

OFFERING MEMORANDUM

MEDICAL OFFICE CONDOMINIUMS

500 N. KEENE ST.
COLUMBIA, MO 65203



PROPERTY OVERVIEW



500 KEENE BUILDING DETAILS:

4-STORY MEDICAL OFFICE BUILDING CONSISTING OF 18 CONDOMINIUMS, SITUATED IN THE HEART OF THE MEDICAL DISTRICT IN COLUMBIA, MISSOURI. 500 KEENE OFFERS IMMEDIATE ACCESS TO THE ADJACENT UNIVERSITY OF MISSOURI WOMEN'S HOSPITAL. THE UNIVERSITY LEASES 35% OF THE TENANTABLE SPACE, THE UNIVERSITY OWNS 40% OF THE TENANTABLE SPACE, AND 25% OF THE TENANTABLE SPACE IS OWNED BY PRIVATE PRACTITIONERS (23% OPHTHALMOLOGY AND OPTOMETRY AND 2% MEDICAL ONCOLOGY)

FOR MORE INFORMATION PLEASE CONTACT:

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INVESTMENT OVERVIEW



INVESTMENT HIGHLIGHTS:

- ◇ 5 CONDOMINIUMS ON THE SECOND FLOOR AVAILABLE FOR SALE OR FOR LEASE, TOTALING 9,086 S.F. (15% OF TENANTABLE SPACE) TOTAL PACKAGE: \$1,792,885
- ◇ ALL SUITES (EXCEPT 205) CURRENTLY AVAILABLE FOR LEASE TO MEDICAL PRACTITIONERS.
- ◇ A VIRTUAL TOUR IS AVAILABLE FOR ALL CONDOMINIUMS, PLEASE VISIT WWW.MAHERCRE.COM UNDER OFFICE OFFERINGS. CALL BROKER FOR IN-PERSON TOUR.

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INVESTMENT OVERVIEW - SUITE 202



SUITE 202 INVESTMENT HIGHLIGHTS:

- ◇ For Sale: \$195,000
- ◇ For Lease: \$1,973/Month NNN
- ◇ NNN's estimated at \$6 S.F.
- ◇ 1,184 S.F. medical office condo available for sale or lease on second floor of 500 Keene.
- ◇ Suite provides direct access to first floor of University Women's Hospital.
- ◇ Office vacated by retiring Doctor.
- ◇ Buildout features waiting room, 3 treatment rooms, office, workroom, and reception.
- ◇ Stairwell and elevator access available.
- ◇ Large parking area available
- ◇ Virtual tour at www.maherere.com

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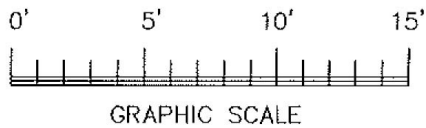
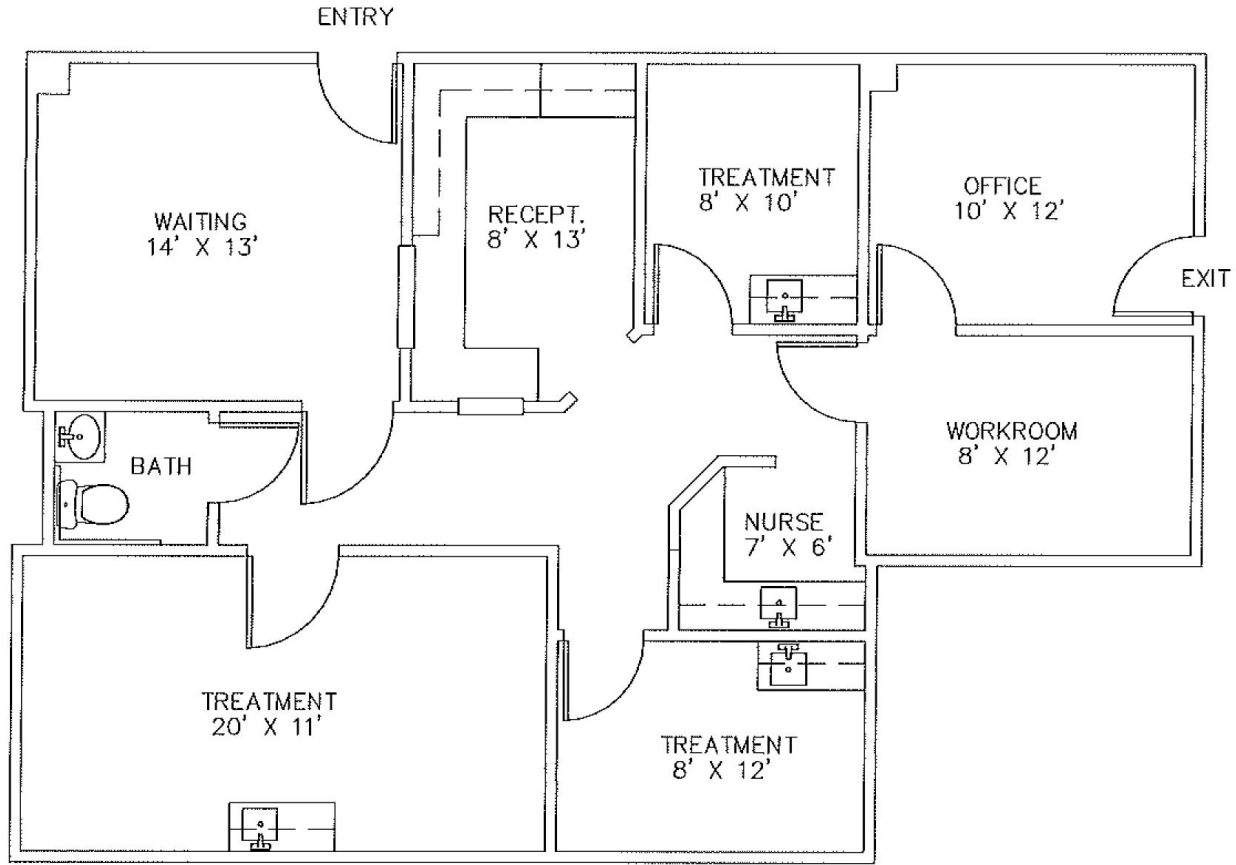
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FLOOR PLAN - SUITE 202



500 N. KEENE ST. STE 202

FLOOR PLAN

11-17-20 1,184 GSF

SCALE: 1/4" = 1'-0" ON 11X17 PAPER

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INVESTMENT OVERVIEW - SUITE 204



SUITE 204 INVESTMENT HIGHLIGHTS:

- ◇ For Sale: \$228,060
- ◇ Condo Size: 1,267 S.F.
- ◇ For Lease: \$1,690/month NNN
- ◇ NNN's estimated at \$676/month
- ◇ Suite 204 offers 3 private offices with window views facing north, and 2 spaces for an open office concept.
- ◇ Suite can be combined with suite 205 as the units share access from the common area.
- ◇ The Suite offers direct access to the first floor of University of Missouri Women's Hospital.
- ◇ Common area restrooms available.
- ◇ Elevator and stairwell access available.
- ◇ Virtual tour available at www.mahercre.com

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INVESTMENT OVERVIEW - SUITE 205



SUITE 205 INVESTMENT HIGHLIGHTS:

- ◇ For Sale: \$129,240
- ◇ Condo Size: 718 S.F.
- ◇ Leased to Alpha Medical Labs on a 2-year initial term, NNN lease
- ◇ Year 1 NOI: \$11,496 - 8.9% Cap Rate
- ◇ NNN's estimated at \$402/month
- ◇ Suite 205 offers an open office/lab room, an exam room, and a training room with observation station.
- ◇ The Suite offers direct access to the first floor of University of Missouri Women's Hospital.
- ◇ Common area restrooms available.
- ◇ Elevator and stairwell access available.
- ◇ Virtual tour available at www.mahercre.com

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INVESTMENT OVERVIEW - SUITE 206



SUITE 206 INVESTMENT HIGHLIGHTS:

- ◇ For Sale: \$388,080
- ◇ Condo Size: 2,156 S.F.
- ◇ For Lease: \$2,875/month NNN
- ◇ NNN's estimated at \$1,150/month
- ◇ Suite 206 offers 9 private offices with 3 private restrooms. Many of the offices can be converted to exam rooms.
- ◇ The Suite offers direct access to the first floor of University of Missouri Women's Hospital.
- ◇ Common area restrooms available.
- ◇ Elevator and stairwell access available.
- ◇ Virtual tour available at www.mahercre.com

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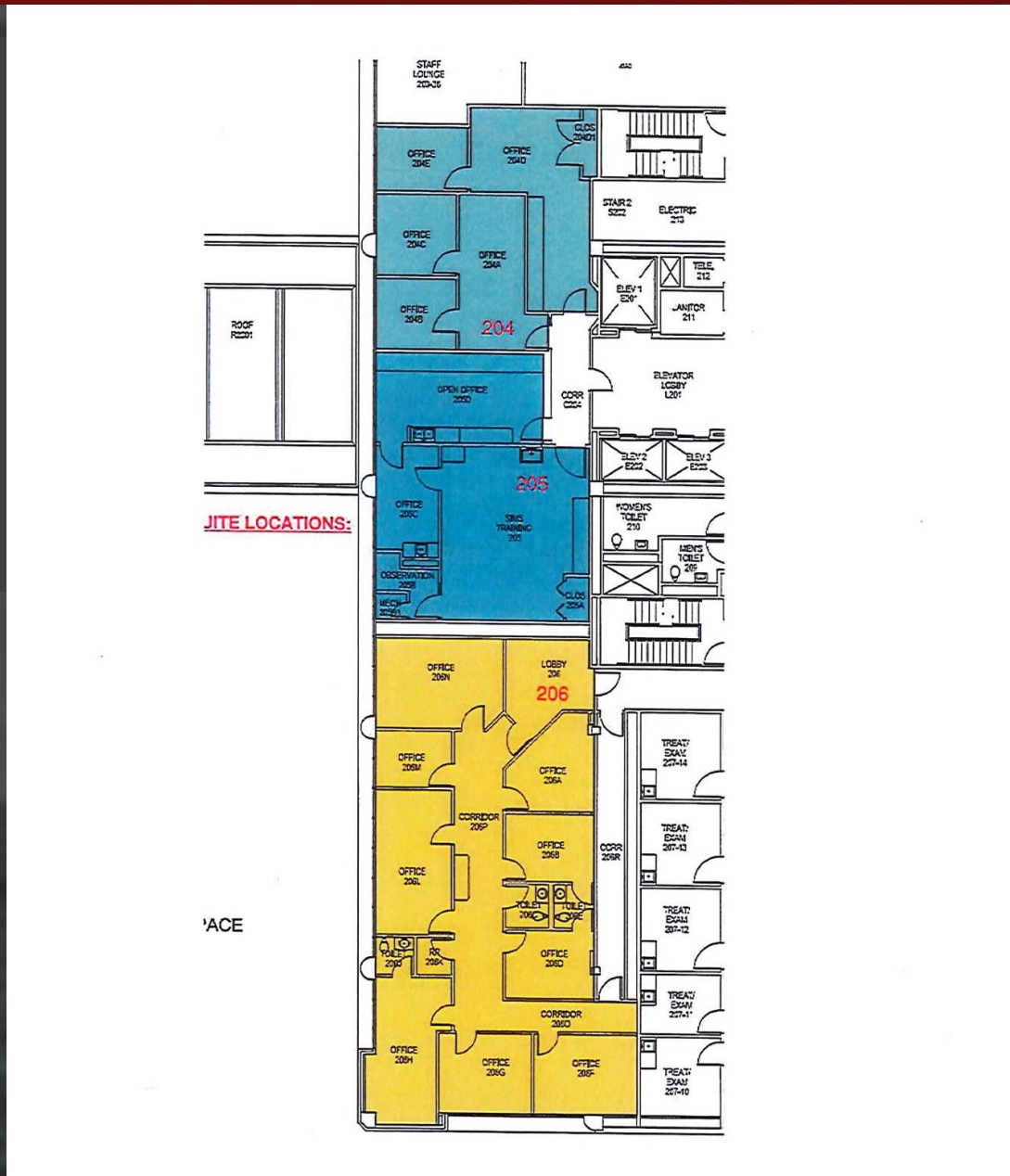
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FLOOR PLAN - SUITES 204, 205 & 206



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INVESTMENT OVERVIEW - SUITE 207



SUITE 207 INVESTMENT HIGHLIGHTS:

- ◇ For Sale: \$846,225 or For Lease: \$20 S.F. NNN
- ◇ 3,761 S.F. Class A medical office available for sale or lease in the Keene St. medical district.
- ◇ Lease on a NNN basis, estimated at \$5.60 S.F.
- ◇ Space features a reception, waiting room, several private offices and treatment rooms.
- ◇ No structural walls within the condo allowing for flexible reconfiguration of the floorplan.
- ◇ The suite is located on the second floor of the Keene Medical Building, stairwell and elevator access available.
- ◇ The Keene Medical Building is situated on the hard corner of Keene St. & Berrywood Dr., in the heart of the premiere medical district in Columbia, MO.
- ◇ Common area restrooms available.
- ◇ Virtual tour available at www.mahercre.com

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INTERIOR PICTURES - SUITE 207



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AERIAL PHOTOS 500 KEENE STREET



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