

# COLUMBIA MEDICAL OFFICE PORTFOLIO

303-305 N KEENE ST, COLUMBIA, MISSOURI  
81,809 SF | 3 CLASS A MEDICAL OFFICE BUILDINGS



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CONFIDENTIALITY AGREEMENT

## EXECUTIVE SUMMARY

Newmark Zimmer Midwest Capital Markets is pleased to present the unique opportunity to acquire the Columbia Medical Office Portfolio (the “Portfolio”). The Portfolio consists of three class A medical office buildings spanning ±81,809 square feet, located in the heart of Missouri.

The Portfolio is 92.26% leased on a NNN basis to 14 tenants. 22% of the portfolio is leased to tenants under The University of Missouri System, a leading healthcare system with Moody’s Aa1 credit rating. Tenancy is a mix of specialties including family medicine, surgery, eye, pediatrics, and pharmacy. The Portfolio is located in Columbia, Missouri, which has seen extreme population growth of 20.5% over the last five years and is the hub for healthcare services in Central Missouri drawing patients from all of the nearby communities.



## INVESTMENT HIGHLIGHTS

### QUALITY TENANCY

- 22% leased to the University of Missouri. The University of Missouri System maintains an S&P AA+ Rating and Moody’sAa1 Rating
- Tenants are heavily integrated into the local health system
- Strong mix of specialties including family medicine, surgery, eye, pediatrics, and pharmacy.
- Strong Average Historical Occupancy of 95.25% since 2018

### FUTURE NOI GROWTH POTENTIAL

- CPI rent increases included in all leases and renewal options

### ATTRACTIVE COLUMBIA MARKET

- Columbia metro population growth of 20.5% over the last five years. Central Missouri’s hub for medical services

## CONTACT

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**Michael L. VanBuskirk, SIOR, CCIM, CRE**  
*Vice Chairman, Principal  
Investment Sales and Capital Markets*  
t 816-512-1010  
mvanbuskirk@nzimmer.com

**Chris S. Robertson, CCIM**  
*Executive Managing Director, Principal  
Investment Sales and Capital Markets*  
t 816-512-1014  
crobertson@nzimmer.com

**Raegen C. Kersey, CCIM**  
*Senior Financial Analyst  
Investment Sales and Capital Markets*  
t 816-512-1005  
rkersey@nzimmer.com

**Daniel S. Fromm**  
*Senior Managing Director  
Debt, Equity & Structured Finance*  
t 212-372-0757  
daniel.fromm@nmrk.com