance

Retailer Map


STAIR 223 S.F.
OFFICE 4 170 S.F.
OFFICE 3 170 S.F.
OFFICE 2 170 S.F.
ENTRY VESTIBULE 101 S.F.
WAITING 220 S.F.
OFFICE 1 160 S.F.
ASST./BOOK 396 S.F.
JCCS Staff
JCCS Staff
(mailer) Two Stack unit
ASST./BOOK 143 S.F.
WOMEN'S RESTROOM 157 S.F.
MEN'S RESTROOM 157 S.F.
SHAFT
SHAFT
STOR. 42 S.F.
SATELLITE WK 115 S.F.
LOBBY & HALLWAY 1204 S.F.
RECEPTION 217 S.F.
SMALL CONFERENCE 94 S.F.
OFFICE 94 S.F.
FILE STORAGE 411 S.F.
SATELLITE WK
FILE CABINETS
OFFICE 5 159 S.F.
OFFICE 6 159 S.F.
OFFICE 7 159 S.F.
OFFICE 8 159 S.F.
ENTRY VESTIBULE 100 S.F.
ELEVATOR LOBBY 99 S.F.
ELEVATOR 48 S.F.
STAIR 140 S.F.
OFFICE 9 161 S.F.
OFFICE 10 161 S.F.
OFFICE 11 161 S.F.

1st Floor





1st Floor Photos

Drive Time Map

KEY FACTS

3 minutes

4,119
Population

39.2
Median Age

1.8
Average Household Size

$50,321
Median Household Income

1,114
2023 Owner Occupied Housing Units (Esri)

1,150
2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 minutes

176
Total Businesses

2,710
Total Employees

HOUSING STATS

3 minutes

$285,238
Median Home Value

$8,465
Average Spent on Mortgage & Basics

$1,094
Median Contract Rent

2023 Households by income (Esri)

3 minutes

The largest group: $35,000 - $49,999 (24.3%)
The smallest group: $150,000 - $199,999 (3.6%)

Indicator ▲	Value	Diff
<$15,000	6.2%	-3.4%
$15,000 - $24,999	8.3%	+1.0%
$25,000 - $34,999	11.0%	+2.3%
$35,000 - $49,999	24.3%	+11.8%
$50,000 - $74,999	13.3%	-3.3%
$75,000 - $99,999	10.6%	-2.4%
$100,000 - $149,999	18.9%	+4.2%
$150,000 - $199,999	3.6%	-3.8%
$200,000+	3.8%	-6.5%

Bars show deviation from Missoula County

Variables	3 minutes	5 minutes	10 minutes
2022 Total Population	4,119	6,926	44,222
2022 Household Population	4,111	6,648	43,399
2022 Family Population	2,558	4,137	25,565
2027 Total Population	4,591	7,485	45,965
2027 Household Population	4,584	7,207	45,143
2027 Family Population	2,831	4,472	26,454

Variables	3 minutes	5 minutes	10 minutes
2022 Per Capita Income	$43,312	$38,989	$37,302
2022 Median Household Income	$50,321	$49,198	$52,459
2022 Average Household Income	$78,497	$75,275	$77,788
2027 Per Capita Income	$51,379	$46,751	$44,048
2027 Median Household Income	$61,917	$59,933	$61,810
2027 Average Household Income	$91,836	$89,162	$91,369

ACCOLADES

#1 Most Fun City for Young People
Smart Assets

#2 Best Places to Live in the American West
Sunset Magazine

Top 10 Medium Cities for the Arts
2023 Southern Methodist University

#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

Top 10 Cities for Beer Drinkers
2015, 2016, 2017, 2019, 2022

International Public Library of 2022
The International Federation of Library Associations World Congress

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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