

**200 N. KEENE ST.
COLUMBIA, MO 65203
THOMPSON CENTER PORTFOLIO**



PROPERTY OVERVIEW

200 N. KEENE ST. OFFERING:

PRIME MEDICAL OFFICE BUILDING - EXCEPTIONAL VISIBILITY ON KEENE STREET

Maher Commercial Real Estate is pleased to present to qualified investors a rare opportunity to acquire a premium 26,265 square foot medical office building in one of Columbia's most sought-after healthcare corridors. This professionally maintained facility sits on 1.24 acres with visibility along North Keene Street, the city's primary medical district.

Highlights:

- **Building Size:** 26,265 SF, two story
- **Lot Size:** 1.24 acres
- **Zoning:** M-OF (Medical-Office)
- **Condition:** Well-maintained, institutional-quality construction
- **Location Premium:** Superior visibility and accessibility along North Keene Street corridor

Building Features:

- 47 Private Offices
- 8 Conference Rooms
- 10 Restrooms
- 6 Storage Closets
- Kitchenette on Each Level
- Elevator Access for Multi-Story Convenience

Strategic Location: Situated in Columbia's established medical district, this property benefits from proximity to major healthcare facilities and enjoys high traffic counts with excellent signage opportunities. The North Keene Street location provides unparalleled visibility and convenient access for patients and staff.

Investment Opportunity: The property is being delivered vacant, allowing for owner-occupancy. The M-OF zoning provides flexibility for a wide range of medical, professional office, and related uses.

Ideal For:

- Medical groups seeking owner-occupied space
- Healthcare systems expansion
- Professional office users
- Investment groups and REITs
- 1031 Exchange buyers
- Value-add investors

Pricing: Listed at \$5,120,000 (\$195/SF)

Additional Opportunity: Portfolio acquisition available - can be purchased together with adjacent property at 205 Portland Street (26,265 SF) for enhanced economies of scale and campus development potential.

AERIALS



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AERIALS (CONT.)



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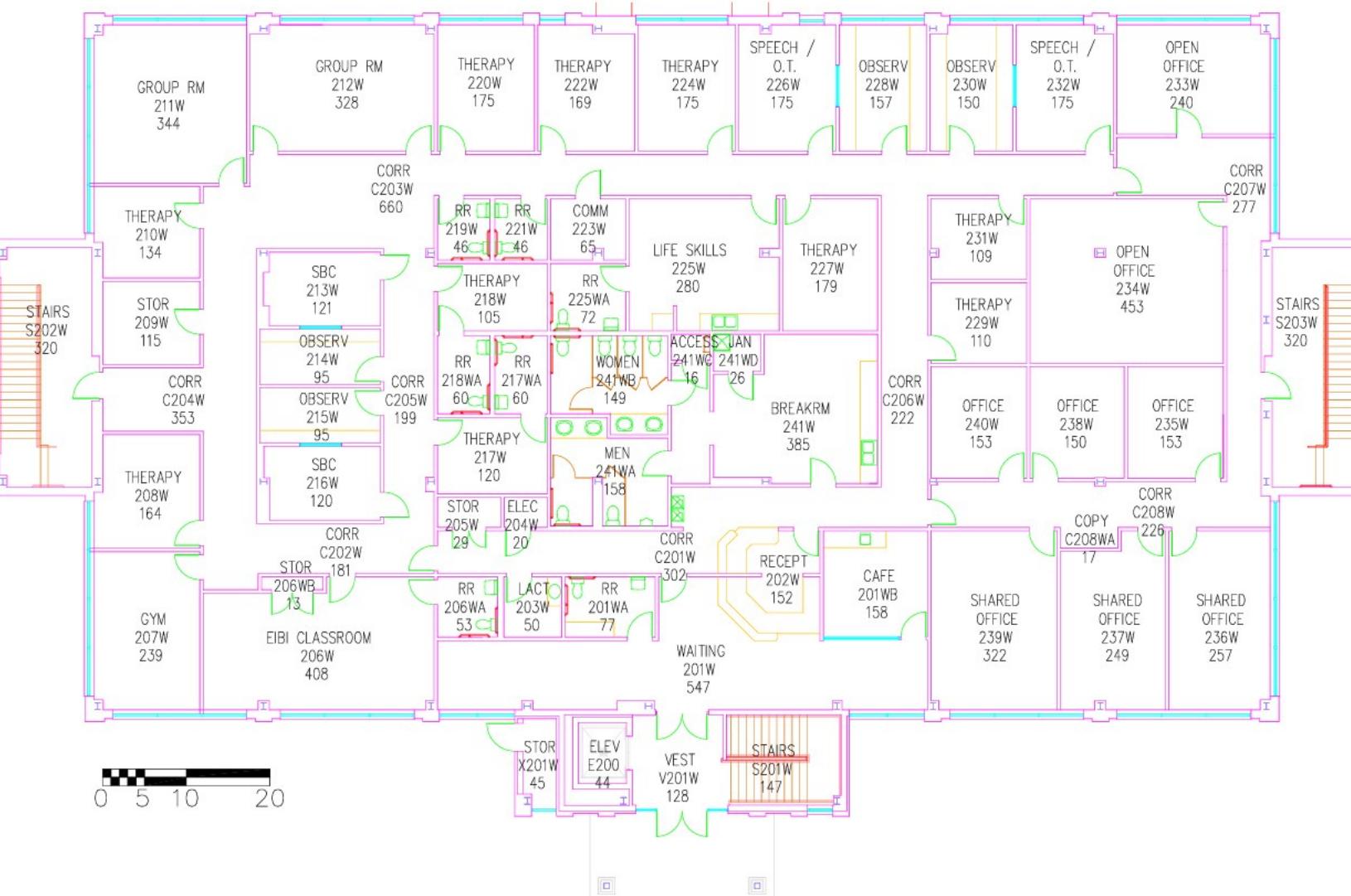
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FLOOR PLAN - MAIN LEVEL



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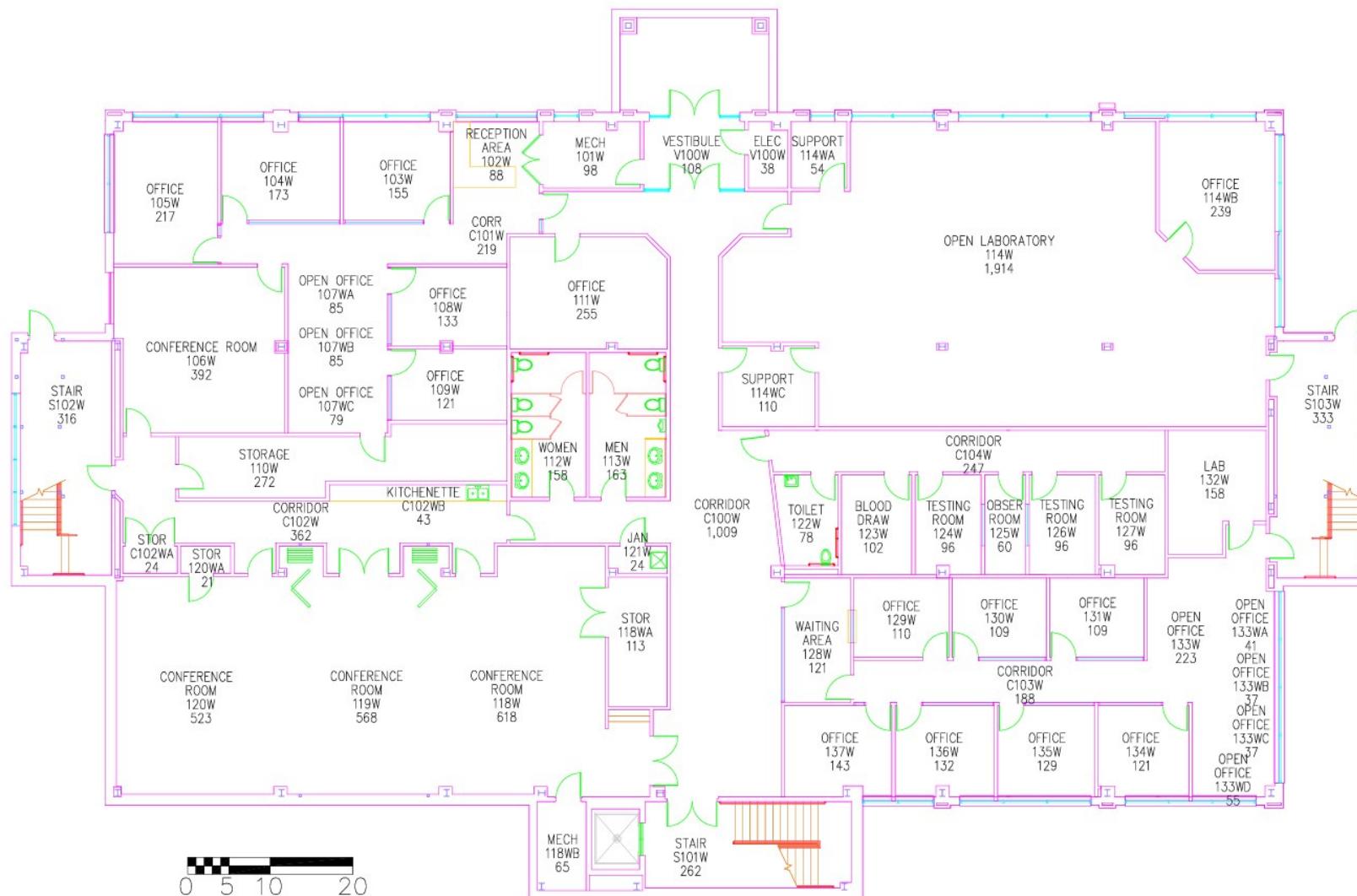
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WWW.MAHERCRE.COM

FLOOR PLAN - LOWER LEVEL



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INTERIOR PICTURES



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PARKING PLAN - 70 SPACES + CA

BOONE COUNTY MO MAY 9 2006

KEENE ESTATES, PLAT No. 17

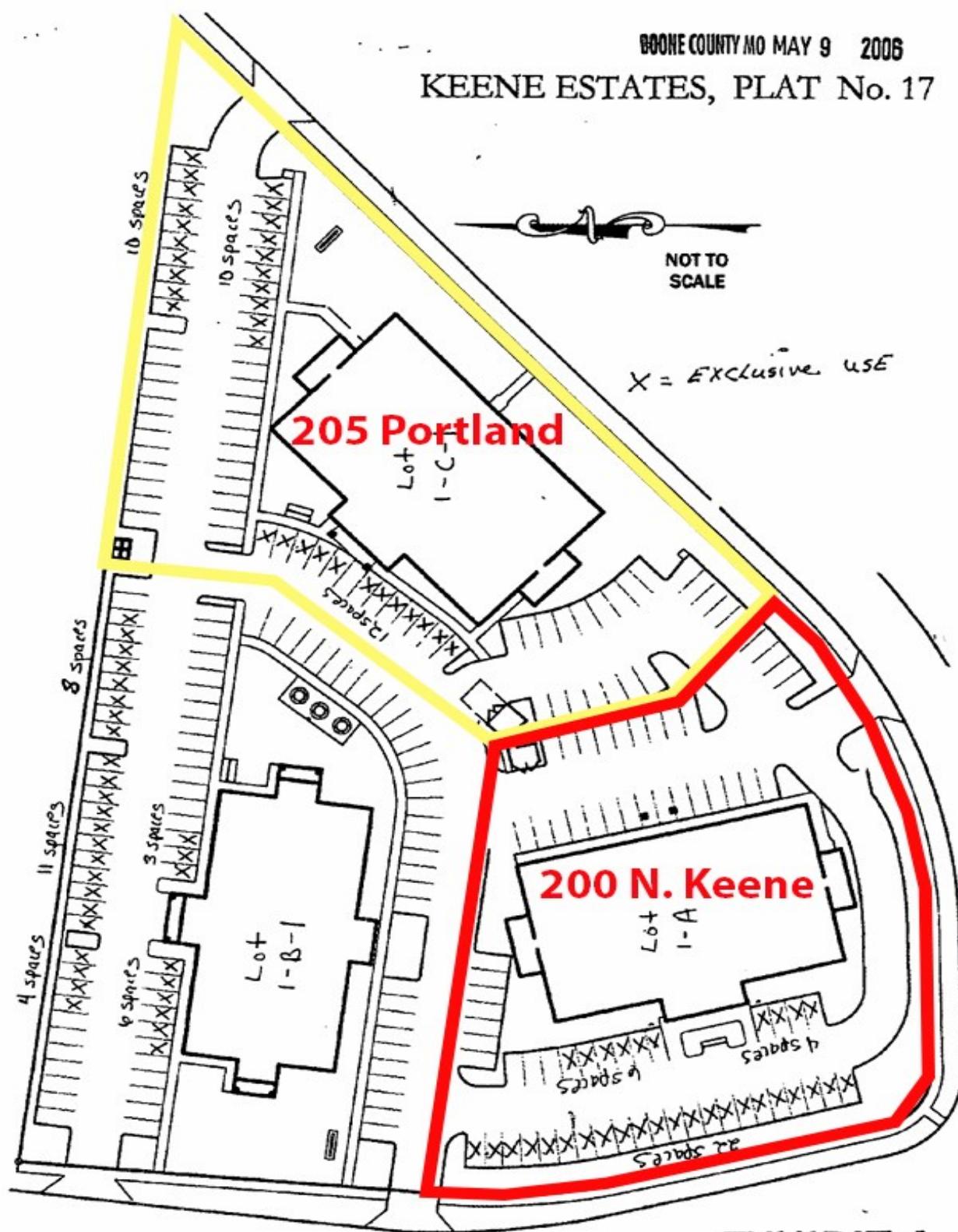
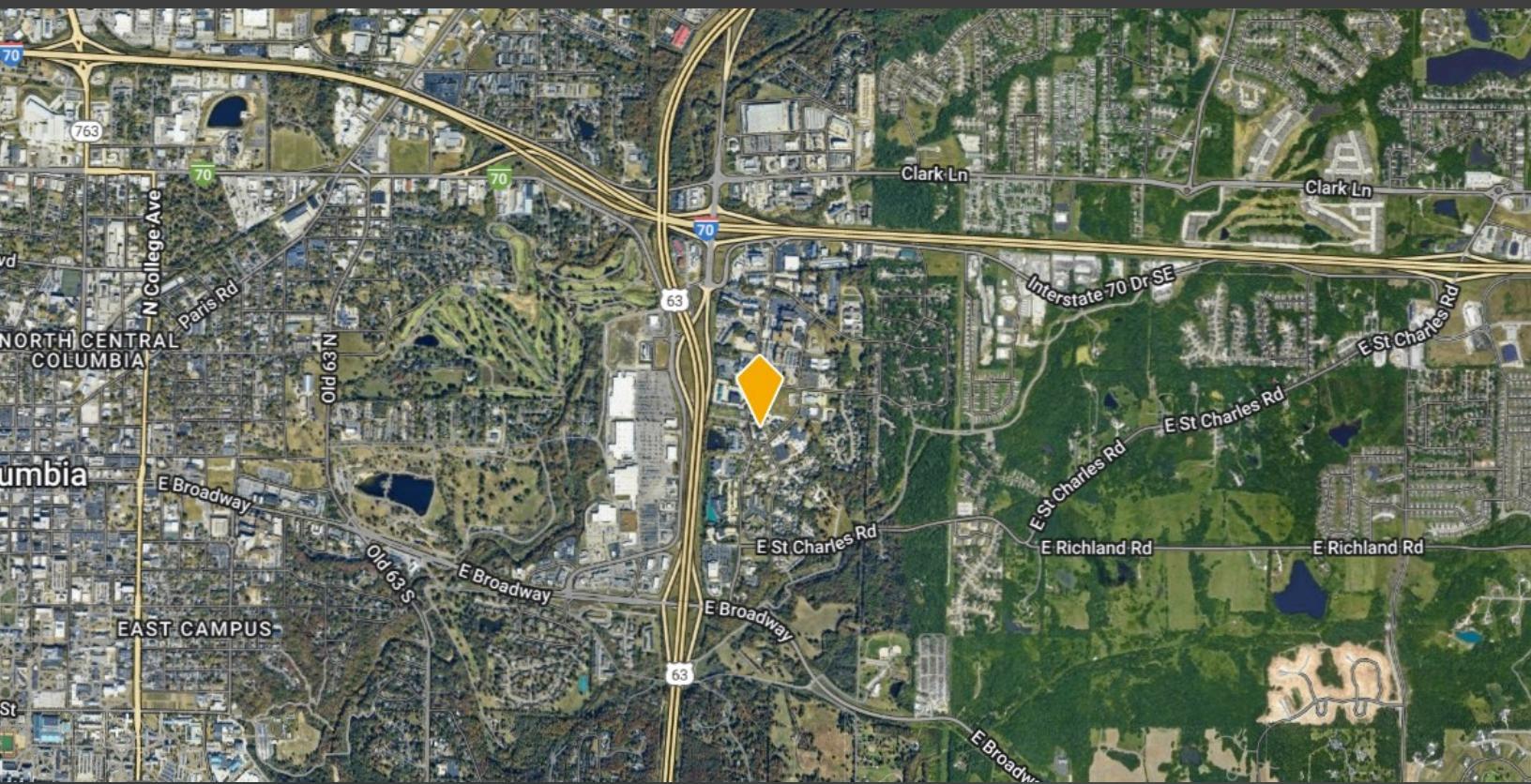


EXHIBIT A

DEMOGRAPHICS



Daytime Employment

Radius	1 mile			3 miles			5 miles		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	9,122	1,224	7	88,256	6,474	14	124,677	9,705	13
Trade, Transportation & Utilities	2,007	74	27	6,465	467	14	14,297	895	16
Information	155	9	17	1,969	101	19	2,739	158	17
Financial Activities	428	46	9	3,505	437	8	11,472	1,004	11
Professional & Business Services	417	44	9	9,810	487	20	13,600	936	15
Education & Health Services	3,930	924	4	54,733	3,956	14	64,583	5,052	13
Leisure & Hospitality	1,827	83	22	6,253	343	18	10,222	607	17
Other Services	346	43	8	3,335	572	6	5,138	910	6
Public Administration	12	1	12	2,186	111	20	2,626	143	18
Goods-Producing Industries	211	23	9	2,754	258	11	6,420	493	13
Natural Resources & Mining	11	3	4	258	16	16	353	26	14
Construction	110	10	11	942	158	6	2,308	332	7
Manufacturing	90	10	9	1,554	84	19	3,759	135	28
Total	9,333	1,247	7	91,010	6,732	14	131,097	10,198	13