



## LEASING BROCHURE

### Class A Medical Office Suite

2829 Great Northern Loop Suite 300 Missoula, Montana

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ADVISORS

# Table of Contents

03

Property Summary

Offering Overview	04
Interactive Links	05

06

Property Overview

Property Information	07
Opportunity Highlights	08
Locator Map	09
Floor Plan	11

13

Demographics

Market Demographics	14
---------------------	----

15

Market Intel

City Specific	16
---------------	----

18

Disclaimer

Disclaimer	18
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# PROPERTY SUMMARY



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A D V I S O R S



**SterlingCRE is proud to present 2829 Great Northern Loop Suite 300, a polished medical office suite in Missoula, Montana.**

The property is located in the professional services campus at Great Northern Loop. This multi-tenanted professional services building offers high visibility from ±11,776 vehicles per day along Mullan Road with close proximity to the main Reserve Street Retail Corridor. Drive time to the subject property for tenants and customers is convenient from all areas of the Missoula centroid.

On-site parking offers hassle-free patient visits. Situated on the third floor with elevator service to the main reception and waiting area, this suite is derived of ten (10) total private patient rooms. Equipped with a mix of exam rooms, staff lounge, and efficient hallway nurses counter.

**2829 Great Northern Loop Suite 300  
Missoula, Montana 59808  
List Rate: \$26.32/SF NNN**

PROPERTY TYPE:	MEDICAL OFFICE
TOTAL SQUARE FEET:	2,591 SQUARE FEET
TOTAL ACREAGE:	0.83 ACRES





[VIEW LISTING](#)



[VIEW 3D TOUR](#)



[STREET VIEW](#)

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.

# PROPERTY DETAILS



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# 2829 Great Northern Loop Suite 300 Missoula, Montana 59808

List Rate: \$26.32/SF NNN

PROPERTY TYPE:	Medical Office
ESTIMATED NNN:	\$12.32/SF
TOTAL SQUARE FEET:	±2,591 square feet grade level
TOTAL ACREAGE:	±0.83 Acres
SERVICES:	City water and sewer
ACCESS:	Mullan Road
ZONING:	Limited Industrial Residential (M1R-2)
GEOCODE:	04-2200-17-2-14-14-7300
TRAFFIC COUNT:	±11,776 AADT (2022)
YEAR BUILT:	2009
PARKING:	Two (2) dedicated lots with open parking







**Turnkey medical office suite**



**Located off desirable Reserve Street corridor**



**Dedicated parking lot with ample parking available**



**Close proximity to Reserve Street and West Broadway**



**Minutes to restaurants and shopping**



**Serviced with elevator access; ADA compliant**

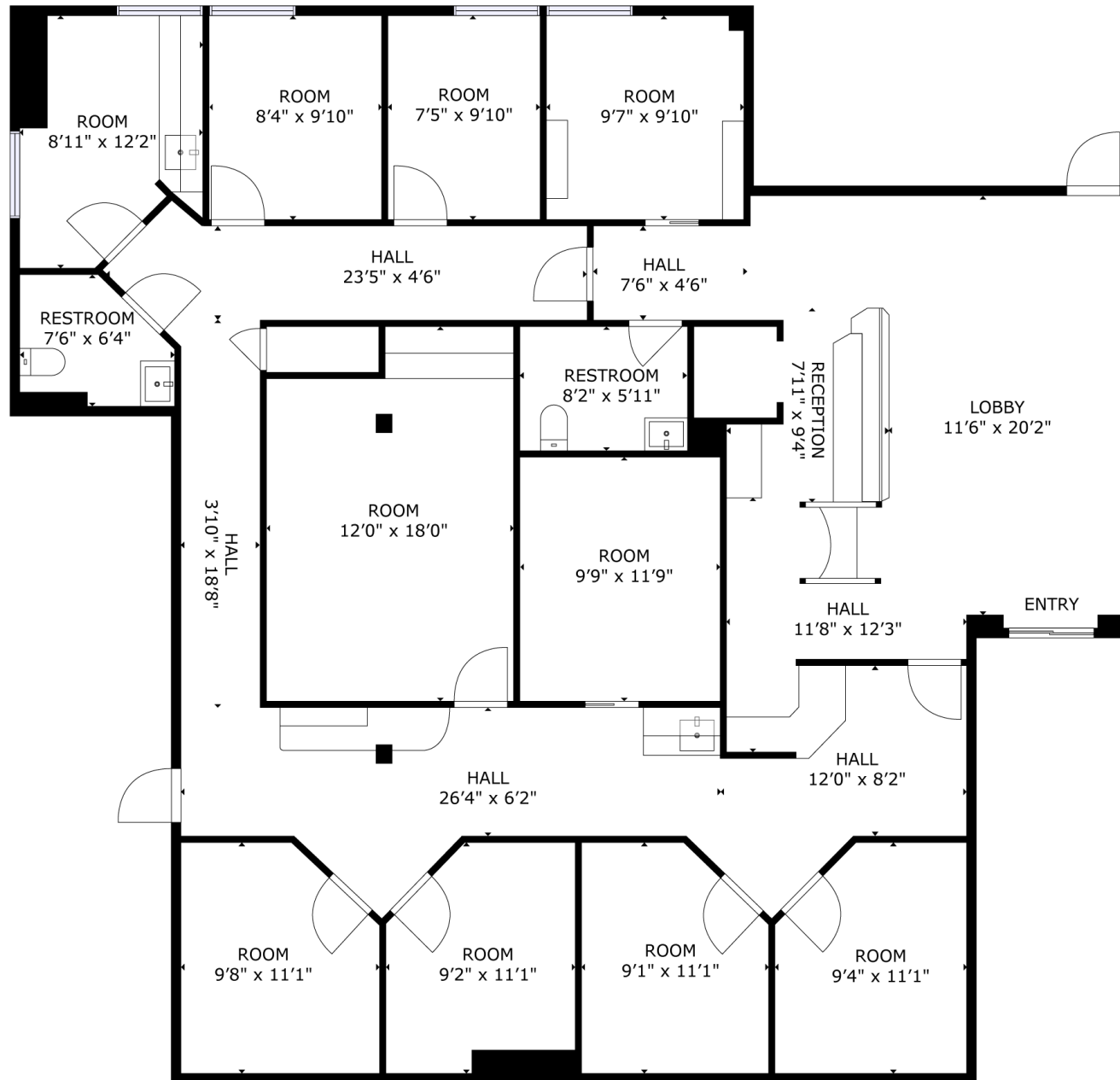


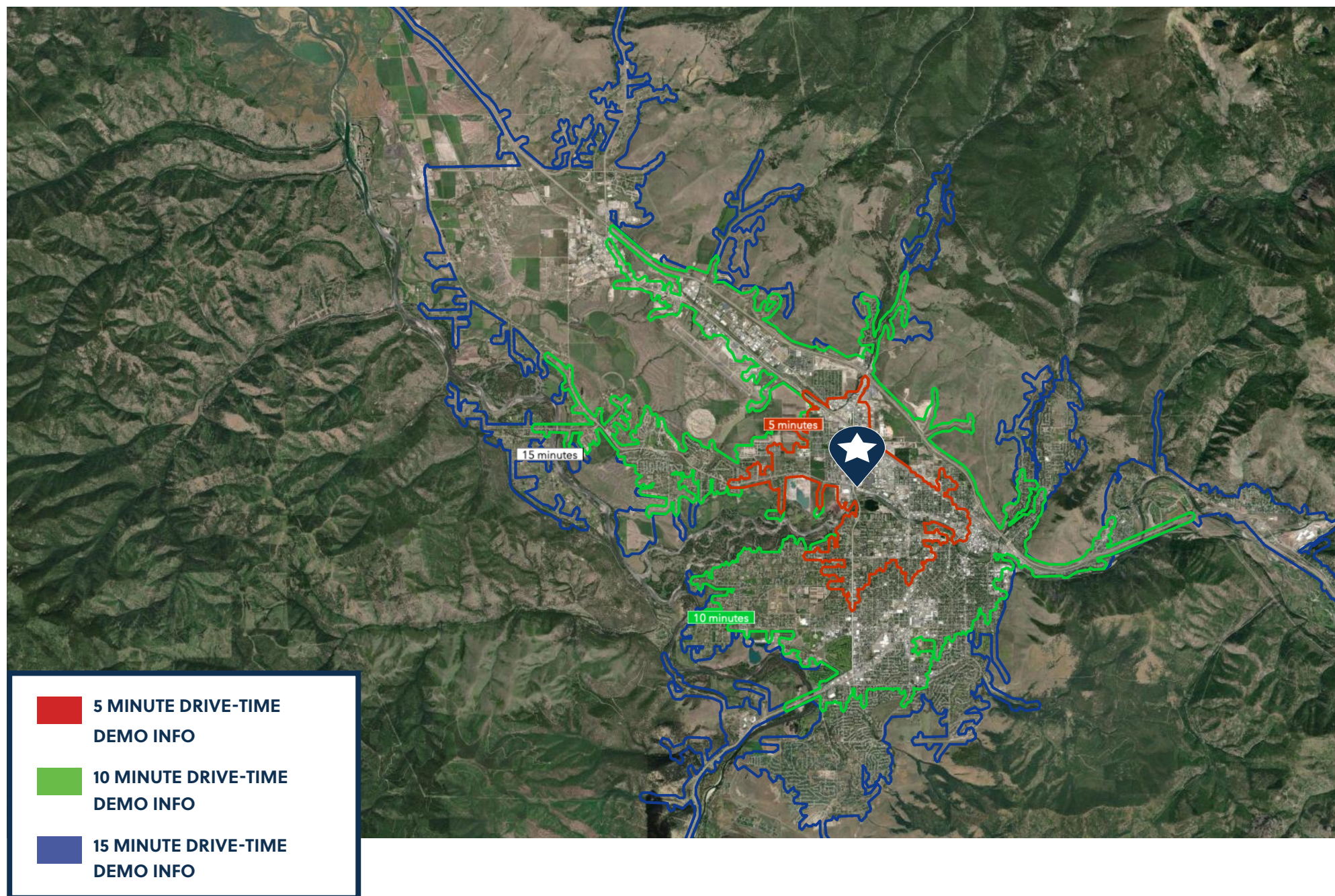














# DEMOGRAPHICS



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# Key Facts

2829 Great Northern Loop, Missoula, Montana, 59808

## KEY FACTS

5 minutes

19,580

Population

34.0

Median Age

1.9

Average Household Size

\$48,184

Median Household Income

3,870

2022 Owner Occupied Housing Units (Esri)

5,897

2022 Renter Occupied Housing Units (Esri)

## BUSINESS

5 minutes



1,473

Total Businesses



19,195

Total Employees

## HOUSING STATS

5 minutes



\$278,762

Median Home Value



\$6,560

Average Spent on Mortgage & Basics



\$866

Median Contract Rent

### 2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (19.0%)

The smallest group: \$200,000+ (2.7%)

5 minutes

Indicator▲	Value	Diff	
<\$15,000	12.2%	+2.6%	
\$15,000 - \$24,999	11.2%	+3.9%	
\$25,000 - \$34,999	11.4%	+2.7%	
\$35,000 - \$49,999	16.8%	+4.3%	
\$50,000 - \$74,999	19.0%	+2.4%	
\$75,000 - \$99,999	10.8%	-2.2%	
\$100,000 - \$149,999	12.9%	-1.8%	
\$150,000 - \$199,999	3.1%	-4.3%	
\$200,000+	2.7%	-7.6%	

Bars show deviation from Missoula County

Variables	5 minutes	10 minutes	15 minutes
2022 Total Population	19,580	61,227	89,692
2022 Household Population	18,990	59,645	86,833
2022 Family Population	10,744	34,921	55,379
2027 Total Population	20,393	63,345	92,290
2027 Household Population	19,803	61,763	89,431
2027 Family Population	11,145	35,931	56,676

Variables	5 minutes	10 minutes	15 minutes
2022 Per Capita Income	\$34,298	\$38,600	\$41,668
2022 Median Household Income	\$48,184	\$53,225	\$60,263
2022 Average Household Income	\$67,784	\$82,381	\$93,572
2027 Per Capita Income	\$40,648	\$45,641	\$49,090
2027 Median Household Income	\$56,130	\$63,217	\$73,110
2027 Average Household Income	\$79,768	\$96,835	\$109,589



# MARKET INTEL



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# ACCOLADES

## **#2 BEST PLACES TO LIVE IN THE AMERICAN WEST**

*Sunset Magazine*

## **#10 AMERICA'S MOST CREATIVE SMALL CITIES**

*Creative Vitality Index*

## **#4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS**

*Verizon*

## **#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*

# PEOPLE

## **10.1% POPULATION GROWTH**

*Missoula ranks among highest net migration cities in US*

## **54.3% GROWTH**

*Growth in the number of residents over age 25*

## **51.0 % DEGREED**

*Bachelors degree or higher*

## **20.5% HIGH INCOME HOUSEHOLDS**

*Incomes over \$100,000 a year*

## **52.6% RENTERS**

# ACCESS

## **16 MINUTES**

*Average commute time*

## **15.6% MULTIMODAL COMMUTERS**

*Walk or bike to work*

## **81 HOURS SAVED**

*81 hours saved in commute over national average*

## **16 NON-STOP DESTINATIONS**

*With an upgraded terminal under construction*

## **62 MILES**

*Of bike lanes with a Gold rating from the League of American Bicyclists*

## **14 ROUTES**

*Provided by a bus network across the City of Missoula*

# ECONOMY

## **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 growth in construction, professional, scientific, and manufacturing businesses over the past decade.*

## **GROWING TECH HUB**

*Cognizant, onX, Submittable, and Lumenad are some tech firms in Missoula*





## Commercial Real Estate Services

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