



FOR SALE

**FULL FLOOR OF REMODELED MEDICAL OFFICE SUITES
5-YEAR LEASE TO UNIVERSITY OF MISSOURI**

500 N. Keene Street, Columbia, MO 65201



LANCELOT
Commercial Industrial Brokerage

INVESTMENT HIGHLIGHTS

MEDICAL OFFICE SUITES IN CLASS A BUILDING LEASED TO UNIVERSITY OF MISSOURI

- 4 Medical Office Suites Leased to the University of Missouri Hospital Health Systems
- Available Suites Comprise +/-12,600 SF on the 3rd Floor of a Class A +/-80,000 SF Office Building, Situated on a 4.37 Acres Lot
- Tenant Recently Signed a 5-Year Lease Extension on Three of the Four Suites, With the Fourth Suite Signed to a 3-Year Extension
- Tenant Pays All Operating Fees + Building Expenses, Including Property Taxes, Building Insurance, Utilities, and Interior Maintenance
- University of Missouri Occupies Several Full Floors, Including the Entire Third Floor, Which the University Completely Remodeled at Their Expense

Offered at: \$4,250,000
Cap Rate: 8.5%



LANCE LEVIN, PRESIDENT

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PROPERTY DETAILS

Address	500 N. Keene Street, Columbia, MO 65201
Tenant	U of Missouri Hospital Systems
Property Type	Medical Suites in Class A Office Building
Building Size	+/-80,000 SF
Lot Size	4.37 Acres
Parking	294 Spaces in Onsite Lot
NOI	\$363,694.56
Lease Type	NNN
Lease Expiration	8/31/2029 8/31/2027 (Unit 303)



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LEASING DETAILS

Tenant Recently Signed 5-Year Lease Extension on Units
306/307/308 (Expires 8/31/2029) + 3-Year Lease Extension on
Unit 303 (Expires 8/31/2027).

- 24/25 - \$30,307.88/month - \$363,694.56/year
- 25/26 - \$30,914.04/month - \$370,968.48/year
- 26/27 - \$31,532.32/month - \$378,387.84/year
- 27/28 - \$32,162.97/month - \$385,955.64/year
- 28/29 - \$32,806.23/month - \$393,674.76/year

MEDICAL OFFICE SUITES

Unit 303	Urology
Unit 306	Missouri Center for Female Continence
Unit 307	Children's Blood Disorders & Cancer
Unit 308	Advanced Pelvic Surgery



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MEDICAL OFFICE SUITES



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LOCATION HIGHLIGHTS

- Columbia is the fourth largest city in Missouri with over 120,000 residents.
- Boone, Columbia's parent county is home to roughly 175,000 people.
- Columbia is recognized for its educational facilities, health care, technology, economic growth, cultural opportunities, and cost of living
- Money Magazine's ranked Columbia as the second best in its annual Top 100 list.
- Situated on Interstate 70, Columbia is nearly equidistant from the cities of St. Louis and Kansas City – St. Louis is 70 miles to the east and Kansas City is 100 miles to the west.
- Columbia is the home to the flagship campus of the University of Missouri, as well as the campuses of Columbia College and Stephens College.
- Over 50% of Columbia residents holds a bachelor's degree and over a quarter have a master's degree, placing Columbia among the 20 most highly educated municipalities.
- Low cost of living and high quality of life have contributed to Columbia's nearly double-digit population growth.
- New notable area employers include Smith & Wesson and Aurora Farms.



POPULATION DEMOGRAPHICS

1-Mile Radius	5,053
3-Mile Radius	59,704
5-Mile Radius	110,549



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