



Offering Memorandum
410 | 2809 Great Northern Loop
Missoula, Montana
Office Condominium in the Antinori Building

Exclusively listed by:
Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com

Opportunity Overview

SterlingCRE Advisors is pleased to present 2809 Great Northern Loop, Suite 410 in Missoula, Montana. This polished, professional office suite is tucked between Broadway and the Reserve Street Retail Corridor within close proximity to a mix of restaurants, shopping centers, and various residential communities. This professional condominium is situated on the second floor of the Antinori Building a part of the established medical/professional park. Capitalize on the visibility from ±11,694 daily drivers with monument signage facing Mullan Road. This turn-key property is amenitized with a dedicated parking lot, elevator access, and a well maintained exterior facade.

Across ±1,244 square feet this condominium offers five (5) private offices, a kitchenette and break room, one (1) private restroom, and a spacious waiting area. Multiple exterior facing windows allowing for ample natural light into each office.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Address	410 2809 Great Northern Loop
Purchase Price	\$395,000
Property Type	Office Condominium
Suite Size	±1,244
Building Size	±12,011
Price Per Square Foot	\$317/SF

410 | 2809 Great Northern Loop

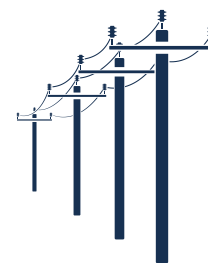
\$395,000

Suite SF	±1,244 SF
Geocode	04-2200-17-2-14-08-7203
Year Built/Renovated	2006
Zoning	M1R-2
Access	Great Northern Loop via Mullan Road
Services	City water and sewer; electrical
Taxes	\$4,752 (2023)
Parking	Open Parking Lot
Traffic Count	±11,776 (AADT 2022)
Interstate Proximity	±3 miles





Located less than ± 0.25 mile from the North Reserve Street commercial corridor; minutes from downtown Missoula



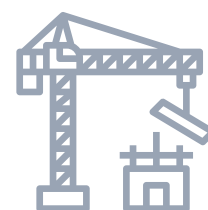
Equipped with city water, sewer, and electricity to the site



Permissive neighborhood commercial (C1-4) zoning



Highly visible from Mullan Road with an average daily driver count $\pm 11,776$ (2022 AADT)

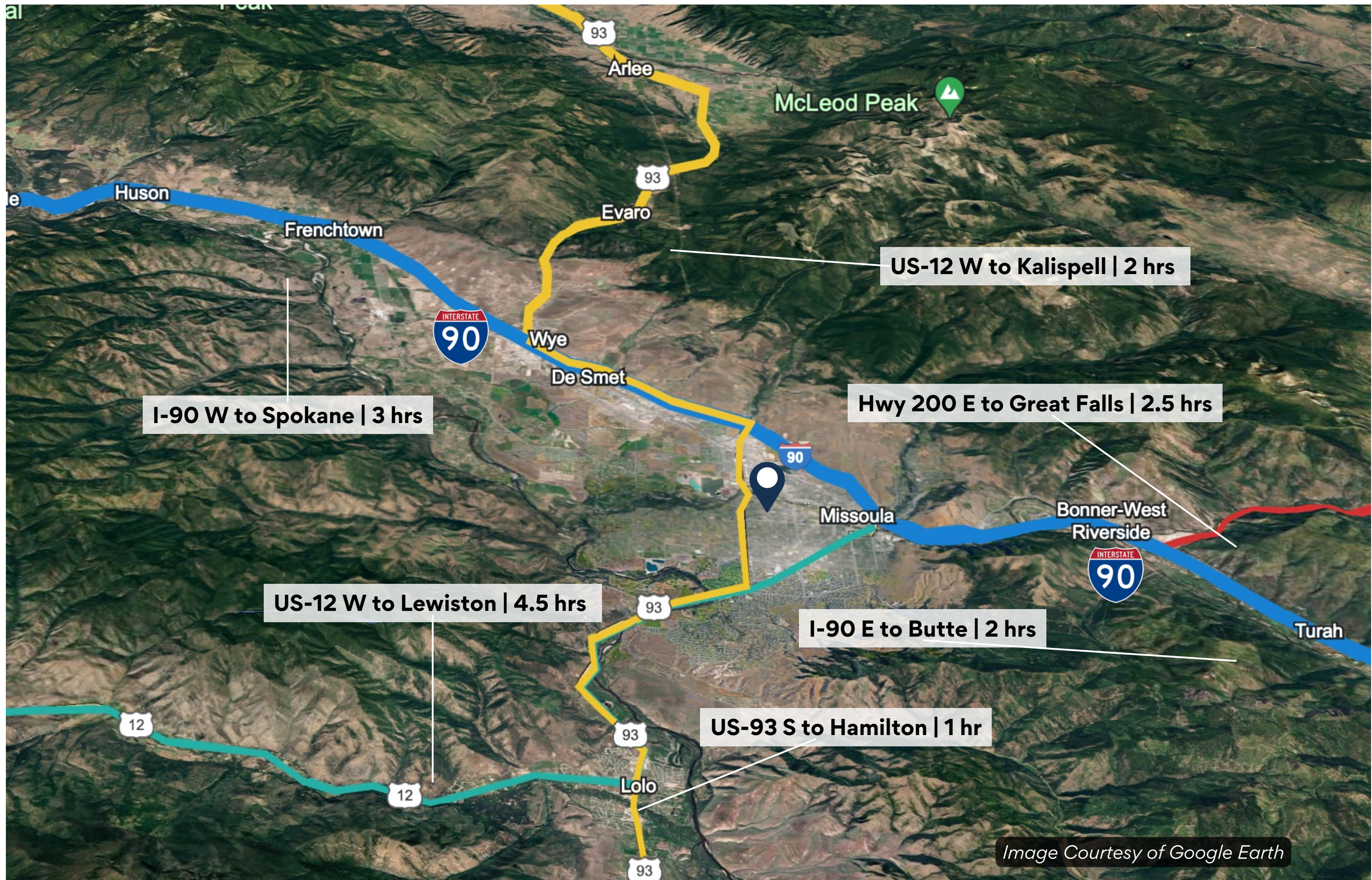


Built in 2006

LOCATION



SterlingCRE
ADVISORS





Retailer Map



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

2809 Great Northern Loop, Missoula, Montana, 59808 2

KEY FACTS

1 mile

9,490

Population

34.0

Median Age

1.9

Average Household Size

\$44,029

Median Household Income

2,026

2023 Owner Occupied Housing Units (Esri)

2,830

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile

726

Total Businesses

10,212

Total Employees

Variables	1 mile	3 miles	5 miles
2022 Total Population	9,490	56,396	87,034
2022 Household Population	9,000	54,083	84,017
2022 Family Population	4,819	30,774	52,959
2027 Total Population	9,929	58,351	89,511

HOUSING STATS

1 mile

\$260,028

Median Home Value

\$6,386

Average Spent on Mortgage & Basics

\$894

Median Contract Rent

2023 Households by income (Esri)

1 mile

The largest group: \$35,000 - \$49,999 (18.8%)

The smallest group: \$150,000 - \$199,999 (1.1%)

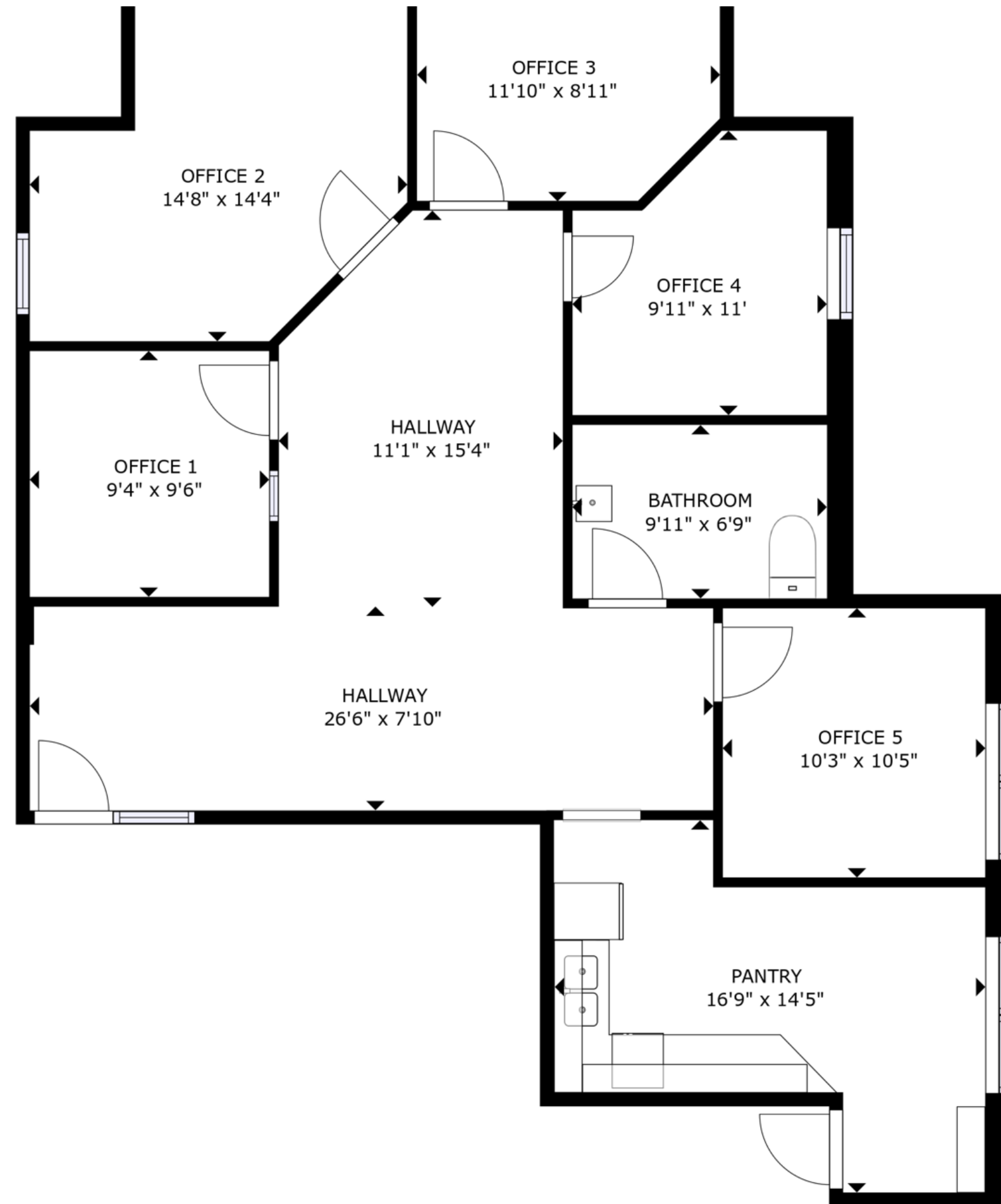
Indicator ▲	Value	Diff		
<\$15,000	12.5%	+2.9%		
\$15,000 - \$24,999	12.0%	+4.7%		
\$25,000 - \$34,999	12.7%	+4.0%		
\$35,000 - \$49,999	18.8%	+6.3%		
\$50,000 - \$74,999	18.2%	+1.6%		
\$75,000 - \$99,999	8.3%	-4.7%		
\$100,000 - \$149,999	13.4%	-1.3%		
\$150,000 - \$199,999	1.1%	-6.3%		
\$200,000+	3.1%	-7.2%		

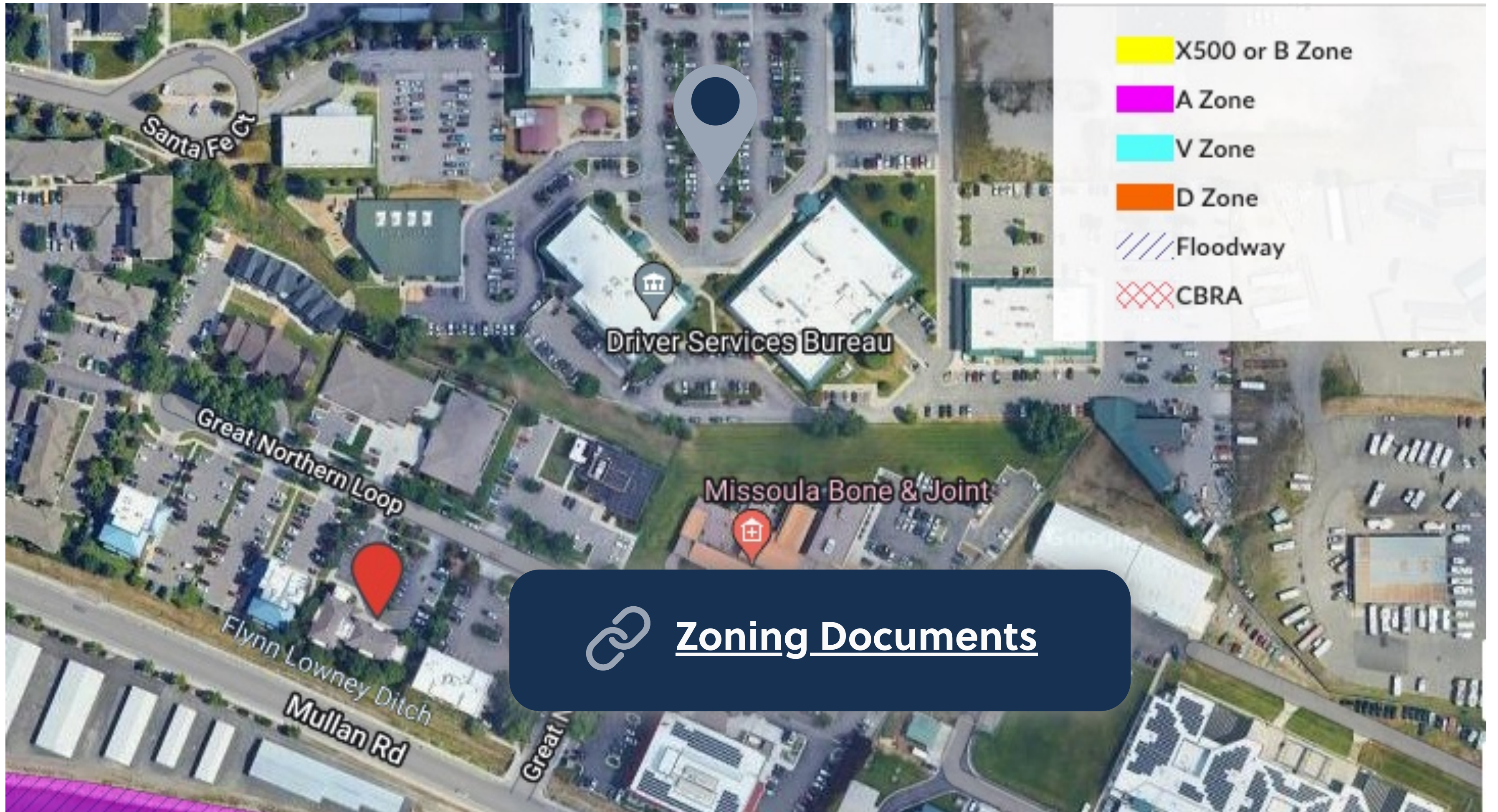
Bars show deviation from

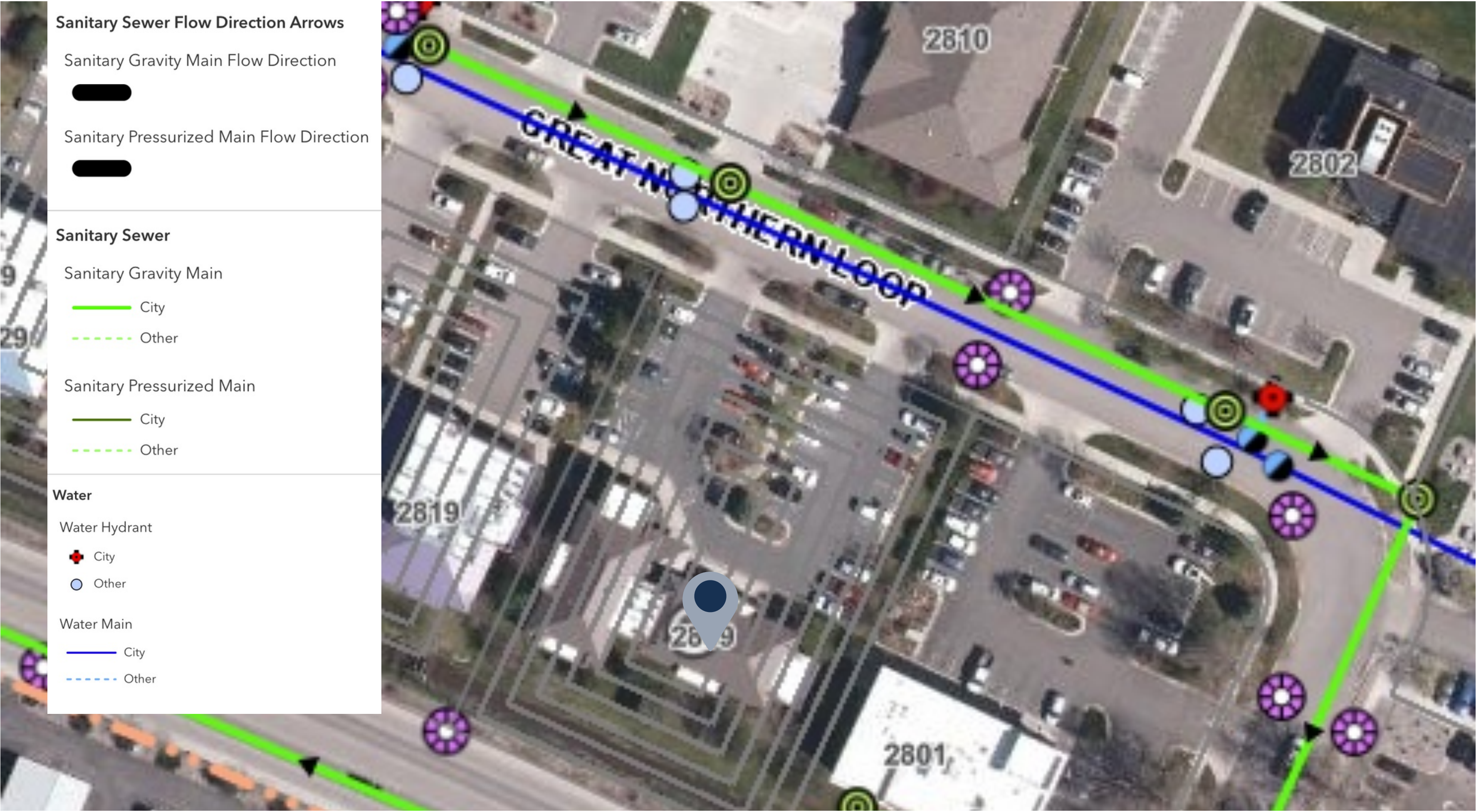
Missoula County

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$33,768	\$37,994	\$41,654
2022 Median Household Income	\$44,029	\$52,416	\$60,163
2022 Average Household Income	\$64,845	\$81,235	\$93,431
2027 Per Capita Income	\$40,650	\$44,727	\$49,027









Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



Sanitary Sewer

Sanitary Gravity Main

City

Other

Sanitary Pressurized Main

City

Other

Water

Water Hydrant

City

Other

Water Main

City

Other

Missoula Air Service

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

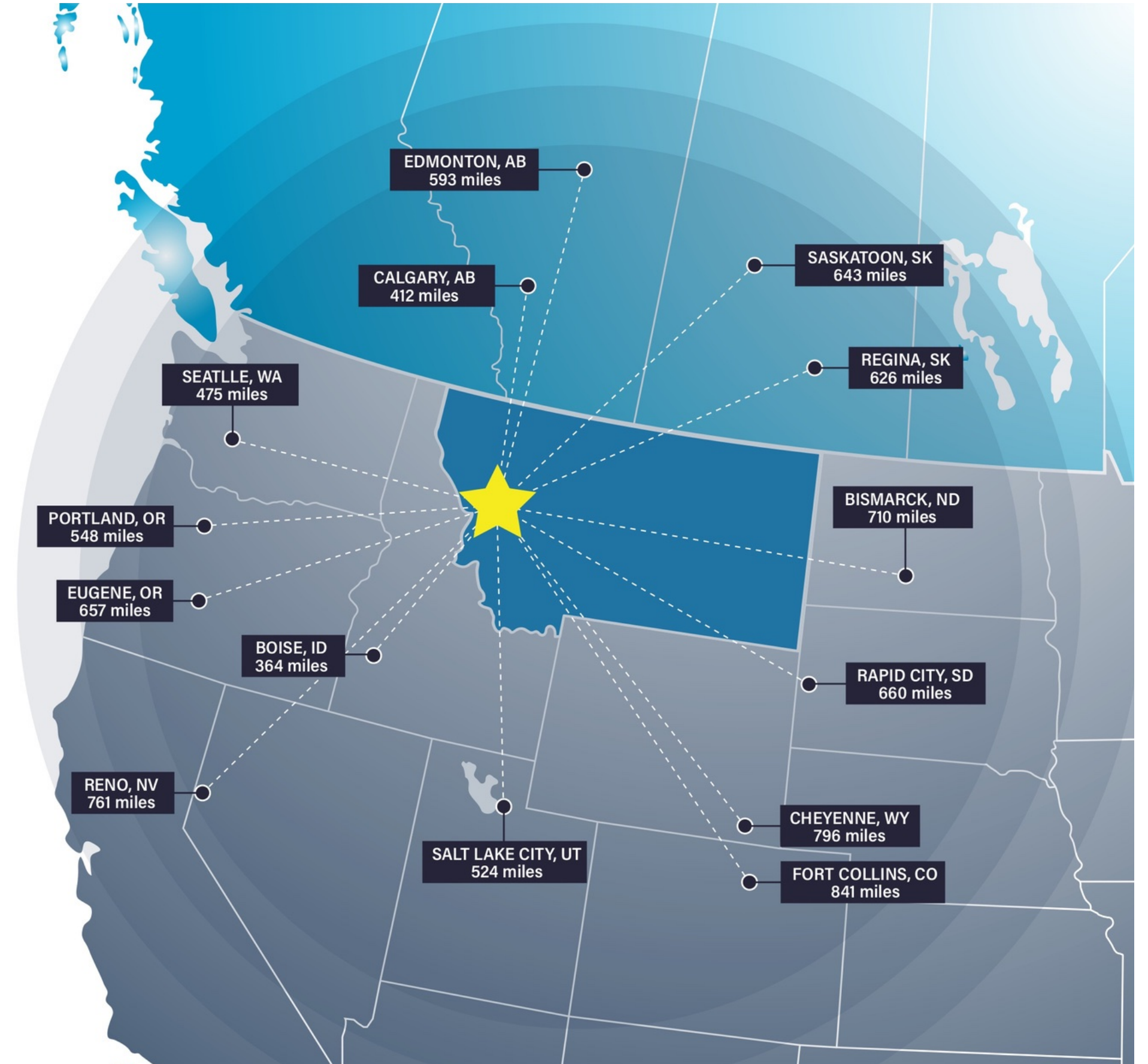


Missoula Access

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.



Access Across the Northwest

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



PatientOne

Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



About Missoula

#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

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

Brokerage Advisors



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



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.



RYAN SPRINGER, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.



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.



CASEY ROSE, CCIM
Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



JACKSON BRUFF
Commercial Real Estate Advisor

Jackson began his path to commercial real estate and development at Ole Miss. Jackson found his stride joining forces with York Developments, a commercial development firm out of Livingston, Montana. Specializing in the multifamily, industrial and hospitality spaces, he's eager to continue to build his skills as a commercial real estate advisor.

Operations & Data Team



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



CHRIS BRISTOL
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



JUDY POWELL
Accounting Manager

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also in development financing.



DYLAN HARRINGTON
Transaction Coordinator

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.



BRIDGET BAXTER
Chief Operating Officer

Bridget is an integral part of the Sterling team, managing the Sterling family of companies to position them for future growth while keeping the day-to-day operations running smoothly. She has extensive real estate experience and has managed mixed-use development projects from construction through lease-up.