



SterlingCRE
ADVISORS

Professional Office Suite for Lease

2620 Connery Way
Missoula, Montana 59808

\$20.00/SF + NNN | 3,351 SF

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Opportunity Overview

Located off the North Reserve Street commercial corridor, 2620 Connery offers a ±3,351 square foot office suite with private access located on the second floor of a multi-tenanted medical office building. On-site dedicated parking, SD/Hellgate - Village Core zoning, and professional finishes allow for a variety of users. Drive time to the subject property for tenants and customers is convenient to retail center.

The suite features, eight (8) private offices as well an open center for workstations. Shared common areas include elevator access from the ground floor level, restrooms, and waiting lounge.

The property is adjacent to the high-growth Sxwtpqyen area, with a finalized master plan development and infrastructure development initiated by the City of Missoula in early 2022.



Address	2620 Connery Way
Property Type	Office / Medical Office
List Rate	\$20.00/SF plus NNN
Estimated NNN	\$6.59/SF
Total Square Feet	±3,551 Square Feet
Total Acreage	0.34 Acres

Interactive Links



[Link to Listing](#)



[Street View](#)



[3D Tour](#)



Property Details

Address	2620 Connery Way
Property Type	Office / Medical Office
Total Acreage	±0.34 Acres
Access	Connery Way via Union Pacific
Zoning	SD/Hellgate - Common Area
Geocode	04-2200-18-2-03-04-0000
Private Office Count	Eight (8) private offices
Year Built	2022
Parking	Dedicate parking lot



Opportunity Highlights



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



Dedicated parking lot



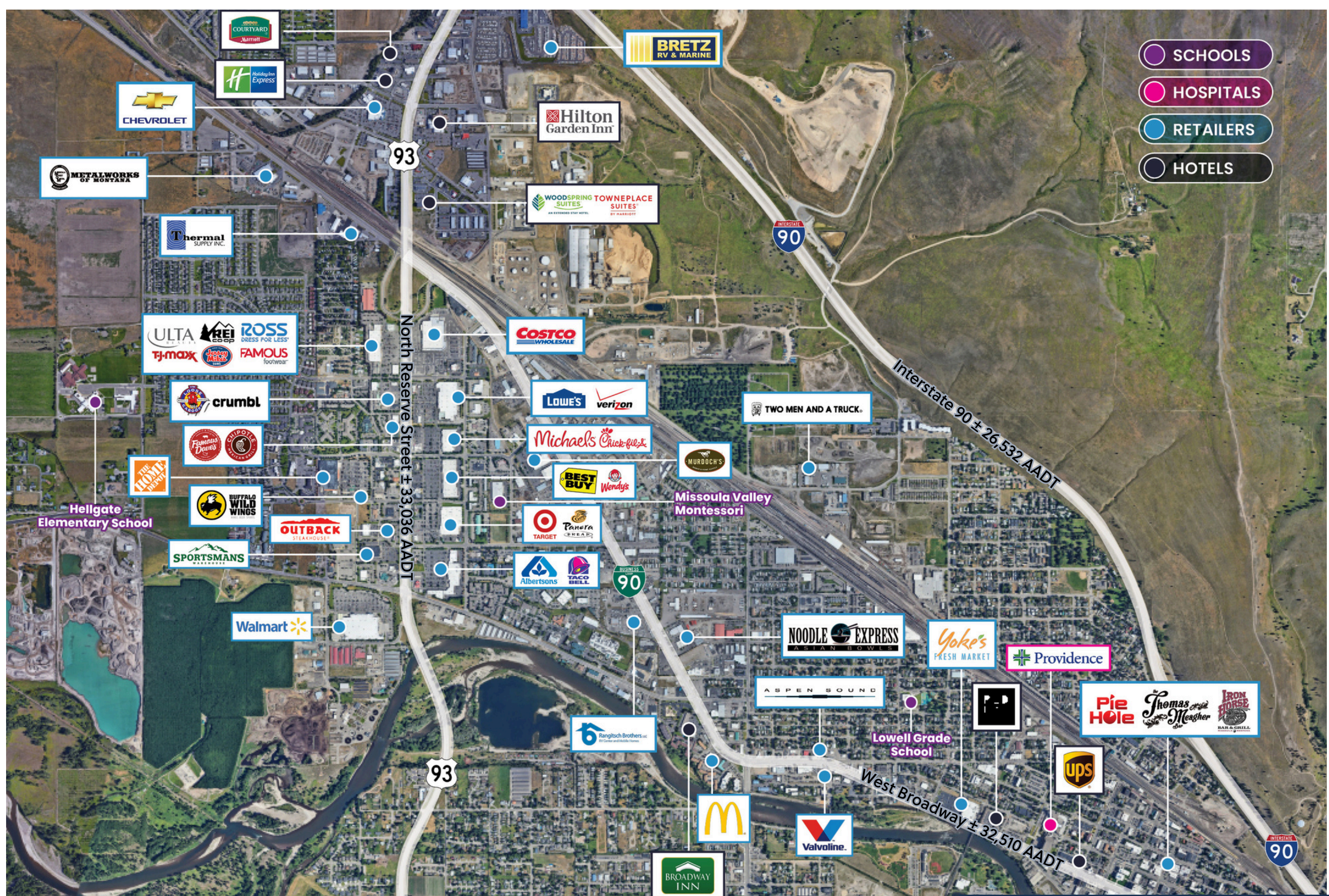
Close proximity to North Reserve and Mullan Road



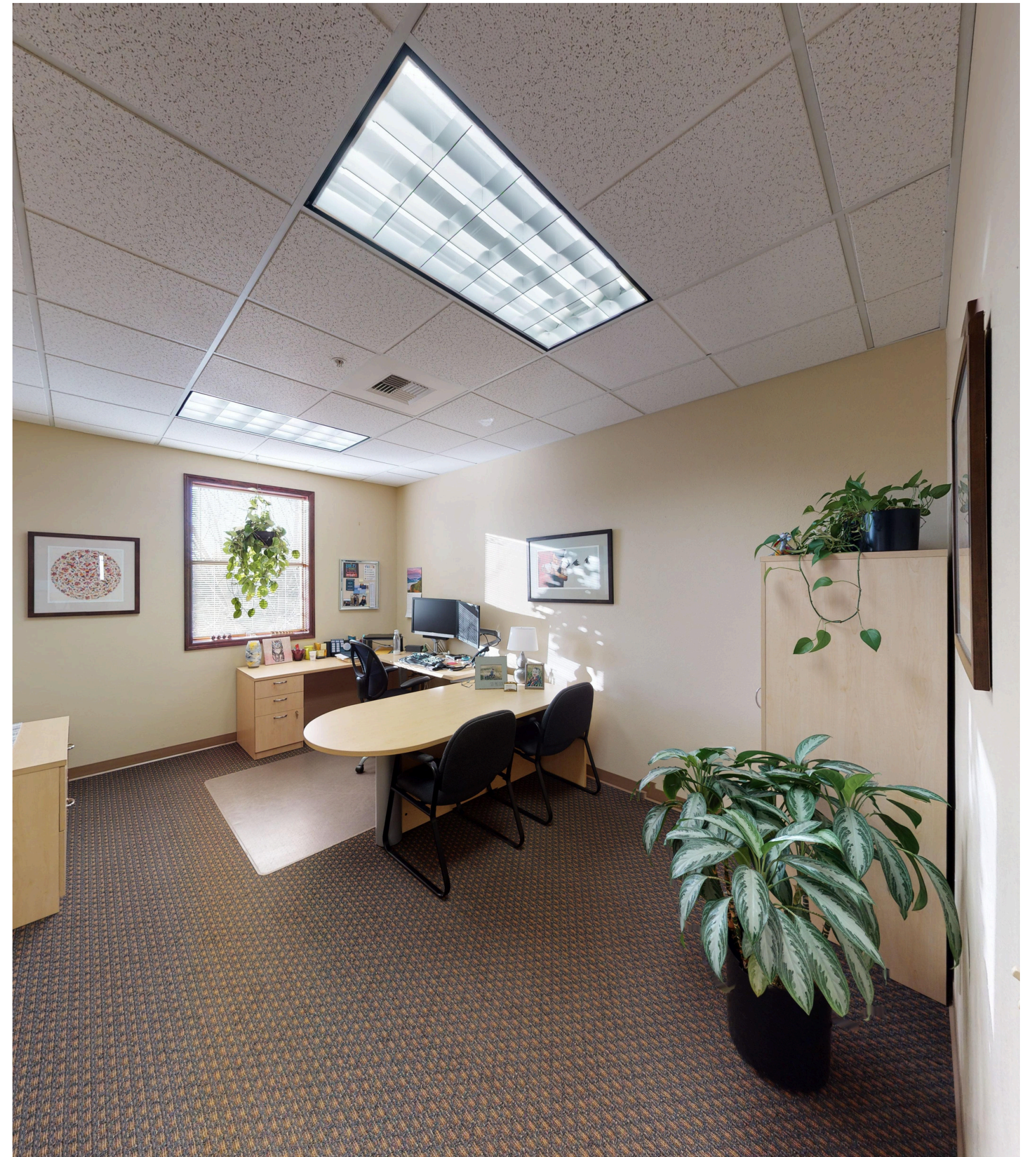
Minutes to restaurants and shopping



Multiple points of entry; with one private entrance

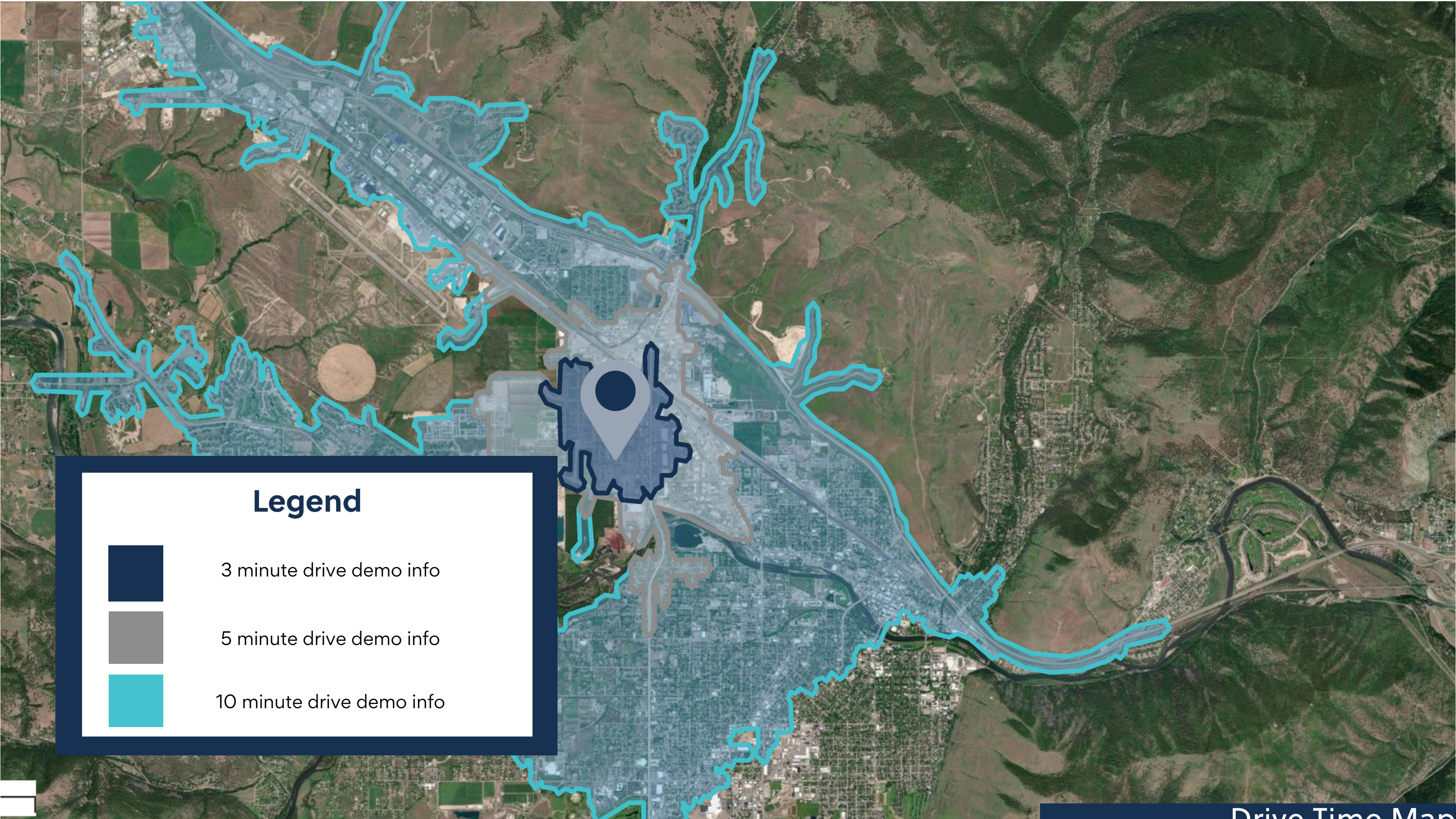


Retailer Map





FLOOR 2



Legend



3 minute drive demo info



5 minute drive demo info



10 minute drive demo info

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

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

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 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

#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

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

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