



Halcyon

Commercial Real Estate Services



101 East Front Street
Suite 305
Missoula, MT 59802

Exclusively listed by:

Julie Gardner and Peter Lambros

JulieGardnerProperties.com

406-532-9233



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Meet the Team



Peter Lambros has worked in Commercial Real Estate for over 25 years. With experience in development, leasing, and sales, his depth and breadth of knowledge informs every negotiation he enters, while years working next to his father and uncle inform his commitment to integrity and professionalism. Julie Gardner transitioned from practicing real estate law to join Peter in 2016. With Julie's background and experience, the team is uniquely positioned to offer their clients the most comprehensive real estate advising available. Additionally, Karly Golden, CPA, provides invaluable analysis for the team's clients, and Lauren Garcia, Realtor[®], works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

Property Overview



Property Overview



Give your business the benefit of one of the most prestigious addresses in Missoula. The smaller-format, Class A office space is located on the third floor of the First Interstate Bank Building in Downtown Missoula. The building is a Missoula landmark featuring LEED-certified green building design, second-to-none river, mountain and city views, a fitness facility with lockers and showers for tenants, penthouse conference room and event space, and even indoor bicycle storage. This space offers 4,718 of rentable square feet (3,805 usable sqft) and is currently configured with 13 offices, a large, open work area and break room. The massive windows in this space provide ample light and views of the Clark Fork River and surrounding mountains.

[View Full Listing](#)

Property Overview



List Price:	\$25 PSF
2026 NNN's:	\$11.80
Zoning:	CBD-4
Square Feet:	4,414
Year Built:	2008
2025 Taxes:	\$91,778.44
Traffic Count:	AADT 4,710 (2024)
Geocode:	04-2200-22-2-08-06-7300
Build Out:	Class A Office

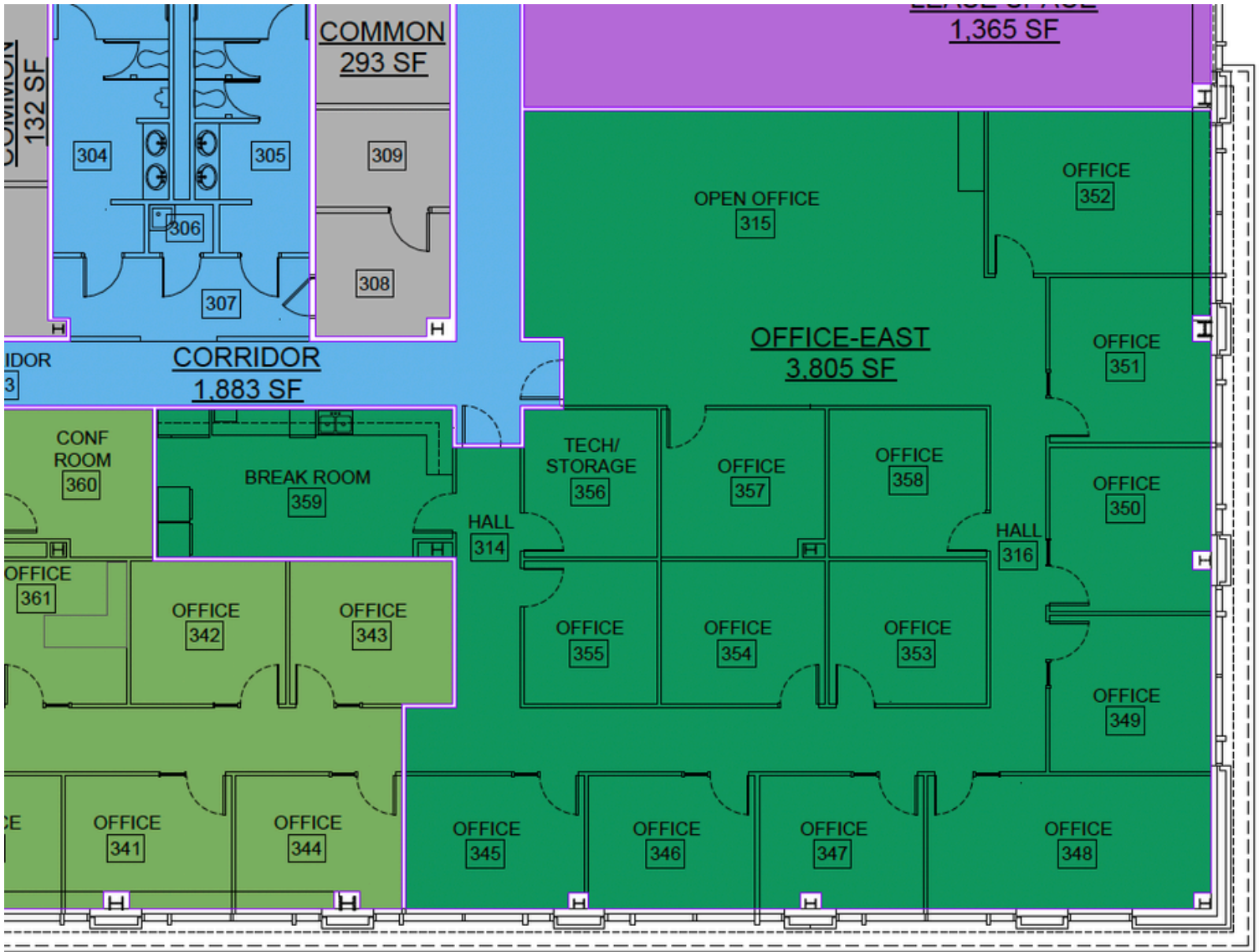
Property Photos



Property Photos



Property Floor Plan



CAMA

Property Report Card



Property Record Card

Summary

Primary Information

Property Category: RP **Subcategory:** Commercial Property
Geocode: 04-2200-22-2-08-06-7300 **Assessment Code:** 0004648979
Primary Owner: **PropertyAddress:** 101 E FRONT ST
 FIRST INTERSTATE BANK MISSOULA, MT 59802
 ATTN: FINANCE BR#1400 **COS Parcel:**
 BILLINGS, MT 59116

NOTE: See the Owner tab for all owner information

Certificate of Survey:

Subdivision: FIRST INTERSTATE BUSINESS CONDOMINIUMS

Legal Description:

FIRST INTERSTATE BUSINESS CONDOMINIUMS, S22, T13 N, R19 W, UNIT 3

Last Modified: 7/14/2022 4:23:18 AM

General Property Information

Neighborhood: 204.805.K **Property Type:** CONDO_U - Condo - Urban
Living Units: 1 **Levy District:** 04-0583F-1-1F
Zoning: **Ownership %:** 100
Linked Property:

No linked properties exist for this property

Exemptions:

No exemptions exist for this property

Condo Ownership:

General: 15.628 **Limited:** 0

Property Factors

Topography: **Fronting:**
Utilities: **Parking Type:**
Access: **Parking Quantity:**
Location: **Parking Proximity:**

Land Summary

Land Type	Acres	Value
Grazing	0.000	00.00
Fallow	0.000	00.00
Irrigated	0.000	00.00
Continuous Crop	0.000	00.00
Wild Hay	0.000	00.00
Farmsite	0.000	00.00
ROW	0.000	00.00
NonQual Land	0.000	00.00
Total Ag Land	0.000	00.00
Total Forest Land	0.000	00.00
Total Market Land	0.000	00.00

Deed Information:

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
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Owners

Party #1

Default Information: FIRST INTERSTATE BANK
 ATTN: FINANCE BR#1400
Ownership %: 100
Primary Owner: "Yes"
Interest Type: Conversion
Last Modified: 1/20/2021 9:22:26 AM

Other Names

Other Addresses

Name **Type**

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2022	136897	3949460	4086357	COST
2021	136897	3949460	4086357	COST
2020	138404	3718050	3856454	COST

Market Land

Market Land Info

No market land info exists for this parcel

Dwellings

Existing Dwellings

No dwellings exist for this parcel

Other Buildings/Improvements

Outbuilding/Yard Improvements

No other buildings or yard improvements exist for this parcel

Commercial

Existing Commercial Buildings

Building Number	Building Name	Structure Type	Units/Bldg	YearBuilt	
1	1st Interstate condo	355 - Office Condominium	1	2008	View

General Building Information

Building Number: 1 **Building Name:** 1st Interstate condo **Structure Type:** 355 - Office Condominium
Units/Building: 1 **Identical Units:** 1 **Year Remodeled:** 0
Grade: V **Year Built:** 2008 **Percent Complete:** 0
Class Code: 3507 **Effective Year:** 0

Interior/Exterior Data Section #1

Level From: 01 **Level To:** 01 **Use Type:** 053 - Office

Dimensions

Area: 11,080 **Use SK Area:** 0
Perimeter: 416 **Wall Height:** 14

Features

Exterior Wall Desc: 12 - Glass & Masonry **Construction:** 2-Fire Resistant **Economic Life:** 55
% Interior Finished: 100 **Partitions:** 2-Normal **Heat Type:** 2-Hot Water or

Steam

AC Type: 1-Central
Physical Condition: 3-Normal

Plumbing: 2-Normal
Functional Utility: 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Interior/Exterior Data Section #2

Level From: 01 **Level To:** 01 **Use Type:** 082 - Multi-Use Office

Dimensions

Area: 2,776
Perimeter: 114

Use SK Area: 0
Wall Height: 14

Features

Exterior Wall Desc: 12 - Glass & Masonry

Construction: 2-Fire Resistant

Economic Life: 55

% Interior Finished: 100

Partitions: 2-Normal

Heat Type: 2-Hot Water or Steam

AC Type: 1-Central
Physical Condition: 3-Normal

Plumbing: 2-Normal
Functional Utility: 3-Normal

Building Other Features

No other features exist for this interior/exterior detail

Elevators and Escalators

No elevators or escalators exist for this building

Ag/Forest Land

Ag/Forest Land

No ag/forest land exists for this parcel

Taxes





Missoula COUNTY

Shopping Cart: 0 items [\$0.00]

- [New Search](#)
- [History](#)
- [Payoff](#)
- [PayTaxes](#)
- [Help](#)

Parcel Number: 4648979
MP#: ~FIB
Status: Current
Receipt: 40862
2025 Owner(s):
 FIRST INTERSTATE BANK

Mailing Address:
 ATTN: FINANCE BR#1400
 PO BOX 30918
 BILLINGS, MT 59116
Levy District:
 1.1F, CITY, TRANS, FRONT STREET

[Tax Comparison](#)

2025 Value:

Market Value \$4,637,400
Taxable: \$85,792

[Detail](#)

2025 Taxes:

[View Pie Charts](#)

First Half:	\$45,923.44	Due: 12/1/2025
Second Half:	\$45,855.00	Due: 6/1/2026
Total:	\$91,778.44	

[Show Current Tax Bill](#)

[Detail](#)

2025 Payments:

First Half:	\$0.00
Second Half:	\$0.00
Total:	\$0.00

(May include penalty & interest)

2025 Legal Records:

Geo Code: 04-2200-22-2-08-06-7300
Property address: 101 E FRONT ST, MISSOULA MT 59802
TRS: T13 N, R19 W, Sec. 22
Legal: FIRST INTERSTATE BUSINESS CONDOMINIUMS,
 S22, T13 N, R19 W, UNIT 3

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 10/23/2025 01:00 PM.

If you are sending your payments in by mail, address them To:

Missoula County
 200 W Broadway
 Missoula, MT 59802

Include Taxpayer ID with payments.



NNN Budget



NNN Budget



First Interstate Bank 3rd Floor 2026 NNN's

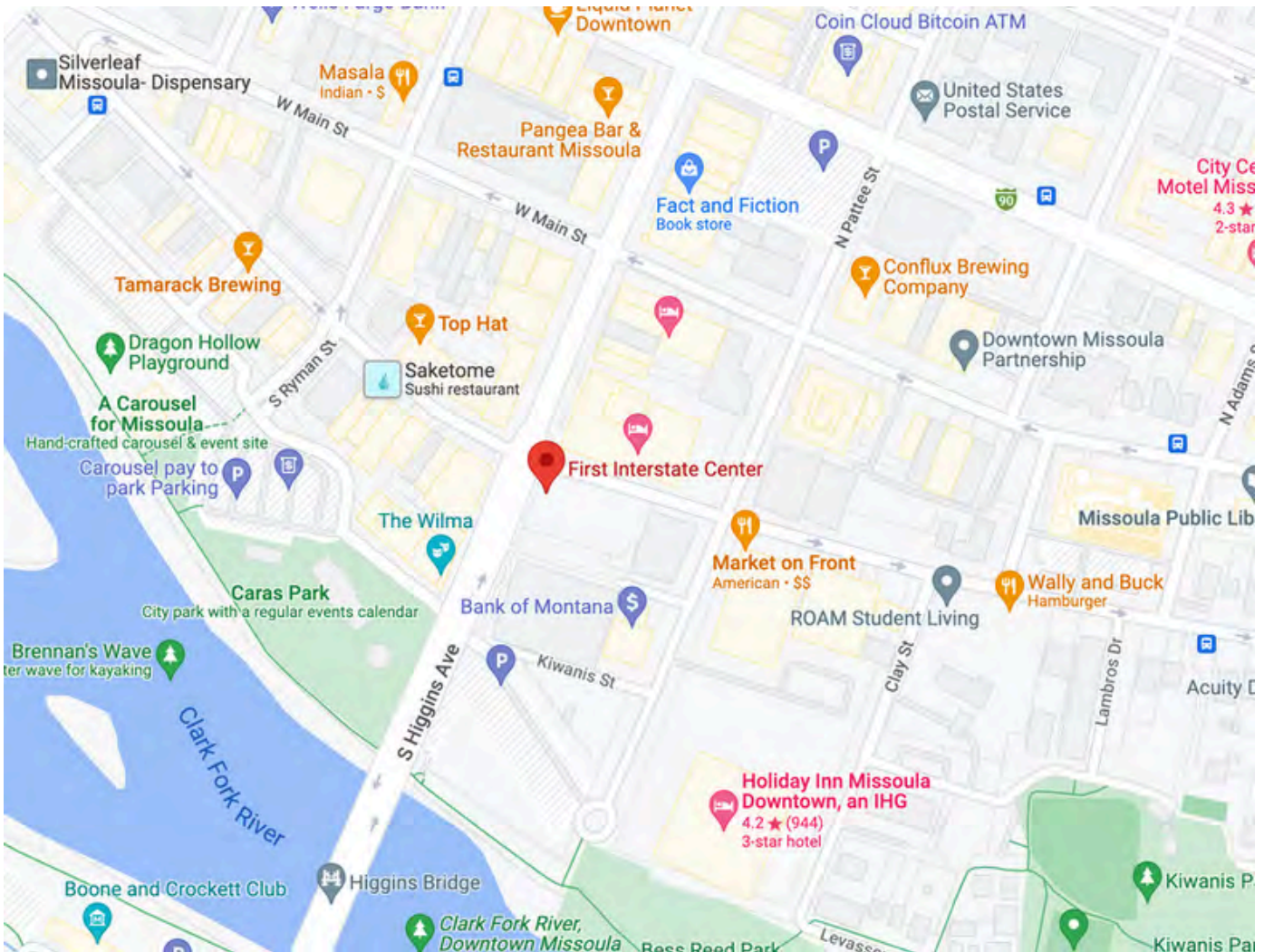
Real Property Taxes:	\$ 6.14
Building Operating & CAM:	\$ 5.66
Total:	\$ 11.80

Maps

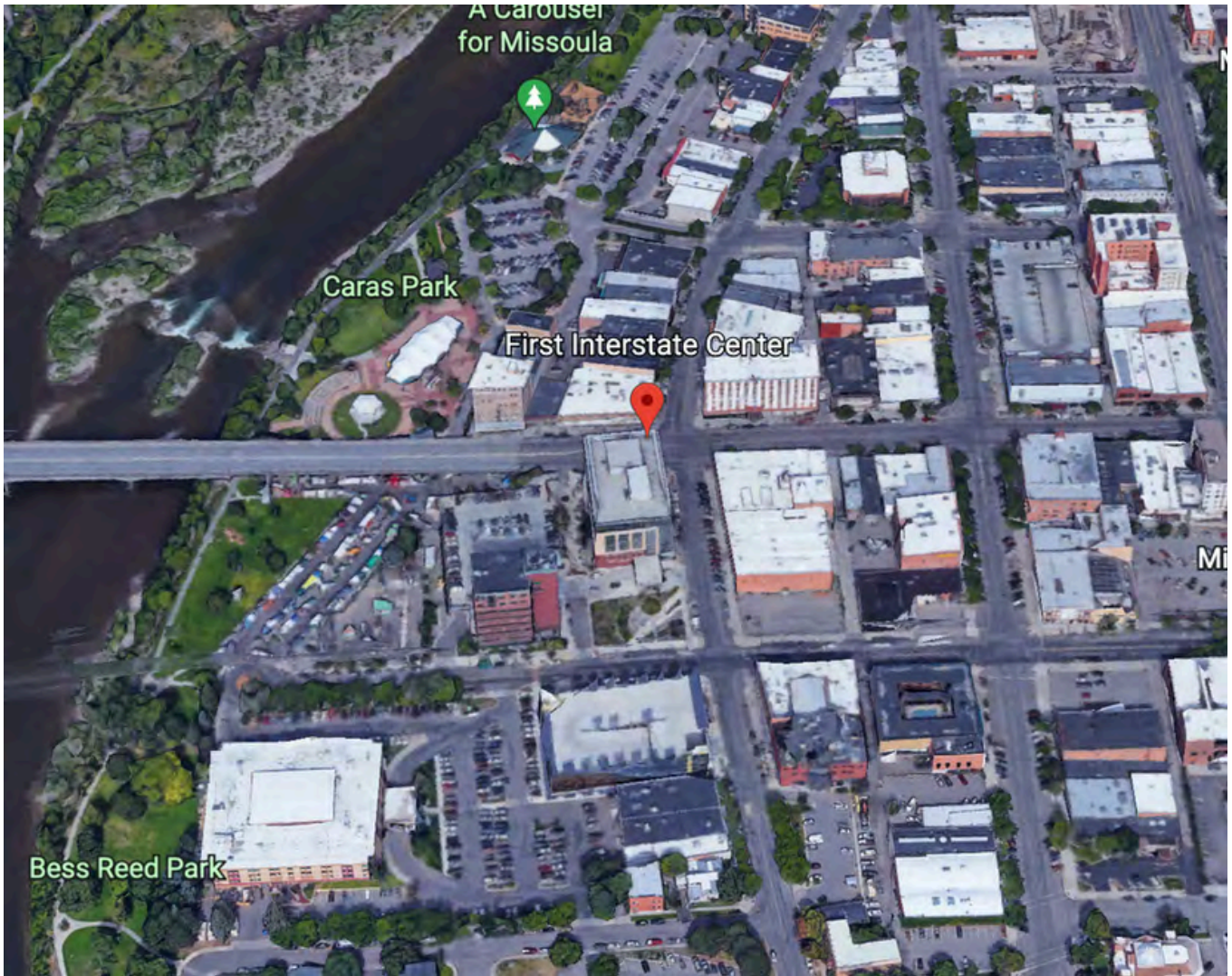


Maps

Traffic Count: AADT 4,710 (2024)



Maps



Zoning



Zoning



The screenshot displays the 'What's My Zoning?' web application interface. The title bar includes the Missoula logo and the text 'What's My Zoning? Missoula Maps City of Missoula Title 20 Zoning Code'. The main map area shows various colored zoning districts. A 'Near Me Search' window is open, containing a search bar with the text '101 E Front St, Missoula, MT, 59802, U', a search icon, and a location pin icon. Below the search bar is a 'Show results within (Feet)' field set to '0'. A 'City Zoning' panel is also open, displaying the following information:

City Zoning	
Zoning	CBD-4
Base	CBD-4
Ordinance Number	
Ordinance Date	
Resolution Number	
Resolution Date	

A 'Search result' window is also visible, showing the address '101 E Front St, Missoula, MT, 59802, USA' and a 'Zoom to' button. The map includes a scale bar for 0.4 miles and a coordinate display at the bottom left: '-114.046 46.827 Degrees'. The bottom right corner of the map area contains the text 'Land Management, Esri, HERE, Garmin, GeoTechnologie...' and the Esri logo.

20.10.010 - General

A. Districts

1. List

The city's business and commercial zoning districts are listed below. When this zoning ordinance refers to "business," "B," "commercial" or "C" zoning districts, it is referring to these districts.

Map Symbol	District Name
B1	Neighborhood Business
B2	Community Business
B3	Business Mixed-Use
C1	Neighborhood Commercial
C2	Community Commercial
CBD	Central Business District

2. Deciphering the District Names and Map Symbols

The B and C district names and map symbols shown above provide only a general, relative indication of the types and scale of uses allowed within respective B and C districts. On the zoning map these districts include at least one other essential information component: an intensity designator, which is identified by a dash and a numeral following the initial letter-number combination, as in B2-2 (B2 dash 2). The intensity designator establishes the allowable intensity of development and applicable parcel and building standards.

B. Purposes

Missoula's business and commercial zoning districts are primarily intended to accommodate and promote neighborhood and community-serving business and commercial uses (e.g., retail, service, office), as well as mixed-use development consisting of business uses and

residential uses in the same building or on the same site. Encouraging true mixed-use development can help reduce vehicle travel demand and provide increased housing choice and transit-oriented densities.

(Ord. 3586, 2016; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.020 - Allowed Uses

A. Use Table

Uses are allowed in B and C zoning districts in accordance with Table 20.10-1, below.

B. Use Classification System

For the purpose of this zoning ordinance, uses are classified into "use groups," "use categories," and "specific use types." These are described and defined in Chapter 20.105. Uses are identified in the first column of Table 20.10-1.

C. Permitted Uses

Uses identified with a "P" in Table 20.10-1 are permitted as-of-right in the subject zoning district, subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

D. Conditional Uses

Uses identified with a "C" in Table 20.10-1 may be allowed if reviewed and approved in accordance with the conditional use procedures of 20.85.070. Conditional uses are subject to compliance with any use standards identified in the final column of the table and all other applicable standards of this zoning ordinance.

E. Prohibited Uses

Uses identified with a "-" are expressly prohibited.

F. Use Standards

The "use standards" column of Table 20.10-1 identifies use-specific standards that apply to some uses. Unless otherwise expressly stated, compliance with such standards is required regardless of whether the use is permitted as-of-right or requires conditional use approval.

Table 20.10-1 Uses Allowed in Business and Commercial Districts

Use Category ↳ specific use type	B1	B2	B3	C1	C2	CBD	Standards
RESIDENTIAL							
Household Living							

↳ In <u>Vertical Mixed-use Building</u>	P	P	P	P	P	P	
↳ In <u>Single-purpose Residential Building</u>	P	P	P	P	P	P	
↳ In <u>Mixed-use Building</u>	P	P	P	P	P	P	
Group Living (except as noted below)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Community Residential Facility (8 or fewer)	P	P	P	P	P	P	
↳ Community Residential Facility (9+)	P	P	P	P	P	P	<u>20.40.070</u>
↳ Health Care Facility	P	P	P	P	P	P	
PUBLIC/CIVIC							
Fraternal Organization	-	P	P	P	P	P	
College/University	P	P	P	P	P	P	
Day Care (except as noted below)	P	P	P	P	P	P	
↳ Day Care Center (13+)	P	P	P	P	P	P	
Emergency Homeless Shelter	C	C	C	P	P	C	<u>20.40.045</u>
Hospital	-	C	C	P	P	P	
Library/Cultural Exhibit	P	P	P	P	P	P	
Meal Center	C	C	C	P	P	C	<u>20.40.085</u>
Park/Recreation	P	P	P	P	P	P	
Preschool (except as noted below)	P	P	P	P	P	P	

↳ Preschool Center (13+)	P	P	P	P	P	P	
Religious Assembly	P	P	P	P	P	P	
Safety Services	P	P	P	P	P	P	
School	P	P	P	P	P	P	
Utilities and Services							
↳ Minor	P	P	P	P	P	P	
↳ Major	C	C	C	C	C	C	
COMMERCIAL							
Animal Services							
↳ Sales and Grooming	P	P	P	P	P	P	<u>20.40.020</u>
↳ Shelter or Boarding Kennel	-	-	-	P	P	C	
↳ Veterinary	P	P	P	P	P	P	
Artist Work or Sales Space	P	P	P	P	P	P	<u>20.40.170</u>
Building Maintenance Service	-	C	C	P	P	C	
Business Equipment Sales and Service	P	P	P	P	P	P	<u>20.40.170</u>
Business Support Service	-	P	P	P	P	P	<u>20.40.170</u>
Communication Service Establishments	-	P	P	P	P	P	<u>20.40.170</u>
Construction Sales and Service	-	-	-	P	P	-	

Day Labor Employment Agency	-	-	-	P	P	P	<u>20.40.170</u>
Eating and Drinking Establishments							
└ Restaurant	P	P	P	P	P	P	<u>20.40.170</u>
└ Tavern or Nightclub	-	C	C	C	P	P	<u>20.40.040</u> <u>20.40.170</u>
Enterprise Commercial Use	-	-	-	P	P	P	<u>20.40.050</u>
Entertainment and Spectator Sports							
└ Small Venue	-	P	P	P	P	P	
└ Medium Venue	-	-	-	P	P	P	
└ Large Venue	-	-	-	P	P	P	
Financial Services (except as noted below)	-	P	P	P	P	P	<u>20.40.170</u>
└ Check cashing/loan service	-	-	-	P	P	-	<u>20.40.170</u>
└ Pawn Shop	-	-	-	-	P	P	<u>20.40.170</u>
Food and Beverage Retail Sales	P	P	P	P	P	P	<u>20.40.170</u>
Funeral and Interment Services							
└ Cemetery/Columbarium/Mausoleum	-	-	-	-	-	-	
└ Cremating	-	-	-	-	-	-	
└ Undertaking	-	P	P	P	P	-	

Sports and Recreation, Participant (except as noted below)	-	-	-	P	P	P	
↳ Casino	-	-	-	C	C	C	<u>20.40.040</u> <u>20.40.170</u>
Vehicle Sales and Service							
↳ Car Wash/Cleaning Service	-	-	-	C	P	-	
↳ Heavy Equipment Sales/Rentals	-	-	-	C	P	-	
↳ Light Equipment Sales/Rentals	-	-	-	P	P	P	
↳ Motor Vehicle Repair, Limited	-	-	-	P	P	P	
↳ Motor Vehicle Repair, General	-	-	-	-	P	-	
↳ Vehicle Storage and Towing	-	-	-	-	P	-	
INDUSTRIAL							
Cidery	-	C	C	P	P	P	
Manufacturing, Production and Industrial Service							
↳ Artisan	P	P	P	P	P	P	
↳ Limited	-	-	P	P	P	P	
<u>Microbrewery/Microdistillery</u>	-	P	P	P	P	P	
Recycling Service							
↳ Limited	-	-	-	-	P	-	

^L General	-	-	-	-	-	-	
Residential Storage Warehouse	-	-	C	C	C	-	<u>20.40.110</u>
Warehousing, Wholesaling and Freight Movement							
^L Limited	-	-	-	P	P	P	
^L General	-	-	-	P	P	-	
Winery	-	C	C	P	P	P	
OTHER							
Agriculture, Crop	P	P	P	P	P	P	
Community Garden	P	P	P	P	P	P	
Transportation Terminals	-	-	-	-	-	P	
Wireless Communication Facility							
^L Ground mounted support <u>structure</u>	P	P	P	P	P	P	<u>20.40.160</u>
^L Roof-mounted and <u>structure</u> mounted support <u>structures</u>	P	P	P	P	P	P	<u>20.40.160</u>

(Ord. 3705, 2022; Ord. 3689, 2021; Ord. 3609, 2018; Ord. 3586, 2016; Ord. 3583, 2016; Ord. 3559, 2015; Ord. 3549, 2015; Ord. 3519, 2014; Ord. 3511, 2013; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.025 - Building with Residential Use

Mixed-use buildings, vertical mixed-use buildings and the types of residential buildings permitted in the RM1 district (See 20.05.030) are permitted as-of-right.

(Ord. 3471, 2011)

20.10.030 - Parcel and Building Standards

A. General

This section establishes basic parcel and building standards for all development in B and C districts. The standards that apply vary according to the intensity designator that is attached to the zoning map symbol. These intensity designators are identified by the numeral following the dash (-) in the district name, as in "B1-2" (B1 dash 2).

B. Basic Standards

All residential and nonresidential development in B and C districts must comply with the parcel and building standards of Table 20.10-2, except as otherwise expressly provided. General exceptions to parcel and building standards and rules for measuring compliance can be found in Chapter 20.110.

Table 20.10-2 Parcel and Building Standards (B and C Districts)

Standard	-1	-2	-3	-4
<u>Parcel Size</u>				
^L Minimum parcel area (sq. feet)	None	None	None	None
^L <u>Single-Purpose Residential Building / Mixed-Use Building</u> in B1, B2, B3, C1, C2 districts	3,000	3,000	3,000	3,000
^L Minimum parcel area per unit (sq. ft.)				
^L <u>Vertical Mixed-Use Building</u>	None	None	None	None
^L <u>Single-Purpose Residential Building / Mixed-Use Building</u> in B1, B2, C1, C2 districts	1,000	1,000	1,000	1,000
^L B3[4]	2,000	2,000	2,000	2,000
^L <u>Single-Purpose Residential Building / Mixed-Use Building</u> in CBD	None	None	None	None
<u>Minimum Front Setback</u> [2]				

↳ Abutting residential district	[1]	[1]	[1]	[1]
↳ Not abutting R district	None	None	None	None
Minimum <u>Rear Setback</u>				
↳ Abutting R district				
↳ % of <u>parcel</u> depth	25	25	25	25
↳ Maximum required (feet)	20	20	20	20
↳ Not abutting R district	None	None	None	None
Minimum <u>Interior Side Setback</u>				
↳ Abutting residential district	[2]	[2]	[2]	[2]
↳ Not abutting R district	None	None	None	None
Minimum <u>Street Side Setback</u>				
↳ Abutting residential district	[1]	[1]	[1]	[1]
↳ Not abutting R district	None	None	None	None
Maximum Building Height (feet)	40 [3]	50 [3]	65 [3]	125 [3]

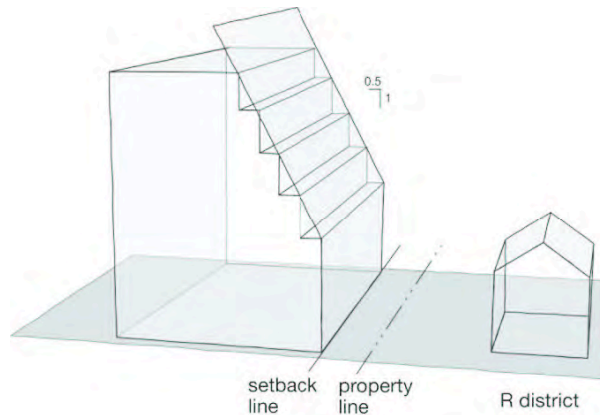
Notes to Table 20.10-2

[1] Front and street side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel with frontage on the same street. In such cases, the B- or C-zoned parcel must match the actual front or street side setback of the building that exists on the abutting R-zoned parcel, but no greater than the required setback for the abutting R-zoned parcel, or if no building exists on the abutting R-zoned parcel, the B- or C-zoned parcel must provide at least 50% of the front setback that applies to the abutting R-zoned parcel.

[2] Interior side setbacks are required only when a B- or C-zoned parcel abuts an R-zoned parcel. In such cases, the B- or C-zoned parcel must provide the same interior side setback as required for the abutting R-zoned parcel.

[3] For parcels abutting R districts that have a maximum allowed building height of 35 feet or less, the maximum building height at the point of the required minimum setback line is 35 feet. Height may be increased above 35 feet by up to one foot (vertical) for each 6 inches of building setback or upper floor step-back.

[4] Minimum district size is 40,000 square feet.



(Ord. 3586, 2016; Ord. 3471, 2011; Ord. 3483, 2012; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.040 - Site, Design and Operational Standards

A. Enterprise Commercial Uses

Enterprise commercial uses are prohibited in B zoning districts. Enterprise commercial uses in C districts are subject to the standards of Section 20.40.050.

B. Floodplain Setbacks for CBD District

Within the CBD zoning district, no building may be located within 50 feet of the 100-year floodplain. This minimum floodplain setback area may contain pedestrian plazas, walkways, bikeways and other pedestrian-oriented facilities, but it may not be used for parking lots, driveways or other vehicular uses.

C. Indoor/Outdoor Operations

1. B and CBD Districts

All allowed office, business, service and commercial activities in B zoning districts and the CBD district must be conducted within completely enclosed buildings unless otherwise expressly stated. This requirement does not apply to off-street parking or loading areas, automated teller machines, outdoor dining areas or any drive-through facilities allowed in

such districts. It is also not intended to prohibit the outdoor display of plants, flowers, produce or similar goods intended for retail sale when such outdoor display areas do not exceed 800 square feet in area.

2. C Districts

Outdoor storage and display is allowed in C districts, subject to the buffer and screening standards of Chapter 20.65.

(Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

20.10.050 - Other Regulations

Uses and development in B and C districts may be subject to other provisions of this zoning ordinance, including the following:

A. Overlay Districts

See Chapter 20.25.

B. Use and Building Specific Standards

See Chapter 20.40.

C. Accessory Uses and Structures

See Chapter 20.45.

D. Natural Resource Protection

See Chapter 20.50.

E. Parking and Access

See Chapter 20.60.

F. Landscaping

See Chapter 20.65.

G. Signs

See Chapter 20.75.

H. Nonconformities

See Chapter 20.80.

(Ord. 3648, 2019; Ord. 3471, 2011; Ord. 3439, 2010; Ord. 3410, 2009)

Building Rules



**RULES AND REGULATIONS
OF THE FIRST INTERSTATE BUSINESS CENTER aka The Association**

Building access is done via electronic card swipe (proximity card) and/or a hard key. The Association will require written authorization from designated representatives of the Tenant. Tenant is responsible for immediately notifying The Association of changes, additions and deletions of employees, customers, servants, invitees and guests. Electronic and hard keys cannot be transferred between designated Tenant representatives. In the event, an electronic card swipe (proximity card) or hard key is lost, misplaced or stolen, the Tenant is responsible for immediately notifying Association designated personnel. Electronic card and hard key replacement costs will be the responsibility of the Tenant. For security purposes, neither card nor hard keys should be labeled with identifying marks or references that would indicate the physical location of use. For example, do not notate tenant name, tenant address, building name or building address on the electronic card or key.

General building hours are Monday through Friday 7 am to 6 pm. Stairwells are locked 24/7 and only accessible via proximity card. Elevators are locked Monday through Friday at 6 pm. Elevators are locked down Saturday and Sunday and accessible via proximity card.

Unless expressly permitted by The Association, no additional locks or similar devices shall be attached to any door or window and no access cards/keys/codes other than those provided by The Association shall be made for any door. Upon termination of a Lease or of the Tenant's possession, the Tenant shall surrender all access cards/keys/codes to The Association and shall explain to The Association all combination locks on safes, cabinets, and vaults.

Any, sign, lettering, picture, notice or advertisement installed on or in any part of the Premises and visible from the exterior of the Building, or visible from the exterior of the Premises, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as The Association may approve in writing. In the event of a violation of the foregoing by Tenant, The Association may remove the same without any liability and may charge the expense incurred by such removal to Tenant. Each tenant will have one line for their business name on the exterior building directory. First Interstate Bank has exclusive rights to attach their logo to the building. Each tenant will have one line for their business name on the 1st floor main building directory. There will also be a directory on each floor with a space allowing one line for a tenant's business name. Any additional floor signage on the tenant's floor would need prior written consent from the Association. No soliciting is allowed in the building.

No awning or other projection shall be attached to the outside walls of the Building. No curtains, blinds, shades or screens visible from the exterior of the Building or visible from the exterior of the Premises, shall be attached to or hung in, or used in connection with any window or door of the Premises without the prior written consent of The Association. Such curtains, blinds, shades, screens or other fixtures must be of a quality, type design and color, and attached in the manner approved by The Association. Mecco shade or equal will be the building standard for window coverings. Mecco shades or equal help to control glare and reduce heat gain for interior spaces.

Tenant, its servants, employees, customers, invitees and guests shall not obstruct sidewalks, entrances, passages, corridors, vestibules, halls, elevators and stairways in and about the Building which are used in common with other tenants and their servants, employees, customer, guests and invitees, and which are not a part of the premises of Tenant.

Tenant shall not place objects against glass partitions, doors or windows which would be unsightly from the Building corridors or from the exterior of the Building and will promptly remove any such objects upon notice from The Association.

Tenant shall not make noises, cause disturbances or vibrations or use or operate any electrical or electronic devices that emit sound or other waves or disturbances or create odors, any of which may be offensive to the other tenants and occupants of the Building, or that would interfere with the operation of any device, equipment, radio, television broadcasting or reception from or within the Building or elsewhere and shall not place or install any projects, antennas,

**RULES AND REGULATIONS
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aerials or similar devices inside or outside of the premises or on the Building without prior written consent of the Association. Reasonable allowances will be made. Wireless internet is acceptable.

Tenant shall not waste electricity, water or air-conditioning and shall cooperate fully with The Association to insure the most effective operation of the Building's heating and air-conditioning and shall refrain from attempting to adjust any controls other than room thermostats installed for Tenant's use. Tenant shall keep corridor doors closed.

Tenants are responsible for ensuring VAV boxes in their respective space/unit are under a monthly service contract. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Premises closed and secured after normal business hours, unless the result of a negligent act of The Association, its employees, contractors or agents.

Tenant shall not overload floors, and Tenant must have The Association's prior written consent as to size, maximum weight, routing and location of business machines, safes and heavy objects. Tenant shall not install and operate machinery, or any mechanical devices of a nature not directly related to Tenant's ordinary office use of the Premises without the written consent of The Association.

No person or contractor not employed by The Association shall be used to perform janitorial work, window washing, cleaning, maintenance, repair or similar work in building common areas.

In no event shall Tenant bring into the Building inflammables, such as gasoline, kerosene, naphtha and benzine, or explosives or any other article of intrinsically dangerous nature. If, by reason of the failure of Tenant to comply with the provisions of this subparagraph, any insurance premium for all or any part of the Building shall at any time be increased, The Association shall have the option either to terminate this lease agreement and/or to require Tenant to make immediate payment of the whole of the increased insurance premium.

Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and Building rules and shall not directly or indirectly make any use of the Premise which may be prohibited by any of the foregoing of which may be dangerous to persons or property or may increase the cost of insurance or require additional insurance coverage.

The Premises shall not be used for cooking, lodging, sleeping or for any illegal purpose.

Use of space heaters and electric fans are prohibited in the building.

Tenant and its servants, employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as the Association, or its agent or assignee may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such a manner as The Association may reasonably elect.

Visitor parking areas provided by The Association are for visitors only and shall not be used by the Tenant, its agents or employees.

The Association has a strict "No Smoking" policy. Tenants must abide by these regulations. Smoking is not permitted anywhere in the building (including the building core and shell and tenant spaces). Outside of the building, occupants and visitors must not smoke within 25 feet of any air intake, door, or operable window.

Recycling is provided in the basement of the building core. Bins are designated for cardboard. Tenants are encouraged to use these recycling facilities and to incorporate local recycling in their respective spaces.

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Tenants should consider isolating areas that can release hazardous gases or chemicals, into the air. Strategies to mitigate indoor air contamination include: Locating high-volume print/copy/fax equipment away from regularly occupied spaces and reducing convenience (small) copiers and printers where possible. Dedicated exhaust systems can also help remove contaminants before they degrade the indoor air quality.

The Association encourages use of natural cleaning solutions or “green cleaning” services. A list of prohibited hazardous ingredients is available from the Association.

Interior, on site bike storage is available in the basement of the building as well as exterior bike racks. The Association is not liable for any loss or damages related to any bike storage on or around the premises and recommends bikes be adequately secured by Tenant or its servants, employees, customers, invitees and guests to prevent theft, damage or loss. Access to/from bike storage area is to be done through the basement west side tunnel entrance.

The Association central mail room is located in the basement of the building. Each Tenant will be provided their own designated USPS mailbox. A USPS receptacle for incoming and outgoing mail and deliveries is provided and receptacles are located in the mail room. All mail pickup and deliveries will be made to the mail room. Each Tenant is responsible for their respective incoming and outgoing mail and deliveries. Mailbox keys will be assigned and keys distributed to Tenants by The Association. When a Tenant vacates, keys are to be returned to The Association and it will be The Associations’ responsibility to rekey the mailbox. The Association will make every effort to provide a Fed Ex and/or UPS drop box in the mail room for Tenants.

Tenants will be required to maintain property and casualty, umbrella, liability or other insurance as required, type and extent to be determined by the Association Board.

With the exception of individuals requiring the assistance of a service animal, no animals are allowed in the Building.

Market Overview



Community Overview



Missoula is western Montana's commercial and cultural hub, with a metro population of nearly 130,000. Centered along historic Higgins Avenue, downtown Missoula is a walkable, high-traffic district home to retail, dining, offices, and cultural landmarks. The city's central location at the convergence of five valleys makes it a natural gathering place for commerce, recreation, and community life.



The local economy is anchored by enduring institutions like the University of Montana and Providence St. Patrick Hospital, along with strong public-sector and transportation employers. Missoula's economic identity is increasingly shaped by its burgeoning tech ecosystem. The city has produced high-growth innovators like Submittable, which recently secured a spot on Inc. Magazine's list of America's fastest-growing private companies, as well as Pathlabs, both of which boast impressive multi-year growth.

Known for its quality of life, Missoula blends vibrant arts and culture with abundant outdoor recreation, from the Clark Fork River and Caras Park to nearby trails and ski areas. The Missoula Public Library, now the downtown flagship, was named Public Library of the Year in 2022 by the International Federation of Library Associations. This balance of opportunity, community, and lifestyle makes Missoula one of the most desirable markets in the Northern Rockies for investment and development.

Market Overview



City of Missoula Population(2023) ~ 77,757



Median Home Price (2025) ~ \$550,000



Median Household Income (2023) : \$72,882



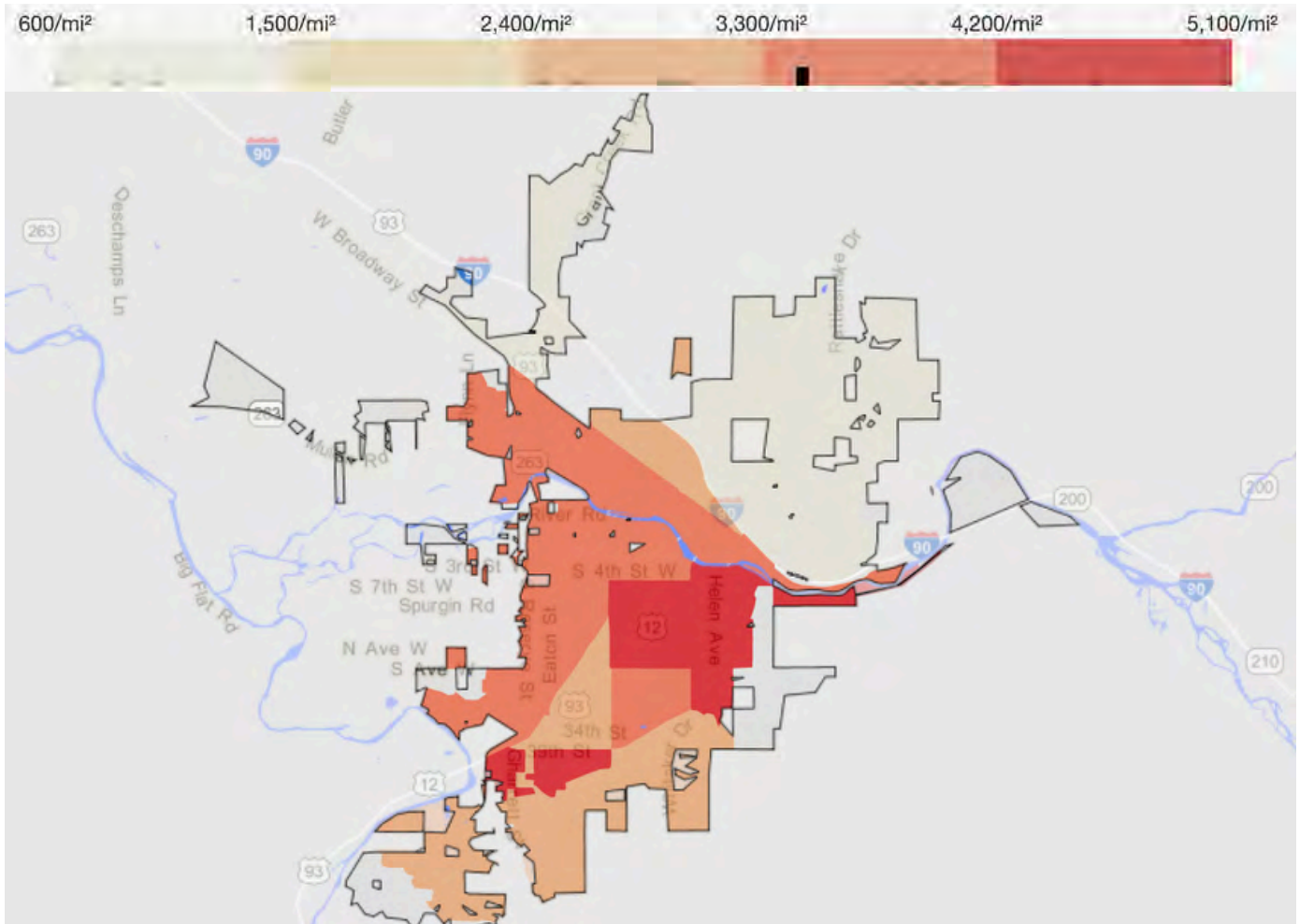
Largest Public Employer: University of Montana



Number of Businesses: 5,865

Source: Five Valley's Housing Report
<https://www.missoularealestate.com/sales-data/>

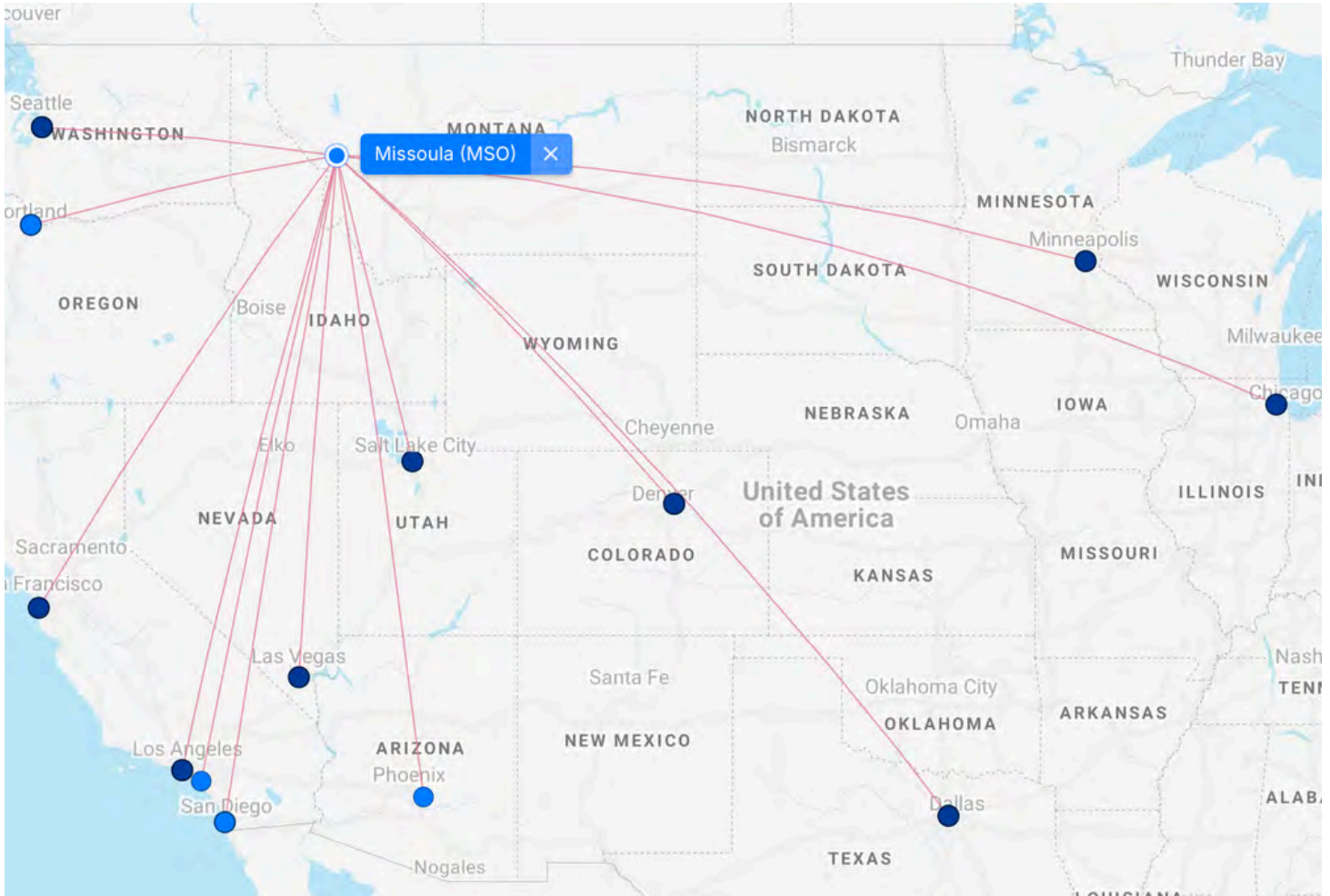
Population Density



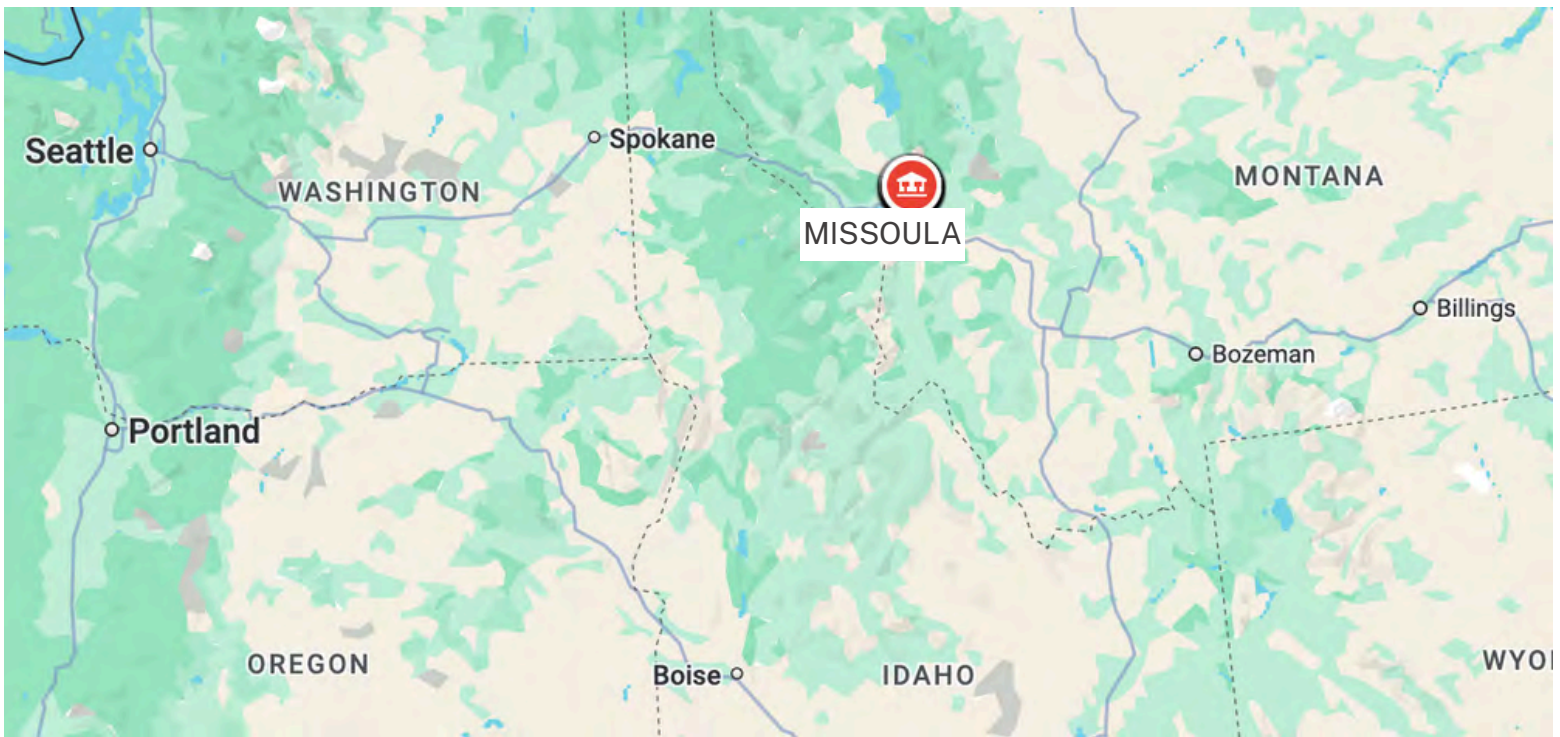
Source: Statistical Atlas

<https://www.missoularcalestate.com/sales-data/>

Missoula Airport Direct Flights



Nearby Cities



Top Private Employers



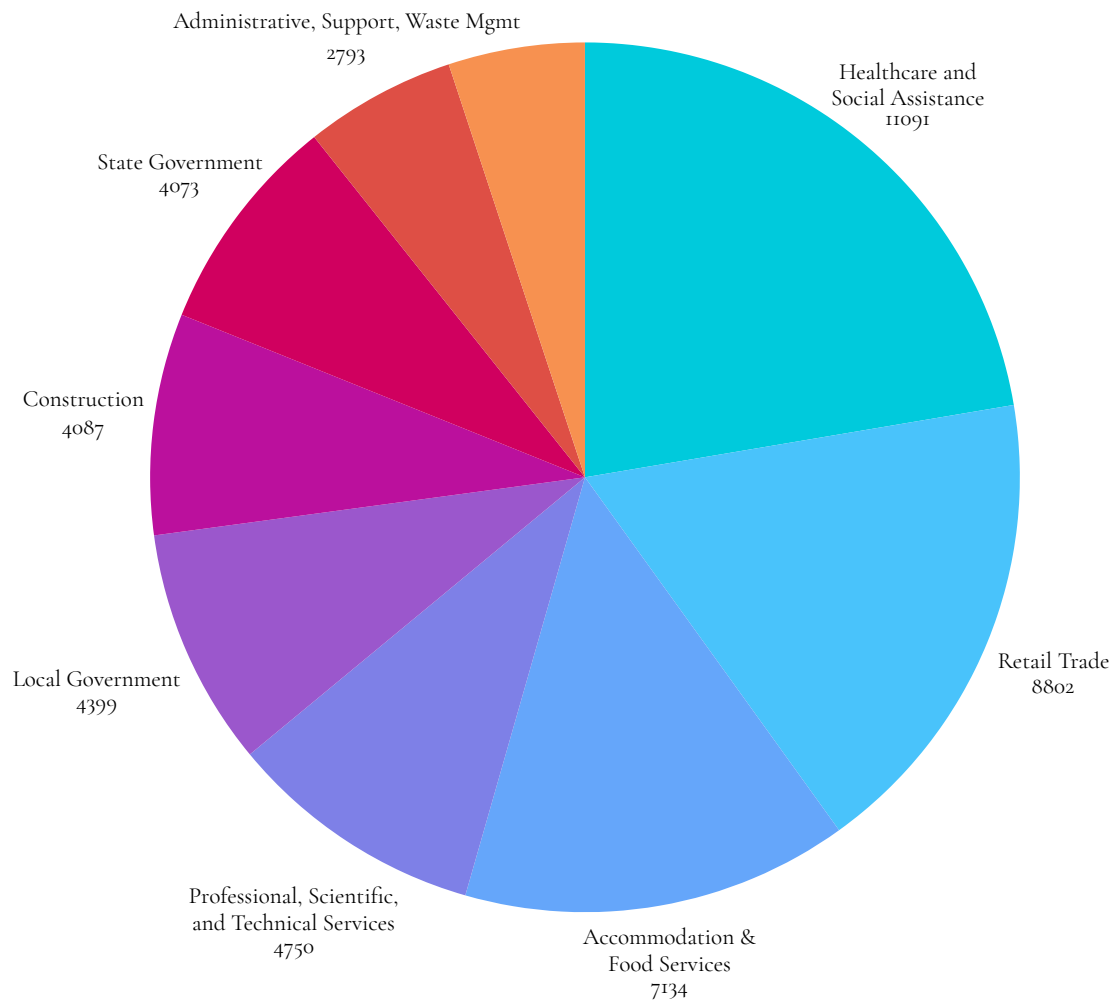
St. Patrick Hospital	1,000 + employees
Community Hospital	500-999 employees
Walmart	500-999 employees
Albertsons	250-499 employees
Allegiance Benefit Plan Mgmt	250-499 employees
Costco	250-499 employees
Good Food Store	250-499 employees
Missoula Bone & Joint LLC	250-499 employees
Montana Health Solutions	250-499 employees
Opportunity Resources Inc.	250-499 employees
Town Pump Inc.	250-499 employees

Largest Employment Industries



Industry:	Number of Payroll Jobs:
Health Care and Social Assistance	11,091
Retail Trade	8,802
Accommodation & Food Services	7,134
Professional, Scientific, and Technical Services	4,750
Local Government	4,399
Construction	4,087
State Government	4,073
Administrative, Support, Waste Mgmt	2,793
Manufacturing	2,519

Largest Employment Industries



Source: Montana Department of Labor and Industry
(<https://dli.mt.gov/resources/labor-market-information>)