

**205 PORTLAND ST.
COLUMBIA, MO 65203
THOMPSON CENTER PORTFOLIO**



PROPERTY OVERVIEW

PRIME MEDICAL OFFICE BUILDING - IDEAL FOR MULTI-TENANT OR OWNER-OCCUPANCY

Presenting 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 1.29 acres in the heart of Columbia's established medical district.

Property Highlights:

- **Building Size:** 26,265 SF
- **Lot Size:** 1.29 acres
- **Zoning:** M-OF (Medical-Office), providing excellent flexibility for healthcare and professional office uses
- **Condition:** Well-maintained, institutional-quality construction
- **Location:** Prime medical district positioning with excellent accessibility

Building Features:

- 85 Private Offices
- 3 Conference Rooms
- 8 Restrooms
- Kitchenette
- Large Reception and Waiting Area
- Interior Stairwell
- 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 the adjacent 200 N. Keene Street property. The Portland Street location provides convenient access for patients and staff with ample office configurations. Abundant common area parking throughout the office park.

Investment Opportunity: The property is being delivered vacant, allowing for owner-occupancy or the ability to customize tenant improvements to maximize returns. The M-OF zoning provides flexibility for a wide range of medical, professional office, and related uses. The extensive 85-office layout is ideal for large medical groups, corporate office, multi-specialty practices, or multi-tenant configurations.

Ideal For:

- Large medical groups seeking owner-occupied space
- Multi-specialty healthcare practices
- Healthcare systems expansion
- Professional office users
- Investment groups and REITs
- 1031 Exchange buyers
- Value-add investors

Pricing: Listed at \$5,017,600 (\$191/SF)

Additional Opportunity: Portfolio acquisition available - can be purchased together with adjacent property at 200 N. Keene Street (26,265 SF) for enhanced economies of scale and campus development potential. Portfolio pricing: \$9,630,000 (5% discount for dual purchase).

For additional information, financial analysis, or to schedule a property tour please contact the listing broker.

AERIALS



FOR MORE INFORMATION PLEASE CONTACT:

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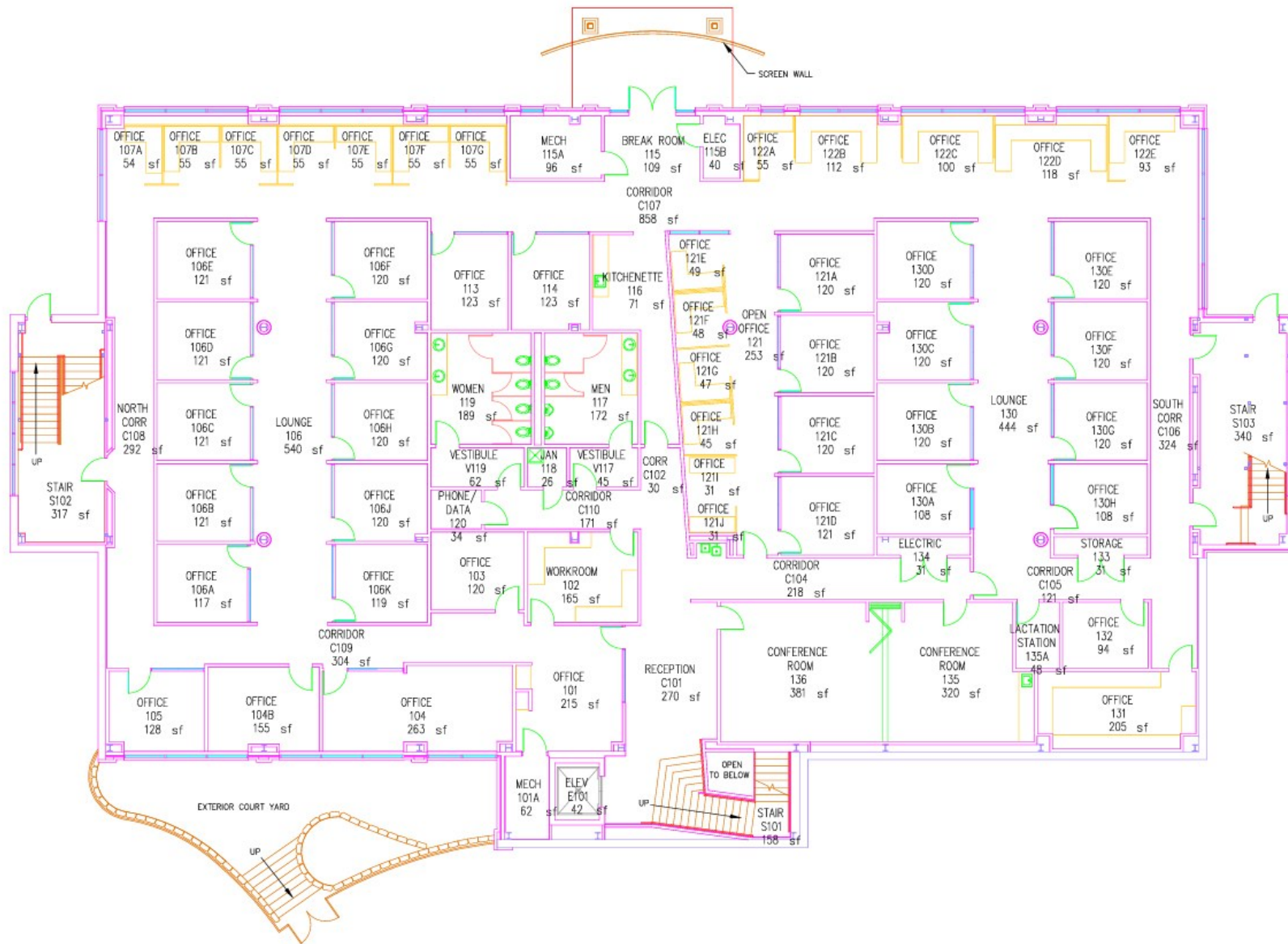
FLOOR PLAN - MAIN LEVEL



REVISED: 11/07/2023 BJH

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FLOOR PLAN - LOWER LEVEL



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INTERIOR PICTURES



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PARKING PLAN - 78 SPACES + CA

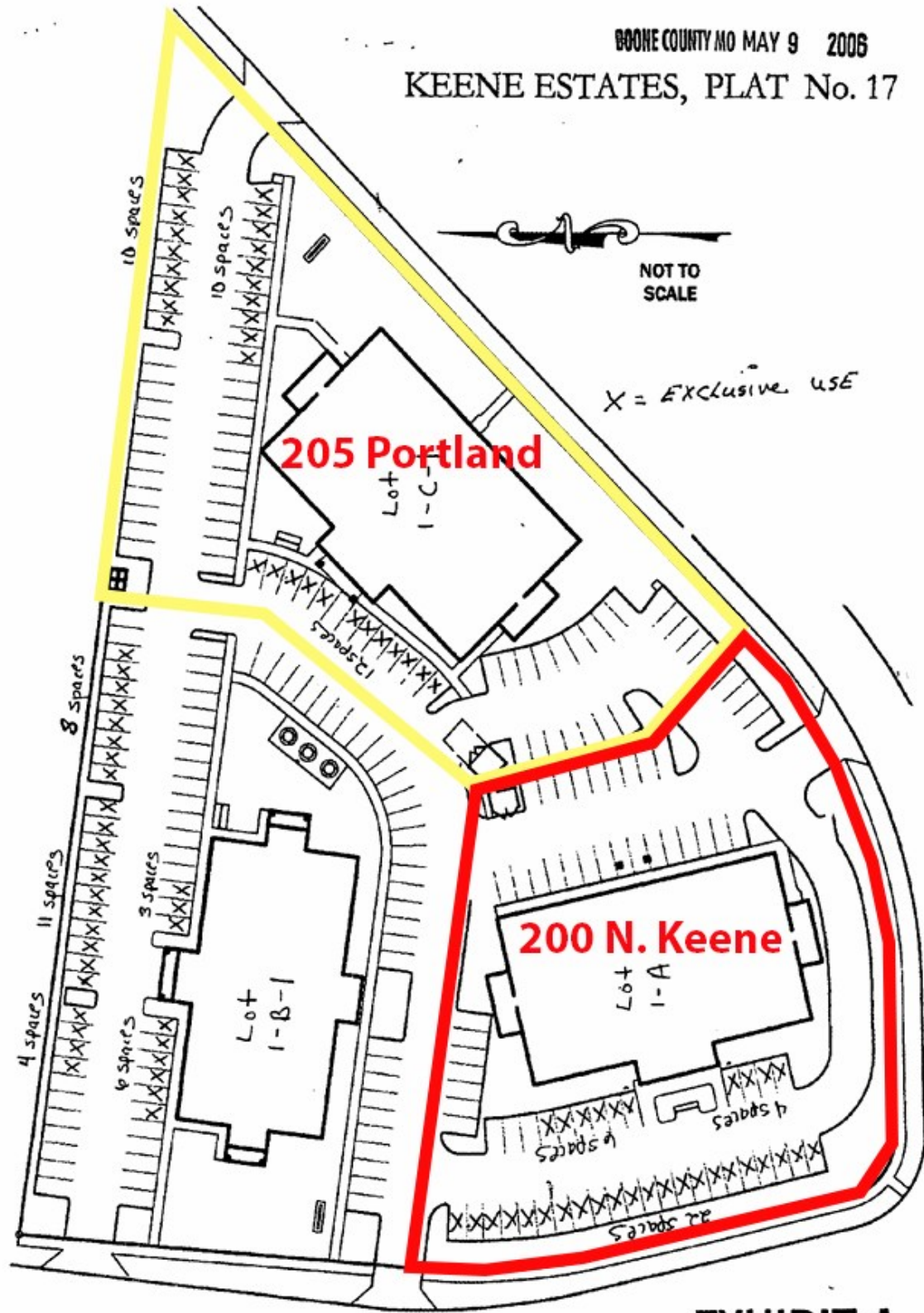


EXHIBIT A

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