



WAREHOUSE FLATS



INDUSTRIAL, LOFT-STYLE STUDIO CONDOS
MISSOULA | MONTANA



IN PAYING HOMAGE TO ITS INDUSTRIAL LEGACY, OLD SAWMILL DISTRICT INTRODUCES WAREHOUSE FLATS.

Located on the north side of Wyoming Street at the west end of the Old Sawmill District development, Warehouse Flats will be two 3-story buildings, built side-by-side, consisting of 19 loft-style studio condo units each. Each unit will be approximately 770 square feet with large industrial-looking windows. Both buildings have an elevator for your convenience.

ALL UNITS INCLUDE

Air Conditioning | Range | Refrigerator
Dishwasher | Microwave
Stackable Washer and Dryer

STYLE

Designed to reflect a warehouse urban feel, featuring a metal and wood exterior, clean lines, 10-foot high ceilings, and large industrial-looking windows. Third-floor condos will have open trusses to give them a true warehouse look.

PARKING

Ground-level podium parking garage with one dedicated parking space per unit (*includes bike parking and storage*). 15 condos will have enclosed parking and four condos will have covered parking in each building.

COVENANTS

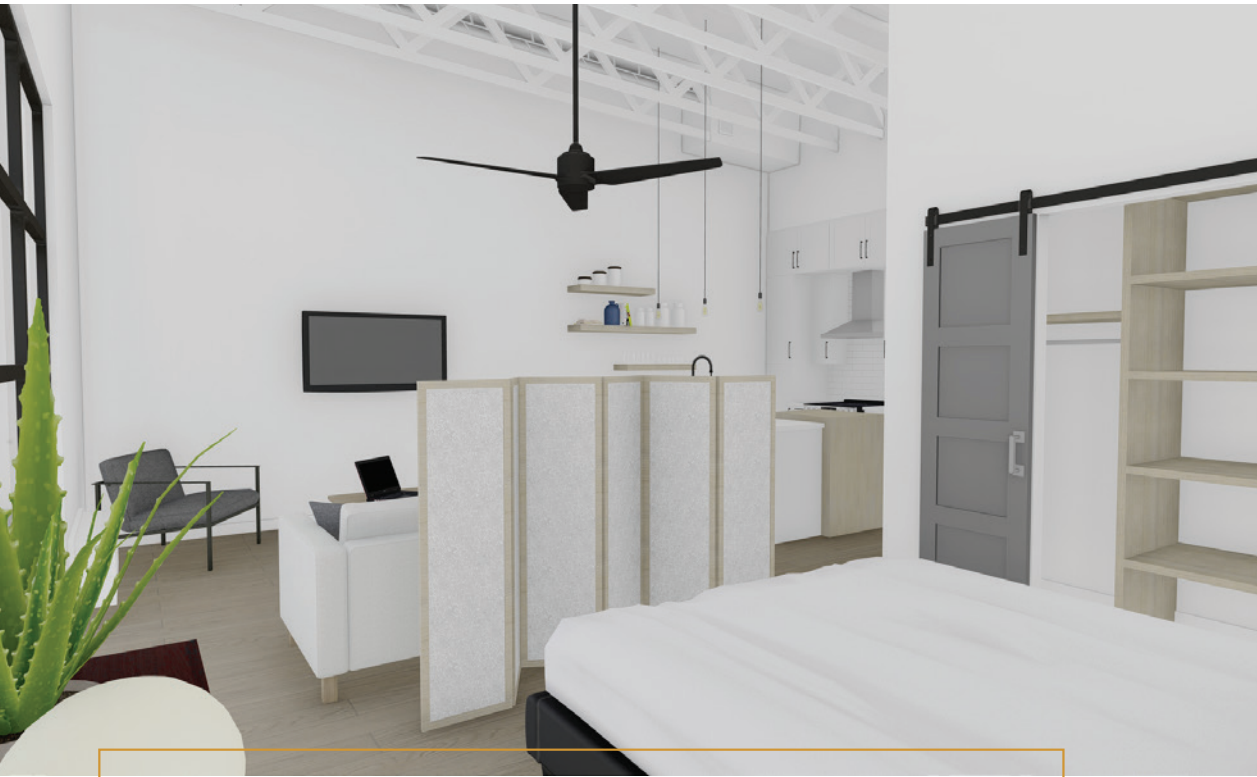
Pets are allowed, with limitations for safety and enjoyment. A limited number of owners may rent their units for a minimum of 3-month leases, but short-term nightly rentals are not allowed.

CONDO UNITS

Units will be sold at a base level of finish with the option to upgrade and/or add finish styles, such as adding brick to an accent wall, upgrading cabinets, countertops, or adding a wall to enclose bedroom and/or den.



L to R: Lower-floor, base level finish | Upgraded floor plan | Third-floor upgraded finishes | Upgraded bathroom



Third-floor, upgraded finish showing extended cabinets and enclosed den and closet. All third-floor condos have open trusses.



UPGRADE OPTIONS

- 1 Upper cabinets extend to ceiling and include a spice cabinet along each side of hood
- 2 Laminate countertops to 2 cm quartz
- 3 Construct enclosed den and closet
(Option for enclosing bedroom)
- 4 Add interior brick accent wall at the entry area and bathroom
- 5 Shower to fiberglass shower pan and tile walls with glass shower door



LOCATION, LOCATION, AMENITIES.

Warehouse Flats' coveted location encourages walkability, trail connectivity, and riverside activities. The convenient, nearby bus stop allows for easy commuting.

Old Sawmill District in Missoula, Montana, is a remediated former sawmill industrial area and has been revitalized as a new **Live | Work | Play** lifestyle district, bordered by trails, the Clark Fork River, and 30 acres of park. It is home to Dog & Bicycle Bakery/Café, Tagliare Deli, and Boxcar Bistro, along with Brio Fitness, C3 Coworking Lounge, and several other businesses. With close proximity to downtown and essential services, Old Sawmill District is a new and diverse addition to Missoula's core landscape.



Images are for illustration purposes only and may be subject to change.



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