

1001 SOUTH HIGGINS

SUITES B3 AND B4
MISSOULA, MT 59801

+/- 1,200 USABLE SF
1,396 LEASABLE SF
\$13.00 PSF
NN: \$6.29



DETAILED INFORMATION PACKET

JULIE GARDNER AND
PETER LAMBROS
406-532-9233
JULIEGARDNERPROPERTIES.COM



MEET OUR TEAM



INTRODUCTION

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 Crandall, Realtor®, works tirelessly to see that every detail of each transaction is handled in a timely and professional manner.

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PROPERTY INFORMATION

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PROPERTY INFORMATION

Professional office space located just outside of downtown on South Higgins. Suites B3 and B4 are located in the basement of the Lambros Center with plenty of windows to provide ample daylight. Suite B4 includes a reception area, one private office, and a large conference room while B3 is currently being used as a break room storage.

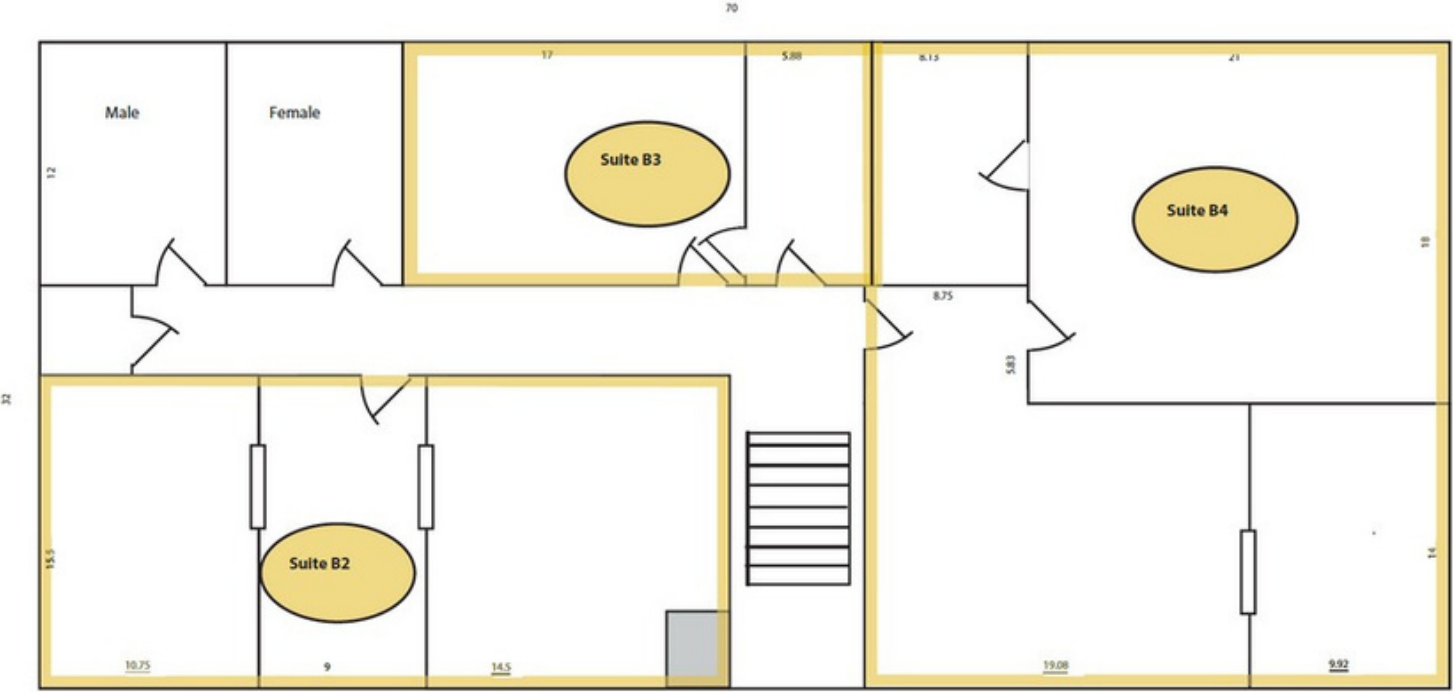


PROPERTY PHOTOS



FLOORPLAN

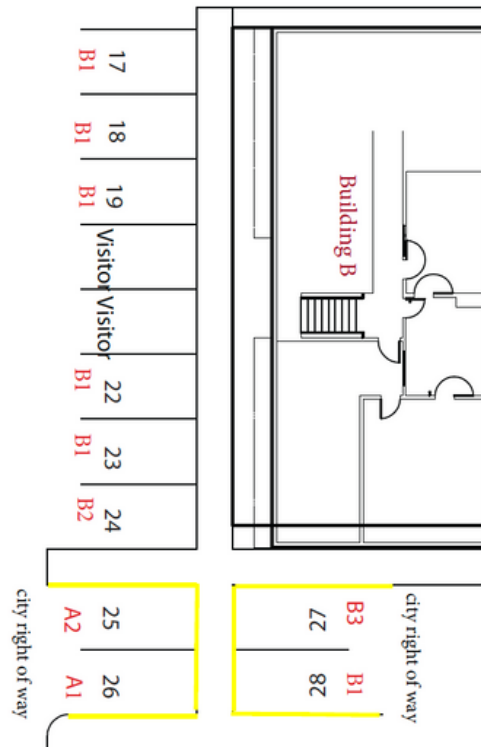
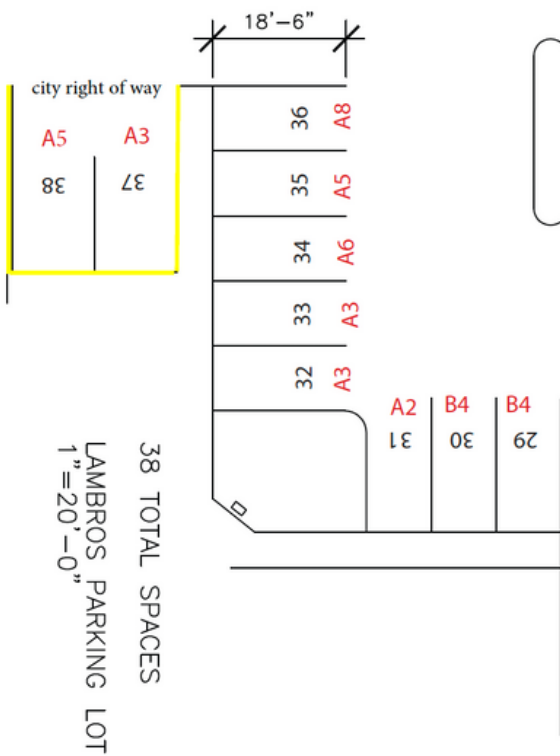
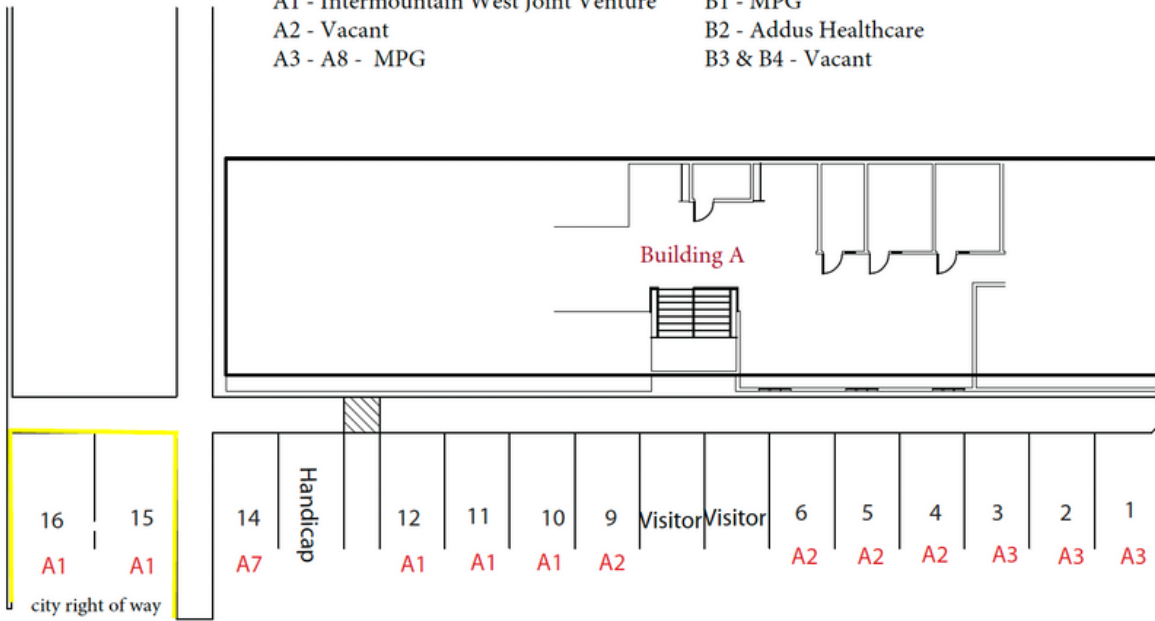
Lambros Center Building "B" Lower Level



PARKING

A1 - Intermountain West Joint Venture
A2 - Vacant
A3 - A8 - MPG

B1 - MPG
B2 - Addus Healthcare
B3 & B4 - Vacant



BUILDING ECONOMICS

**Lambros Center
1001 S. Higgins
Missoula, MT 59801
2025 NNs**

Utilties	\$	2.12	PSF
Insurance	\$	1.58	PSF
Taxes	\$	2.59	PSF
Total:	\$	6.29	PSF

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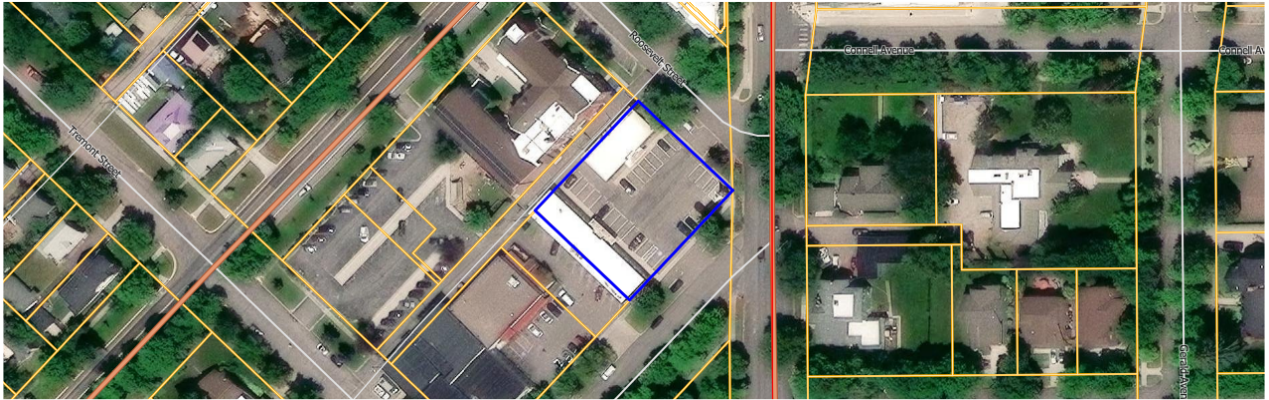
CAMA

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Tax Year: 2025

Scale: 1:1672.98 Basemap: Imagery Hybrid



Summary

Primary Information

Property Category: RP	Subcategory: Commercial Property
Geocode: 04-2200-28-1-32-03-0000	Assessment Code: 0001197600
Primary Owner: LAMBROS RENTALS LLC 3011 AMERICAN WAY MISSOULA, MT 59808-1921 Note: See Owners section for all owners	Property Address: 1001 S HIGGINS AVE MISSOULA, MT 59801
Certificate of Survey:	Legal Description: SOUTH MISSOULA, S28, T13 N, R19 W, BLOCK 7, Lot 20 - 24
Last Modified: 1/18/2025 11:21:9 AM	

General Property Information

Neighborhood: 204.810	Property Type: Improved Property
Living Units: 0	Levy District: 04-0583-1-1
Zoning:	Ownership: 100
LinkedProperty: No linked properties exist for this property	
Exemptions: No exemptions exist for this property	
Condo Ownership:	Limited: 0
General: 0	

Property Factors

Topography: n/a	Fronting: n/a
Utilities: n/a	Parking Type: n/a
Access: n/a	Parking Quantity: n/a
Location: n/a	Parking Proximity: n/a

Cadastral Property Report

Tax Year: 2025

Land Summary

Land Type:	Acres:	Value:
Grazing	0	0
Fallow	0	0
Irrigated	0	0
Continuous Crop		
Wild Hay	0	0
Farmsite	0	0
ROW	0	0
NonQual Land	0	0
Total Ag Land	0	0
Total Forest Land	0	0
Total Market Land	0.448	0

Deed Information

Deed Date	Book	Page	Recorded Date	Document Number	Document Type
3/8/2006	0770	00238	N/A		
3/8/2006	0770	00239	N/A		

Owners

Party #1

Default Information:	LAMBROS RENTALS LLC 3011 AMERICAN WAY MISSOULA, MT 59808-1921
Ownership %:	100
Primary Owner:	Yes
Interest Type:	Conversion
Last Modified:	11/7/2007 22:14:36 PM

Appraisals

Appraisal History

Tax Year	Land Value	Building Value	Total Value	Method
2024	614775	1048325	1663100	INCOME
2023	614775	1386225	2001000	INCOME
2022	401325	1410175	1811500	INCOME

Market Land

Tax Year: 2025

Market Land Item #1

Method: Sqft	Type: Primary Site
Width: n/a	Depth: n/a
Square Feet: 19500	Acres: n/a
Class Code: 2207	Value: n/a

Dwellings

No dwellings exist for this parcel

Other Buildings

Outbuilding/Yard Improvement #1

Type: Commercial	Description: CPA1 - Paving, asphalt
Quantity: 1	Year Built: 1968
Grade: A	Condition: Com 3 Normal
Functional: 3-Normal	Class Code: 3507

Dimensions

Width/Diameter: n/a	Length: n/a
Size/Area: 10000	Height: n/a
Bushels: n/a	Circumference: n/a

Commercial

Commercial Summary

Buildings Summary

Building Number	Building Name	Structure Type	Units	Year Built
1	Lambros Center	353 - Office Building, Low Rise (1 to 4 stories)	1	1968
2	Lambros Center	353 - Office Building, Low Rise (1 to 4 stories)	1	1968

Tax Year: 2025

Existing Building #1

General Building Information

Building Number: 1	Building Name: Lambros Center
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1968	Year Remodeled: 2006
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: 01 Use Type: 053 - Office	Level To: 01
Dimensions Area: 4136 Use SK Area: 1	Perimeter: 328 Wall Height: 9

Features Exterior Wall Desc: 01 - Brick or Stone Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Interior/Exterior Data #2

Level From: B1 Use Type: 053 - Office	Level To: B1
Dimensions Area: 3900 Use SK Area: 1	Perimeter: 320 Wall Height: 9

Features Exterior Wall Desc: 00 - None Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal	Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal
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Other Features	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value
Description							

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Cadastral Property Report

Tax Year: 2025

Existing Building #2

General Building Information

Building Number: 2	Building Name: Lambros Center
Structure Type: 353 - Office Building, Low Rise (1 to 4 stories)	Units/Building: 1
Identical Units: 1	Grade: A
Year Built: 1968	Year Remodeled: 2006
Class Code: 3507	Effective Year: n/a
Percent Complete: n/a	

Interior/Exterior Data #1

Level From: B1 Use Type: 053 - Office				Level To: B1			
Dimensions Area: 2240 Use SK Area: 1				Perimeter: 204 Wall Height: 9			
Features Exterior Wall Desc: 00 - None Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal			
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Interior/Exterior Data #2

Level From: 01 Use Type: 053 - Office				Level To: 01			
Dimensions Area: 2356 Use SK Area: 1				Perimeter: 212 Wall Height: 9			
Features Exterior Wall Desc: 01 - Brick or Stone Economic Life: n/a Partitions: 2-Normal AC Type: 2-Unit Physical Condition: 3-Normal				Construction: 1-Wood Frame/Joist/Beam % Interior Finished: 100 Heat Type: 1-Hot Air Plumbing: 2-Normal Functional Utility: 3-Normal			
Other Features							
Description	Qty	Width	Length	Height	Area	Calculated Value	Unadjusted Value

Elevators and Escalators

Description	Units	Rise-ft	Stops	Speed	Capacity	Cost
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Ag/Forest Land

No ag/forest land exists for this parcel

Easements



Cadastral Property Report

Tax Year: 2025

No easements exist for this parcel

Disclaimer

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TAXES

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Missoula county

Shopping Cart: 0 items [\$0.00]


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Parcel Number: 1197600

Status: Current

Receipt: 7506

2024 Owner(s):
LAMBROS RENTALS LLC

Mailing Address:

3011 AMERICAN WAY
MISSOULA, MT 598081921

Levy District:

1.1, DISTRICT 1.1


[Tax Comparison](#)

2024 Value:

Market: \$1,663,100
Taxable: \$31,432


[Detail](#)

2024 Taxes:


[View Pie Charts](#)

First Half:	\$14,802.39	Due: 12/2/2024
Second Half:	\$14,754.46	Due: 6/2/2025
Total:	\$29,556.85	


[Show Current Tax Bill](#)

[Detail](#)

2024 Payments:

First Half:	\$14,802.39
Second Half:	\$0.00
Total:	\$14,802.39

(May include penalty & interest)

2024 Legal Records:

Geo Code: 04-2200-28-1-32-03-0000 **Deed Book:** 0770 **Page:** 00238 **Date:** 2006-03-08

Property address: 1001 S HIGGINS AVE, MISSOULA MT 59801

Subdivision: (SMS) SOUTH MISSOULA **Lot:** 20 **Block:** 7

TRS: T13 N, R19 W, Sec. 28

Legal: SOUTH MISSOULA, S28, T13 N, R19 W,
BLOCK 7, Lot 20 - 24

Acres: 0.45

Note: The accuracy of this data is not guaranteed. Property Tax data was last updated 02/20/2025 11:00 AM.

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.



Missoula county

Shopping Cart: 0 items [\$0.00]



New Search



Detail



View Pie Charts



Help

Tax Year: 2024 **Parcel Number:** 1197600

Status: Current

Type: RE

Owner: LAMBROS RENTALS LLC

2024 Tax Breakdown:

Stat#	Kind	Description	1st Half	2nd Half
7506	City	CITY OF MSLA GEN FUND	\$3,807.05	\$3,807.04
7506	City	CPRK CITY PARK DIST.	\$737.50	\$737.50
7506	City	CRD CITY ROAD DIST.	\$750.50	\$750.50
7506	County	FT MSLA PARKS OPEN SPACE	\$142.20	\$142.20
7506	County	ROSP COUNTY OPEN SPACE	\$20.42	\$20.42
7506	County	CO. WEED CONTROL	\$31.43	\$31.43
7506	County	CO. AGING SERVICES	\$78.58	\$78.58
7506	County	COUNTY PUBLIC WORKS BRIDGES	\$42.12	\$42.12
7506	County	CAPITAL IMPROVEMENTS	\$65.54	\$65.54
7506	County	COUNTY SEARCH & RESCUE	\$3.46	\$3.46
7506	County	CO. SUBSTANCE ABUSE PREVENT	\$16.19	\$16.19
7506	County	COUNTY TECH FUND	\$66.95	\$66.95
7506	County	COMMUNITY & PLANNING SVC	\$61.76	\$61.76
7506	County	COMMUNITY ASSISTANCE FUND	\$36.62	\$36.62
7506	County	COUNTY COMMUNITY DAYCARE	\$2.99	\$2.99
7506	County	DETENTION CENTER	\$454.19	\$454.19
7506	County	DISTRICT COURT	\$29.70	\$29.70
7506	County	ELECTIONS CENTER	\$23.89	\$23.89
7506	County	COUNTY EXTENSION SERVICE	\$22.95	\$22.95
7506	County	COUNTY FAIR	\$29.70	\$29.70
7506	County	COUNTY GENERAL FUND	\$698.89	\$698.89
7506	County	GRANTS AND COMMUNITY SERVICES	\$33.79	\$33.79
7506	County	JUDGEMENT LEVY 2019	\$11.47	\$11.47
7506	County	JUDGEMENT LEVY 2022	\$34.89	\$34.89
7506	County	COUNTY LIBRARY	\$140.34	\$140.34
7506	County	LIBRARY GO BONDS	\$90.21	\$90.21
7506	County	LTGO 2017 BONDS	\$9.27	\$9.27
7506	County	COUNTY MENTAL HEALTH TREAT.	\$4.87	\$4.87

7506	County	COUNTY HISTORICAL MUSEUM	\$31.43	\$31.43
7506	County	COUNTY PARKS & REC	\$50.13	\$50.13
7506	County	CO.PERMISSIVE MEDICAL LEVY	\$174.92	\$174.92
7506	County	CO PERMISSIVE SRS RETIREMENT	\$80.31	\$80.31
7506	County	COUNTY/CITY PLANNING	\$30.17	\$30.17
7506	County	COUNTY PROP & LIAB. INS.	\$54.38	\$54.38
7506	County	COUNTY PUBLIC SAFETY FUND	\$350.31	\$350.31
7506	County	RELATIONSHIP VIOLENCE SERVICES	\$32.06	\$32.06
7506	Local School	RETIREMENT-ELEMENTARY	\$231.03	\$231.03
7506	Local School	RETIREMENT-HIGH SCHOOL	\$114.73	\$114.73
7506	Local School	101 MSLA ELEM GEN	\$1,134.38	\$1,134.38
7506	Local School	110 MSLA ELEM TRANS	\$514.86	\$514.86
7506	Local School	113 MSLA ELEM TUITION	\$159.67	\$159.67
7506	Local School	117 MSLA ELEM ADULT ED	\$14.62	\$14.62
7506	Local School	128 MSLA ELEM TECH	\$74.18	\$74.18
7506	Local School	129 MSLA ELEM FLEX FD	\$31.59	\$31.59
7506	Local School	150 MSLA ELEM DEBT	\$476.82	\$476.82
7506	Local School	161 MSLA ELEM BUILD RES	\$220.34	\$220.34
7506	Local School	201 MCHS GEN FUND	\$542.99	\$542.99
7506	Local School	210 MCHS TRANSPORTATION	\$107.81	\$107.81
7506	Local School	213 MCHS TUITION	\$50.61	\$50.61
7506	Local School	217 MCHS ADULT ED	\$30.02	\$30.02
7506	Local School	228 MCHS TECHNOLOGY	\$35.52	\$35.52
7506	Local School	250 MCHS DEBT SERVICE	\$204.46	\$204.46
7506	Local School	261 MCHS BUILDING RESERVE	\$46.52	\$46.52
7506	Local School	TRANSPORTATION-HS/ELEMENTARY	\$35.20	\$35.20
7506	Special Districts	WQD WATER QUAL DIST.	\$47.92	\$0.00
7506	Special Districts	MSLA URBAN TRANS DIST	\$867.05	\$867.05
7506	State School	STATE HS EQUALIZATION	\$345.75	\$345.75
7506	State School	STATE ELEM EQUALIZATION	\$518.63	\$518.63
7506	State School	STATE UNIVERSITY MILLAGE	\$94.30	\$94.30
7506	State School	STATE VO-TECH MILLAGE	\$23.57	\$23.57
7506	State School	STATE SCHOOL FOUNDATION EQUAL.	\$628.64	\$628.64

1st Half Total: \$14,802.39

2nd Half Total: \$14,754.46

Total Tax: \$29,556.85**Note:** The accuracy of this data is not guaranteed. Property Tax data was last updated 02/20/2025 11:00 AM.

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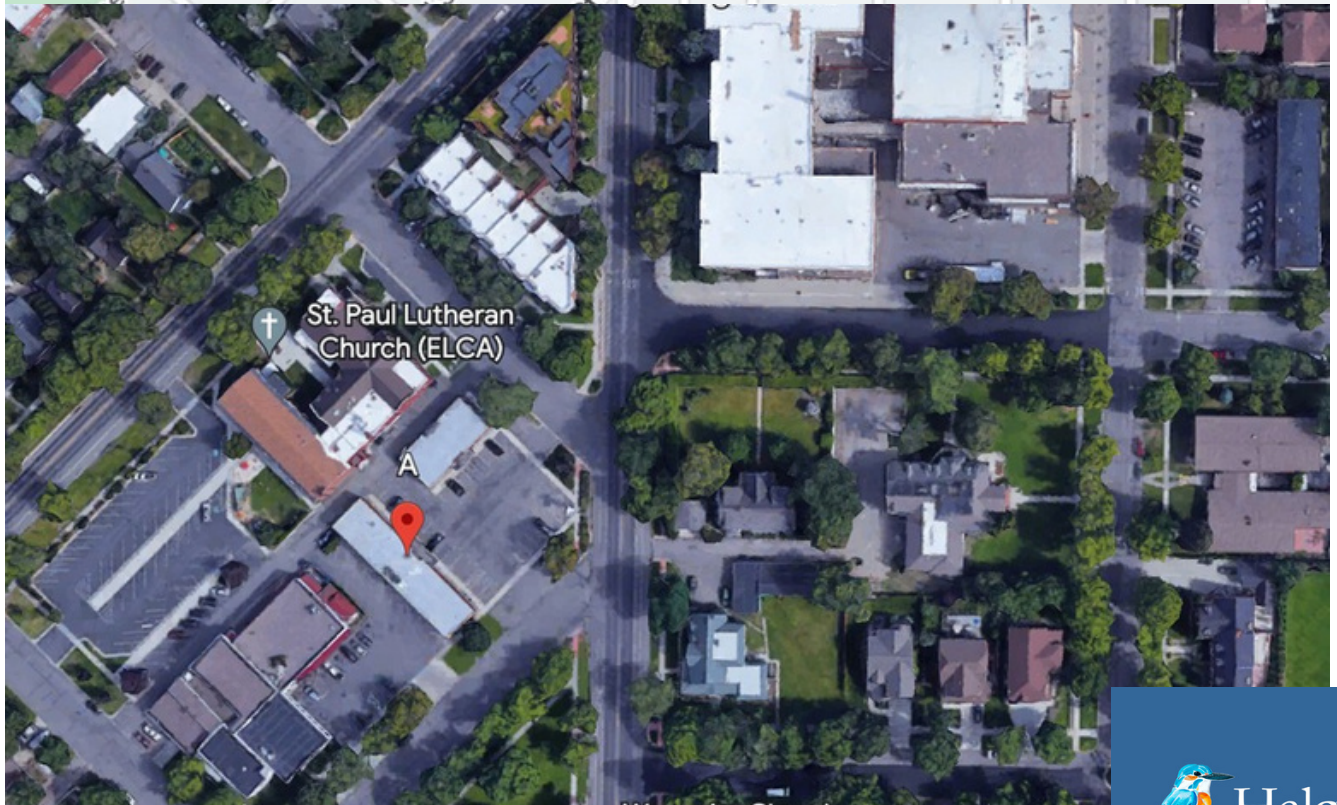
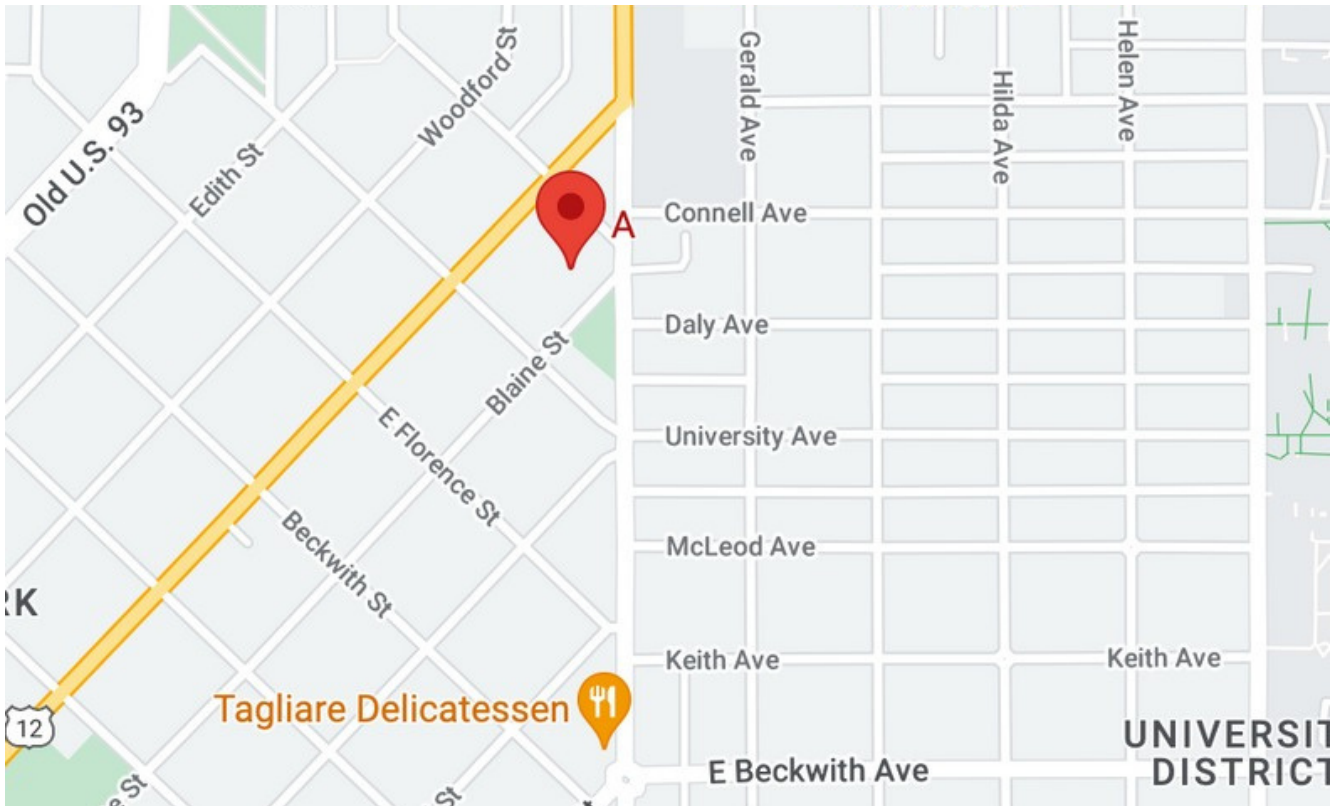
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ZONING

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