



SterlingCRE
ADVISORS

Caras Park Office & Medical Suites with Parking

269 West Front Street
Missoula, Montana

±124 SF to ±1,353 SF Office Available

Exclusively listed by:

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Opportunity Overview

269 W Front Street is a centrally located downtown office building offering eight private offices for lease. Situated within Missoula’s Downtown Core (D-C) zoning district, the property provides convenient access to downtown businesses, restaurants, government offices, and surrounding neighborhoods.

The ±6,150SF building spans two levels, with available offices ranging from approximately ±124 to ±531 square feet. Tenants have access to a large break room and kitchen, restrooms on each level, and a spacious shared conference room. Each office also can reserve a parking spot at \$110/mo.

Caras Park, Dragon’s Hollow and trails are right out the back door. One medical suite with sink is available on the Park Level.



Address	269 West Front
Property Type	Office
Space Sizes	±124 - ±531 SF- Multiple offices can be leased for larger footprints
Lease Rate	Start at \$499 per month
Lease Term	Month to Month - Inquire about other options
Lease Rate Includes	Office, use of common areas, all utilities including wireless internet (telephone not included), taxes, management. Parking is available for an added charge.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [3D Tour](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

Property Details

Address	269 West Front Street
Property Type	Office
Total SF	±6,150 SF
Services	City Water & Sewer
Access	Front Street
Zoning	Missoula DC Downtown Core
Geocode	04-2200-22-2-01-09-0000
Year Built	1990
Parking	On Street, Reserved Lot





Quick access from I-90 via Orange Street



Modern building with amenities including restrooms, kitchenette and break room



Walkable downtown location with a deck overlooking Caras Park



Dedicated parking lot available, with plenty of on street and paid parking in the area



Variety of spacious plans including offices with windows overlooking the river



Locator Map



Retailer Map

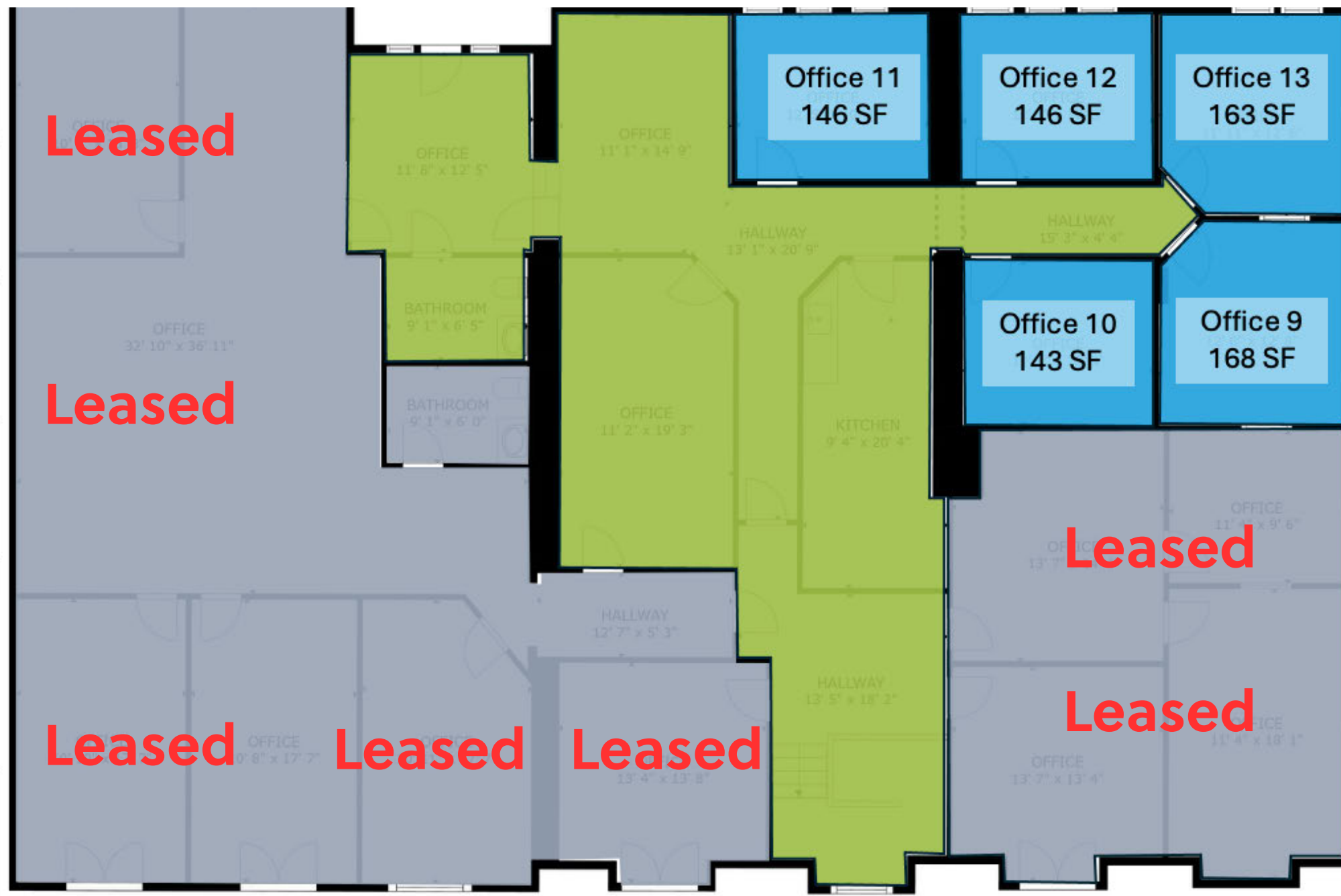


Virtually Staged Offices



	Common Area
	Private Office Suite
	Long-Term Tenant

Suites shown in blue are offered for lease. Please inquire for current availability



Missoula Air Service

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

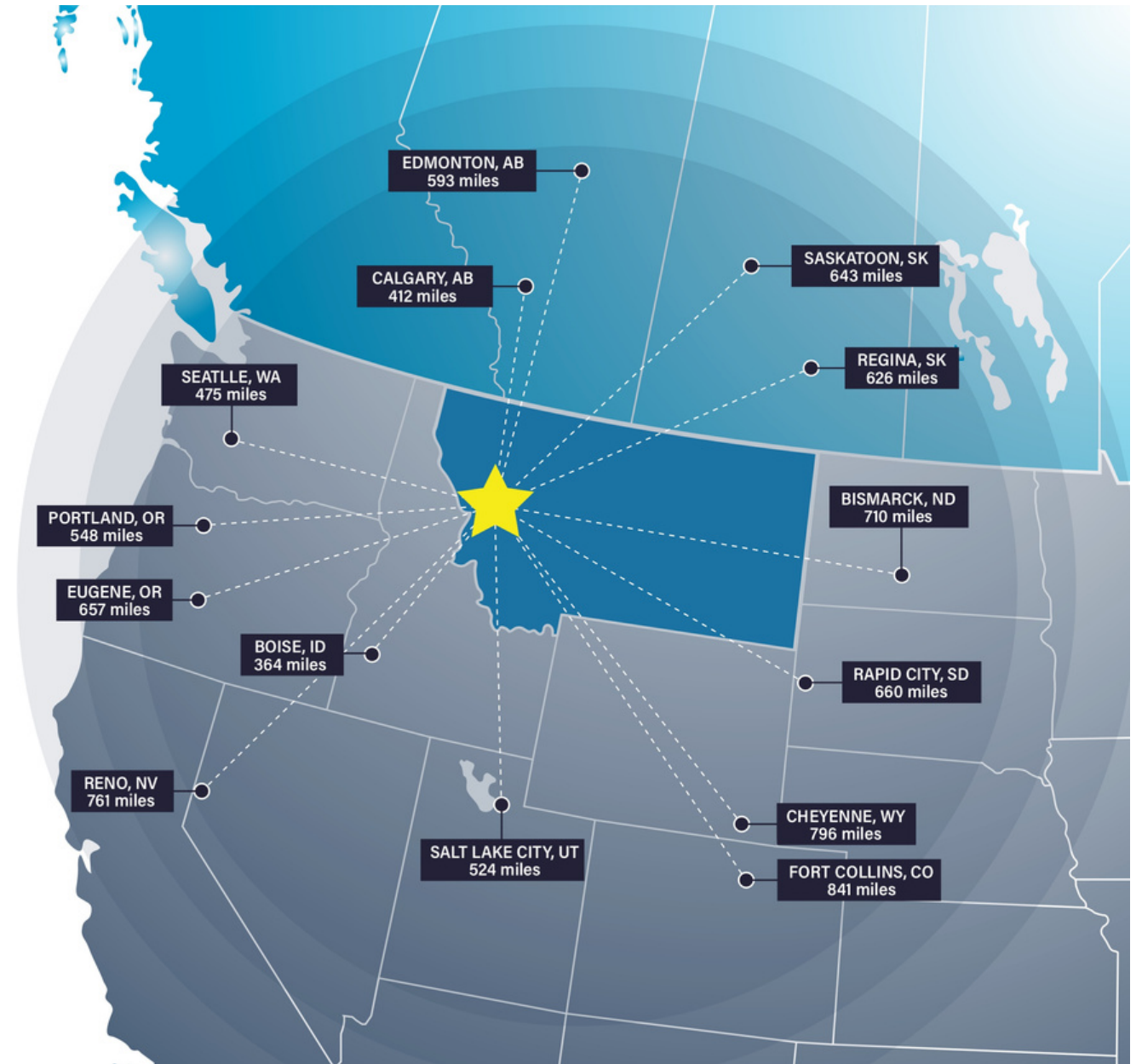


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



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



ACCOLADES

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

PEOPLE

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



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.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



DEAN WILSON
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.

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