



4471 41st Ave
Columbus, NE 68601

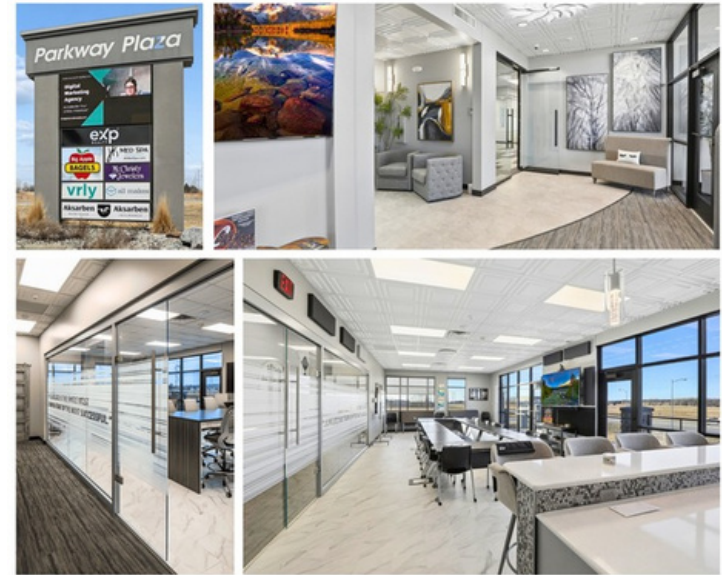


PROPERTY HIGHLIGHTS

- Prime location near high school & hospital
- Strong daily traffic with excellent visibility
- Ample on-site parking
- Newer, modern construction
- Flexible B2 zoning
- Detached signage opportunities
- Easy access from main traffic routes
- Limited availability in a high-demand area
- Ideal for medical/health services, professional office space, retail & service-based businesses.

OFFERING SUMMARY

Total Available Space	3400-6875 SF
Base Rent	\$25/SF
NNN/CAM	Approx. \$4/SF
	<ul style="list-style-type: none">• Full time maintenance + tenant portal• Full-building Ethernet infrastructure• 24/7 security + monitored access• Digital signage• USPS/FedEx/UPS package handling• Shared copier/printer access• Lobby beverage service• Access to marketing suite (discounted services)• Phone & Internet• Monthly & annual financial reporting• Catering options available on-site
Utilities	Separately metered



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