



FOR LEASE
Turnkey Office Suites
515 South Reserve Street
Missoula, Montana



SterlingCRE
ADVISORS



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Sterling CRE Advisors welcomes you to 515 S. Reserve Street, where visibility and versatility merge.

Positioned along one of Missoula's main arterials, the office suites at Reserve and 3rd Street feature flexible suite sizes ranging from ± 668 rentable square feet to $\pm 4,950$ rentable square feet, dedicated parking and monument signage.

With two suites available for lease, this space caters to a variety of business needs:

Suite 4: This spacious second floor suite offers up to nine (9) private offices, reception, bullpen/collaboration area and a kitchenette.

Suite 5: This second floor suite offers a more open work environment with reception, bullpen, large private office and kitchenette area.

Suites can be combined or are offered individually. Common area restrooms are located on the main level of the building and off-street parking can accommodate clients and employees.

Strategically positioned in close proximity to the North Reserve Street business corridor, this office space provides a gateway to the local economic pulse. Whether you're a small office user or a company in search of a larger, customizable space, this property offers a compelling opportunity to establish or expand your business in a dynamic and bustling location.



VIEW LISTING



VIEW SUITE 4 & 5
3D TOUR



VIEW VIDEO



STREET VIEW

515 South Reserve Missoula Office For Lease



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NOTE: If the video and 3D Tour do not launch, you may need to update your PDF software or use the links to the left to launch media in your browser.



Rate:

\$20 SF + NNN

NNN Estimate = \$8.26 SF

Address: 515 South Reserve Street

Property Type: Office/Professional Services

Space Sizes: Suite 4 ±2,765 RSF 2nd Level
Suite 5 ±1,277 RSF 2nd Level

Access: South Reserve St & 3rd St

Zoning: City of Missoula C1-2

Utilities: Well Water & City Sewer

Traffic Count (2022): ±35,229 AADT

Parking: Approx. Twenty-Five surface spaces (±25)

NNN Covers:

- Property Taxes
- Building Insurance
- Common Area Maintenance & Utilities
- Sewer
- Trash
- Management and Administrative Fees



Highly visible location on S Reserve St and easy access to the N Reserve St Business Corridor



Turnkey condition



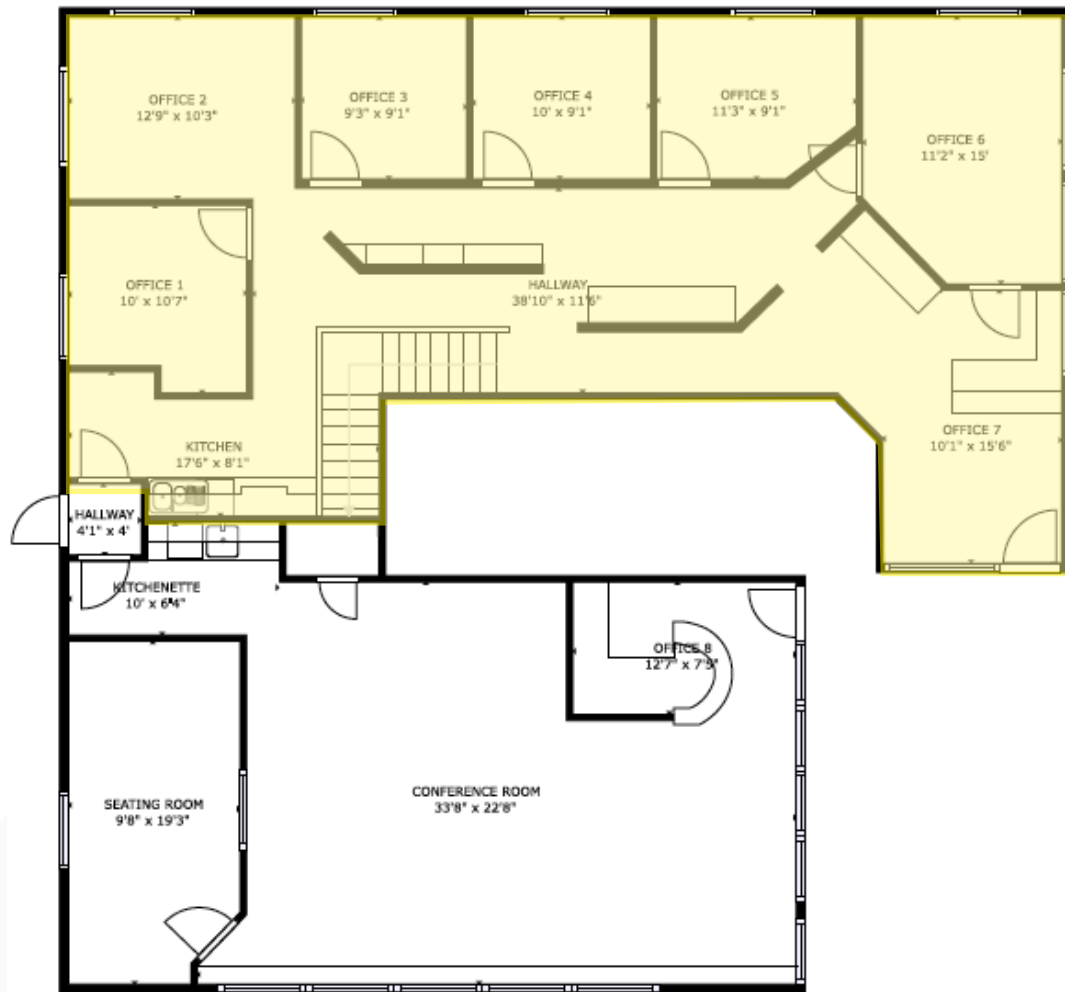
On-site parking



Monument Signage is available



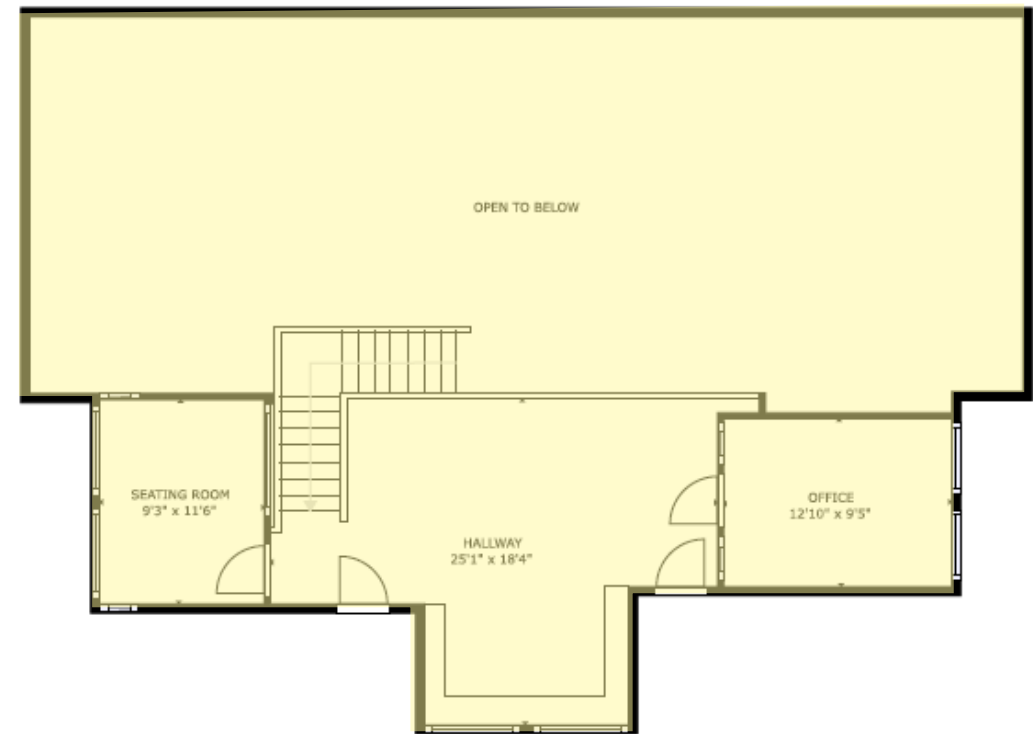
Functional floorplans and ability to combine Suite 4 & 5

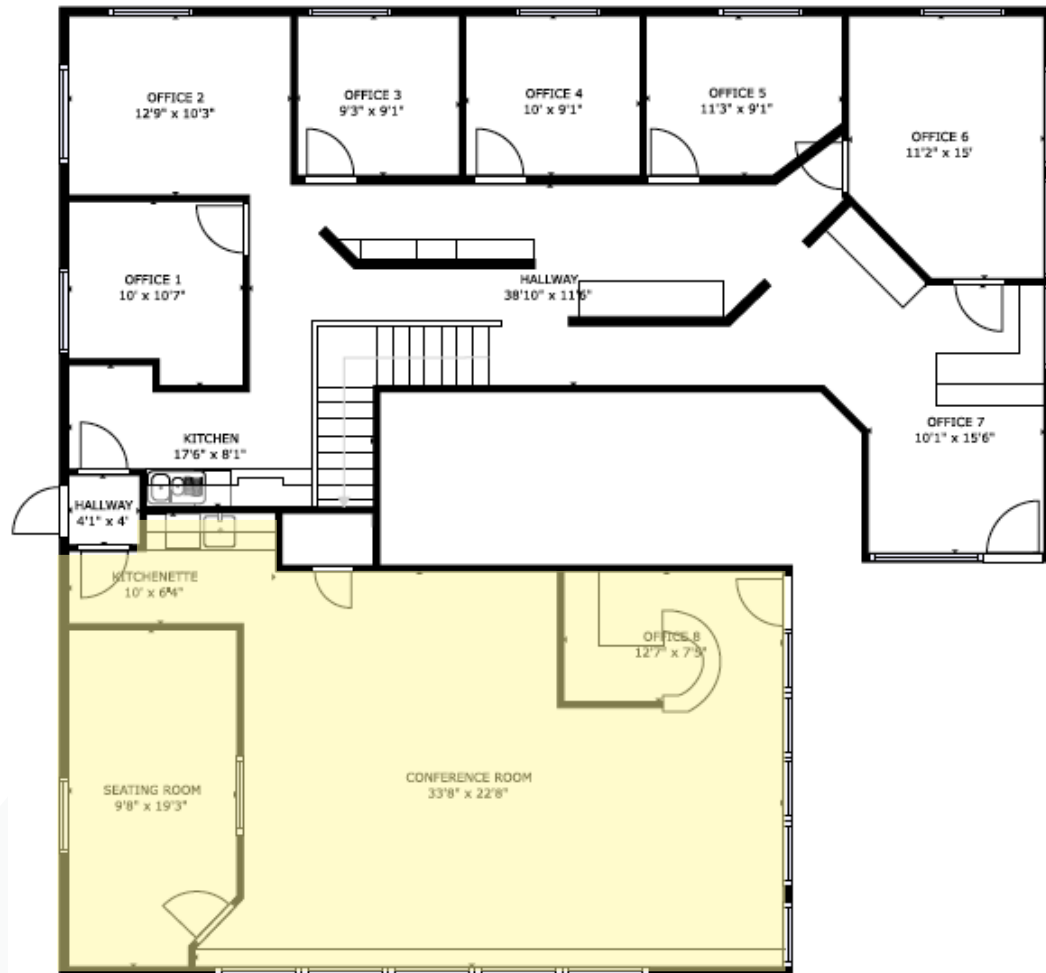


Suite 4

±2,765 Rentable Square Feet

±\$6,510/month plus internet/cable, gas and electric

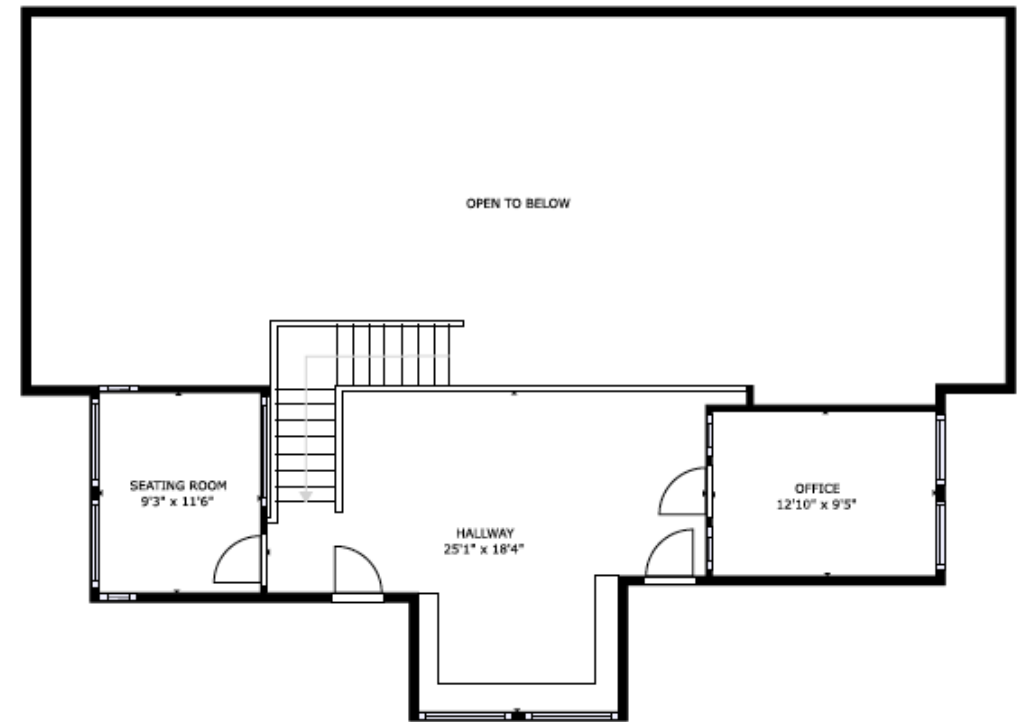


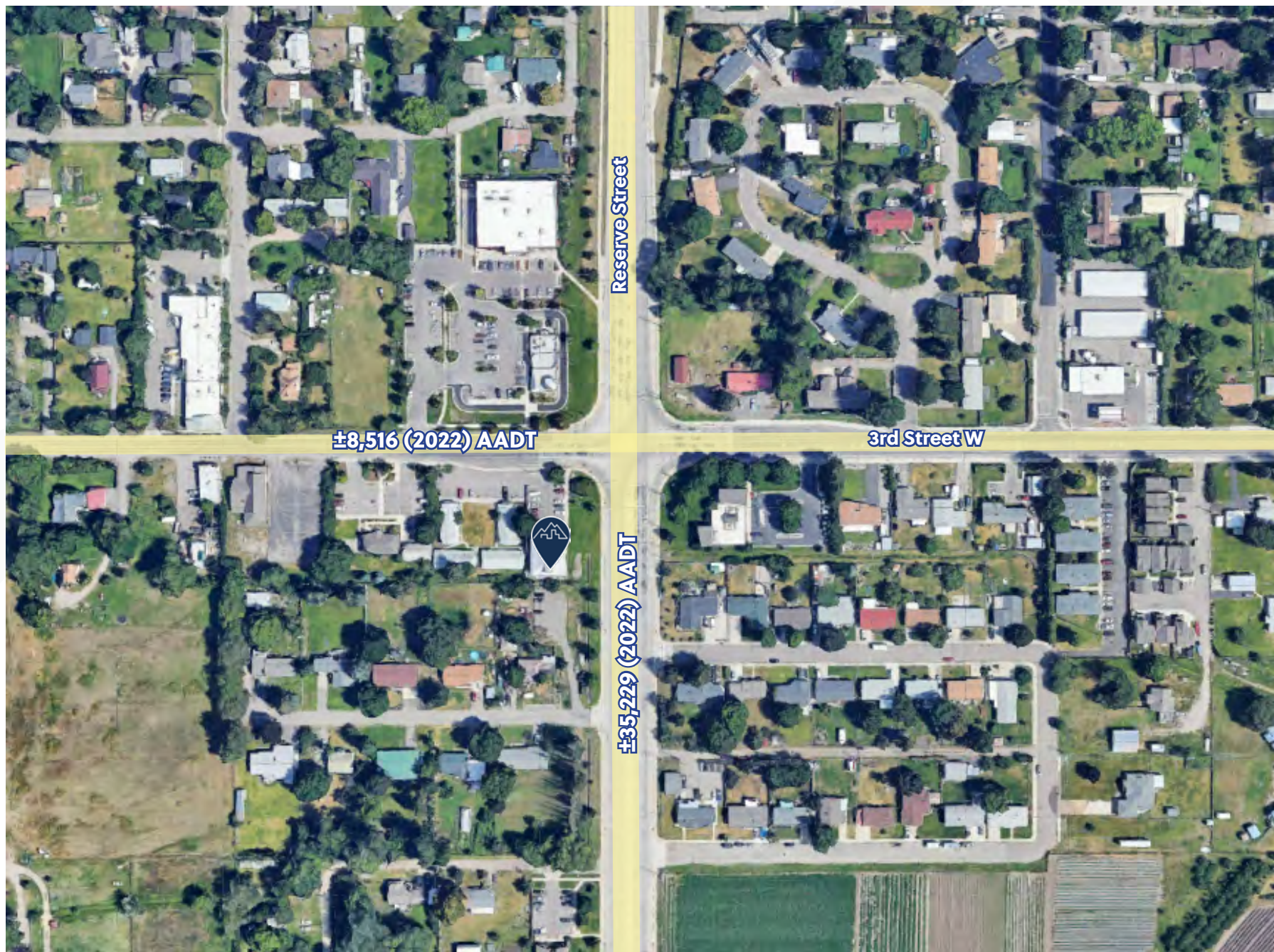


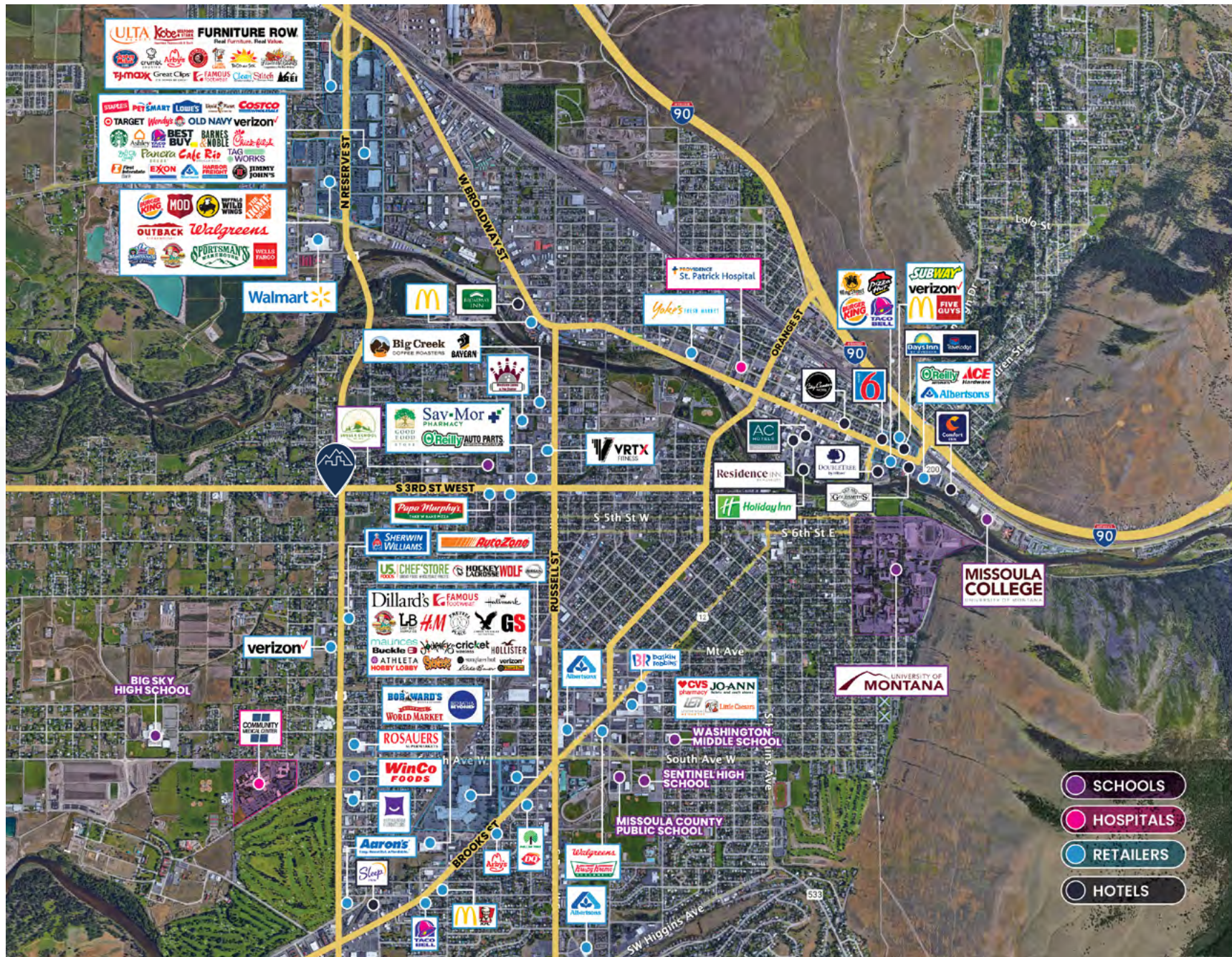
Suite 5

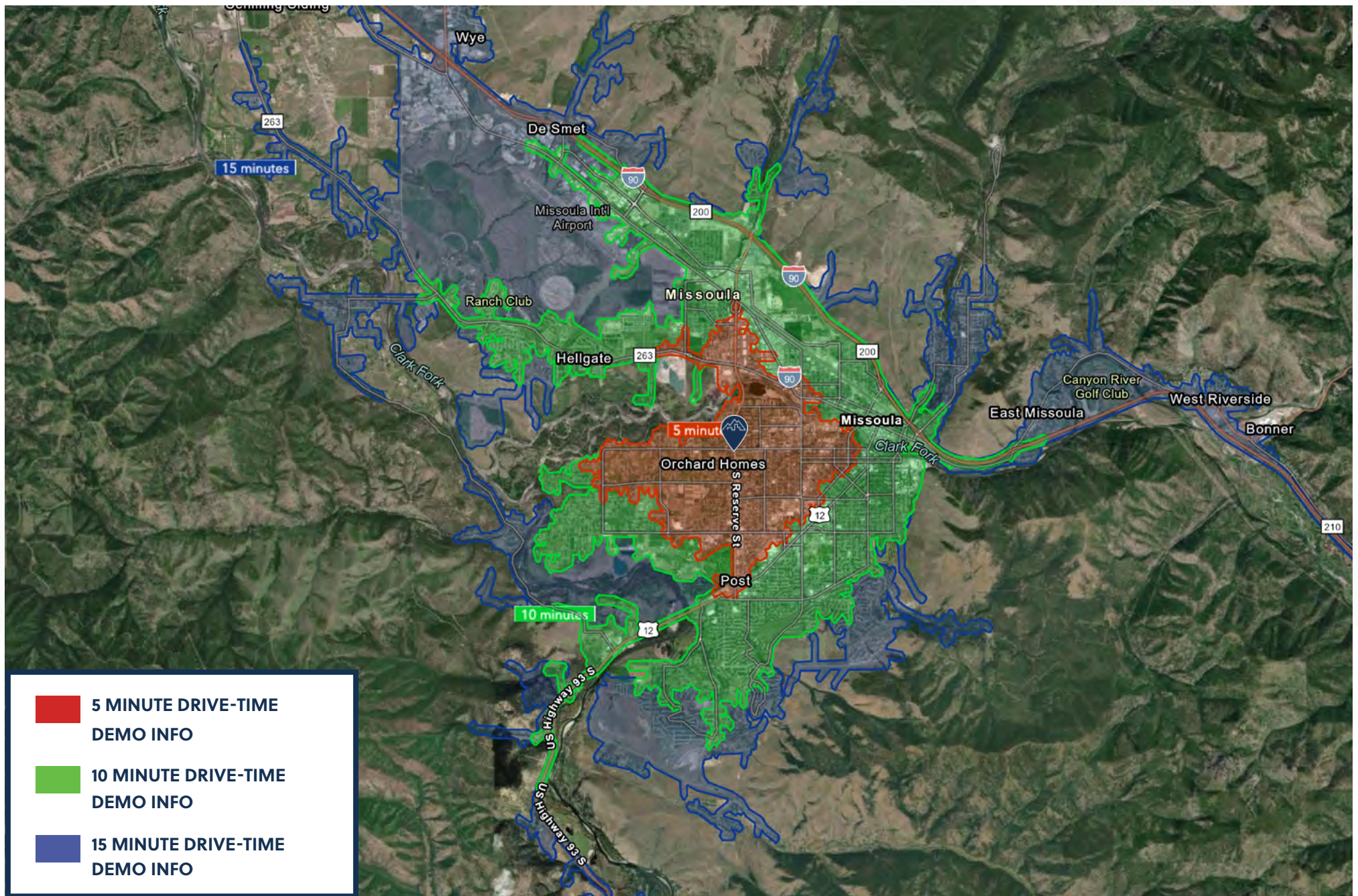
±1,277 Rentable Square Feet

±\$3,008/month plus internet/cable, gas and electric











Key Facts

515 S Reserve St, Missoula, Montana, 59801

KEY FACTS

0 - 5 minute

24,556

Population

34.6

Median Age

2.0

Average Household Size

\$51,870

Median Household Income

5,289

2022 Owner Occupied Housing Units (Esri)

6,772

2022 Renter Occupied Housing Units (Esri)

BUSINESS

0 - 5 minute



1,486

Total Businesses



15,099

Total Employees

HOUSING STATS

0 - 5 minute



\$289,183

Median Home Value



\$7,696

Average Spent on Mortgage & Basics



\$891

Median Contract Rent

2023 Households By Income (Esri)

0 - 5 minute

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$150,000 - \$199,999 (3.6%)

Indicator▲	Value	Diff	
<\$15,000	11.9%	+2.3%	
\$15,000 - \$24,999	9.3%	+2.0%	
\$25,000 - \$34,999	12.6%	+3.9%	
\$35,000 - \$49,999	14.1%	+1.6%	
\$50,000 - \$74,999	18.3%	+1.7%	
\$75,000 - \$99,999	11.4%	-1.6%	
\$100,000 - \$149,999	13.9%	-0.8%	
\$150,000 - \$199,999	3.6%	-3.8%	
\$200,000+	4.8%	-5.5%	

Bars show deviation from Missoula County

Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Total Population	24,556	45,081	20,257
2022 Household Population	24,065	42,983	19,920
2022 Family Population	13,826	26,423	15,334
2027 Total Population	25,425	46,319	20,757
2027 Household Population	24,934	44,220	20,420
2027 Family Population	14,179	27,043	15,663

Variables	0 - 5 minute	5 - 10 minute	10 - 15 minute
2022 Per Capita Income	\$37,470	\$39,685	\$50,357
2022 Median Household Income	\$51,870	\$58,474	\$85,267
2022 Average Household Income	\$76,286	\$90,650	\$126,649
2027 Per Capita Income	\$43,696	\$46,988	\$59,589
2027 Median Household Income	\$59,321	\$71,607	\$101,013
2027 Average Household Income	\$88,248	\$106,828	\$149,297



Commercial Real Estate Services

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