



4471 41st Ave
Columbus, NE 68601

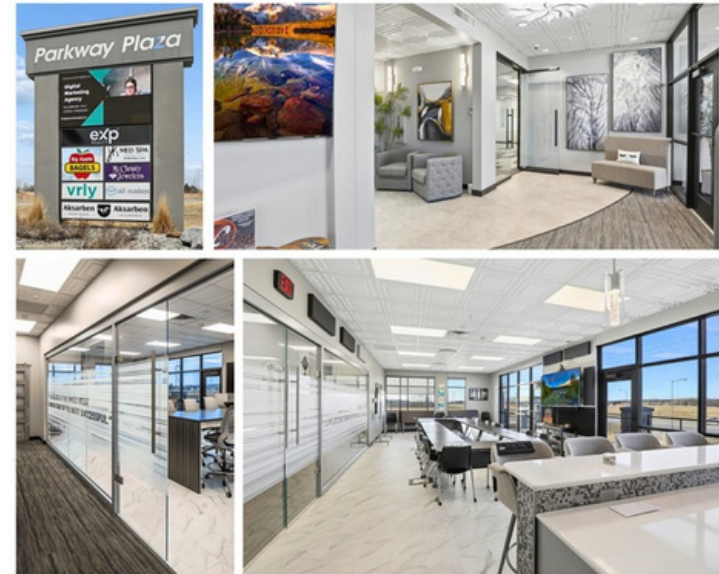


PROPERTY HIGHLIGHTS

- 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
• 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



AMY BROWN
Commercial Advisor
308-631-4072
amy.brown@expcommercial.com

eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.