

Perfect Location for Your Office or Business!

New mixed-use development just 2 blocks off Reserve Street



Great design, low cost, and easy access



Hellgate Meadows Offers You:

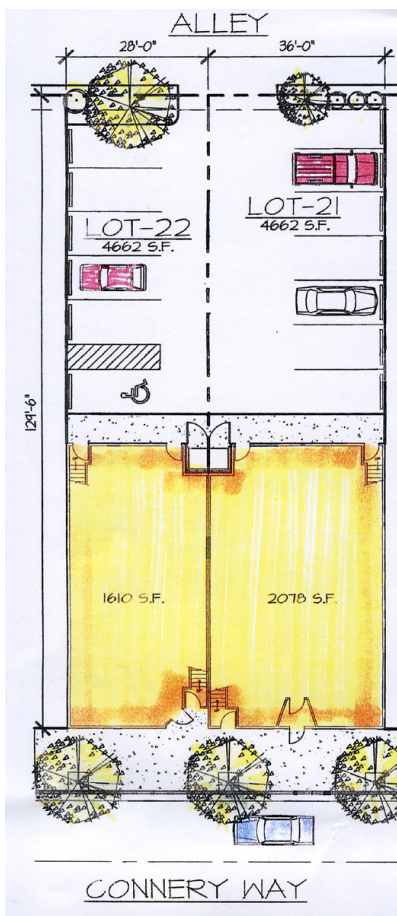
- Many customers within walking distance
- A location just two blocks from Reserve Street—you have access to its 24,000 vehicles per day, but without noise and congestion
- A planned village with a “main street” atmosphere
- Architectural and landscaping standards that preserve a consistent quality and appearance for the development
- Turnkey solution team (architects, engineers, builders) for hands-off project management—you can be start to finish in just 9 months.
- Remarkably low building costs due to Hellgate Special District zoning ordinance, enabling higher density development for services.

The Village Philosophy

It brings businesses and customers together—located at the edge of a planned neighborhood of row houses, multi-family units and larger detached homes. Within easy walking distance of most residents, the Village Core is focused around a neighborhood green, with church and community meeting buildings alongside commercial office and retail buildings.



Architectural Standards ensure visual appeal and consistent quality, and reduce architectural costs. Sufficient variations avoid the cookie-cutter look of many developments. The Standards utilize historical styles and periods that correctly reflect the architectural vernacular of Missoula, combining the Victorian period, the Arts and Crafts period, and the Colonial Revival period.



Lot layouts bring the buildings to the street, bringing an intimacy and “downtown” feel to the business core. Parking is provided in the rear, with alley access.

Landscape Standards require that public and private landscapes are aesthetically attractive, contextually appropriate, and reflect quality materials and workmanship. While designs and materials can vary according to taste and budget, the resulting landscape will coordinate with and enhance the buildings.

Demographics

Hellgate Meadows makes good business sense, since Missoula's growth path is focused to the northwest. This chart shows that between 25% and 50% of all businesses and employees are in the northwest quadrant of town.

	Missoula	NW Missoula	% in NW Missoula
Total businesses	4,435	991	22%
Total employees	38,927	12,636	32%
White collar occupations	23,542	6,547	28%
Blue collar occupations	15,309	6,079	40%
Businesses by type			
Mining	2	2	100%
Wholesale	193	110	57%
Transportation	151	73	48%
Manufacturing	116	56	48%
Construction	194	90	46%
Agriculture	67	19	28%
Government	146	38	26%
Retail	843	210	25%
Unclassified	42	10	24%
Services	2,167	330	15%
Finance/Insurance/Real Estate	514	53	10%

Located conveniently close to (but not on) the Reserve Street Retail Core



Local Businesses That Have Chosen Hellgate Meadows

JCCS

“Our employees and clients really like our facility and the surrounding neighborhood. There is a quieter neighborhood feel with a wonderful park in the middle yet we are very close to an ever expanding business and residential area.”-*Jim Galipeau*

Four Paws Veterinary Clinic

”The clinic has been successful beyond all expectations. After only 2 years, I am considering hiring a second veterinarian. The hundreds of houses that have been built behind the clinic offer great support to the Hellgate Meadows community and we average about 3 new clients per day. The neighborhood is clean, orderly, and quiet. We have all the advantages of being close to Reserve Street without the noise and traffic associated with it.”

-*Patti Prato*

Maurer Construction

“After six months of research, we decided Hellgate Meadows was the best choice for our business. The developed land costs were unbeatable, in addition to its central location and pleasant atmosphere. The benefits of owning the building were more than fiscal– we could customize the entire facility.”

-*Dave and Janice Maurer*

Why Not Make Your Business Next?

Price and availability (as of January 2007)

Lots available

Lots 9-12, 26-29, 34-36

Price

\$16/sf

Shared costs

Parking lot, common area maintenance, and association fees

Example project (for illustrative purposes only)

6,000 sf building on two lots (7,958 sf)

Land	\$128,000
Site improvements	38,000
Soft Costs (architect, engineering, title etc)	70,000
Construction costs	<u>750,000</u>
Total	\$986,000

(\$164/sf all in!)

For more information, or to schedule a visit, contact

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