

Property Highlights

- **For Lease: \$9,000 per month** (approx. \$12.60/SF/year) Modified Gross (Landlord pays taxes, insurance, and roof; Tenant pays all other expenses)
- Former BPL Plasma at NW corner of 9th and Spring
- 8,568± SF building in excellent condition
- 0.48± acre site (140' x 150')
- 23 on-site parking spaces with plentiful street parking available
- Zoned "UU" Urban Use District
- Designed and built for plasma center in 2000; vacated late 2024; first time available
- Large, flexible rooms; 2 men's and 2 women's restrooms; several private offices, including one with private bathroom; employee lounge; specialty cooler (removable)
- Works well for lab, medical, general office, or most specialty uses
- Located a half-block off Broadway and 1 block north of I-630 in busy commercial area with a healthy mix of restaurants, banks, service businesses, churches, daycare, and major office buildings both government and private.



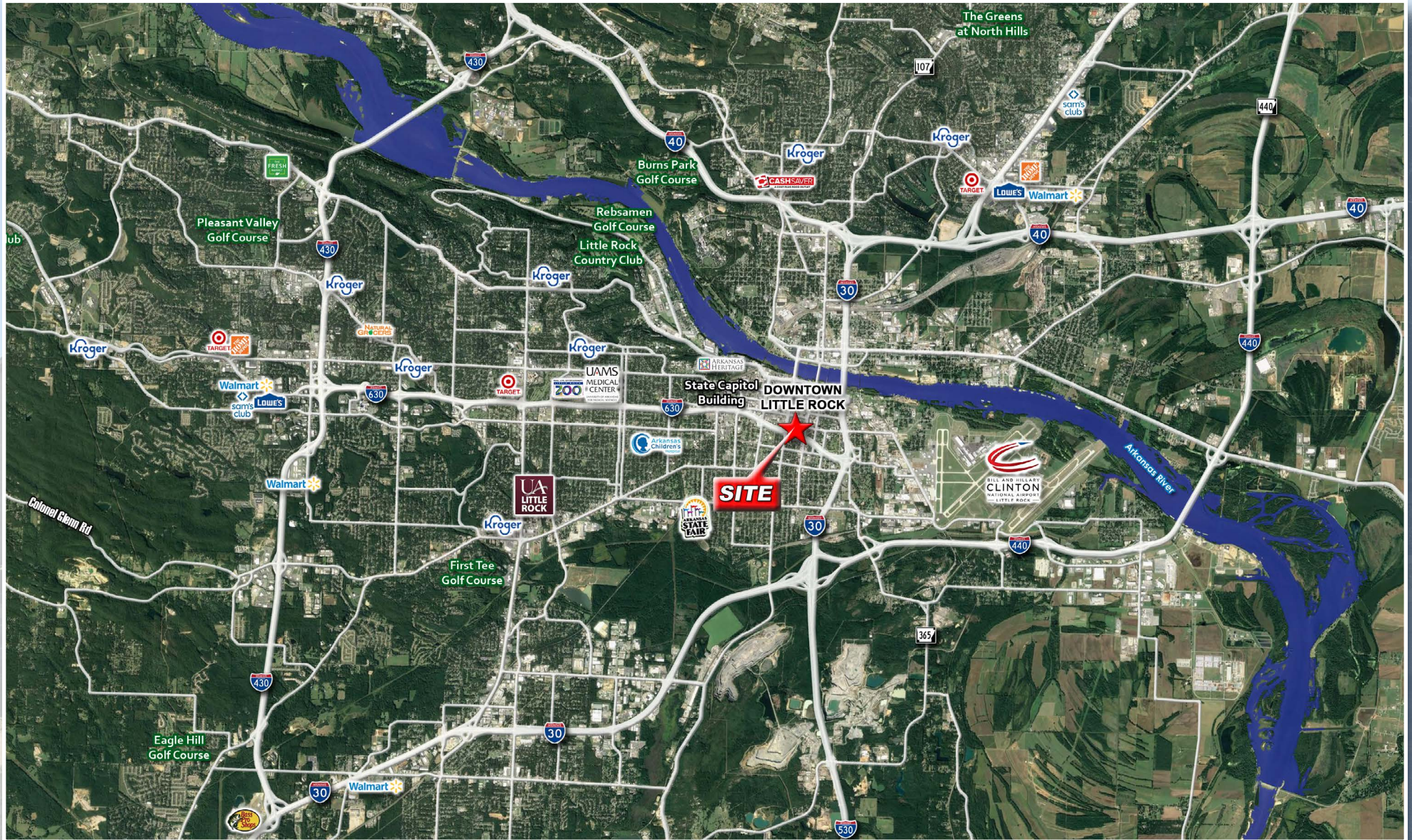
Traffic Counts

I-630: 123,000 VPD | Broadway St: 26,000 VPD (ARDOT '23)

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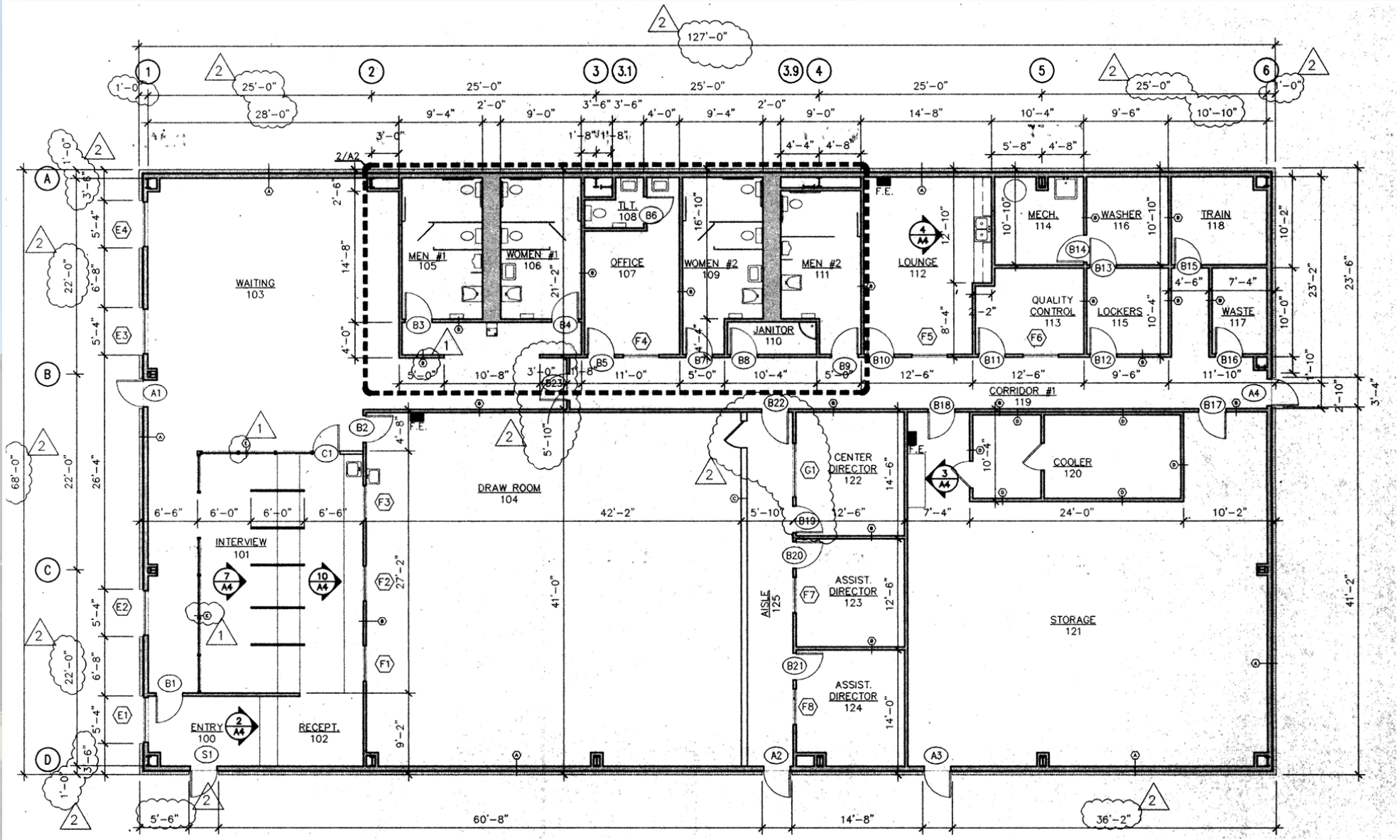
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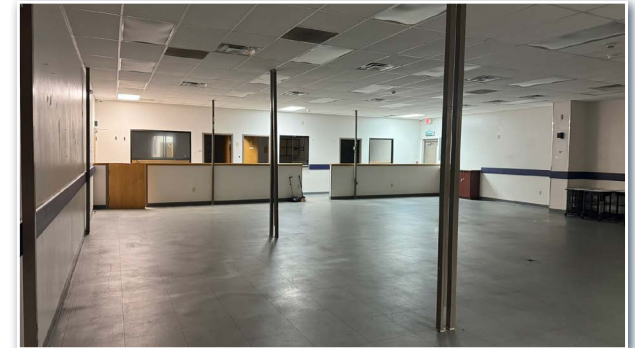
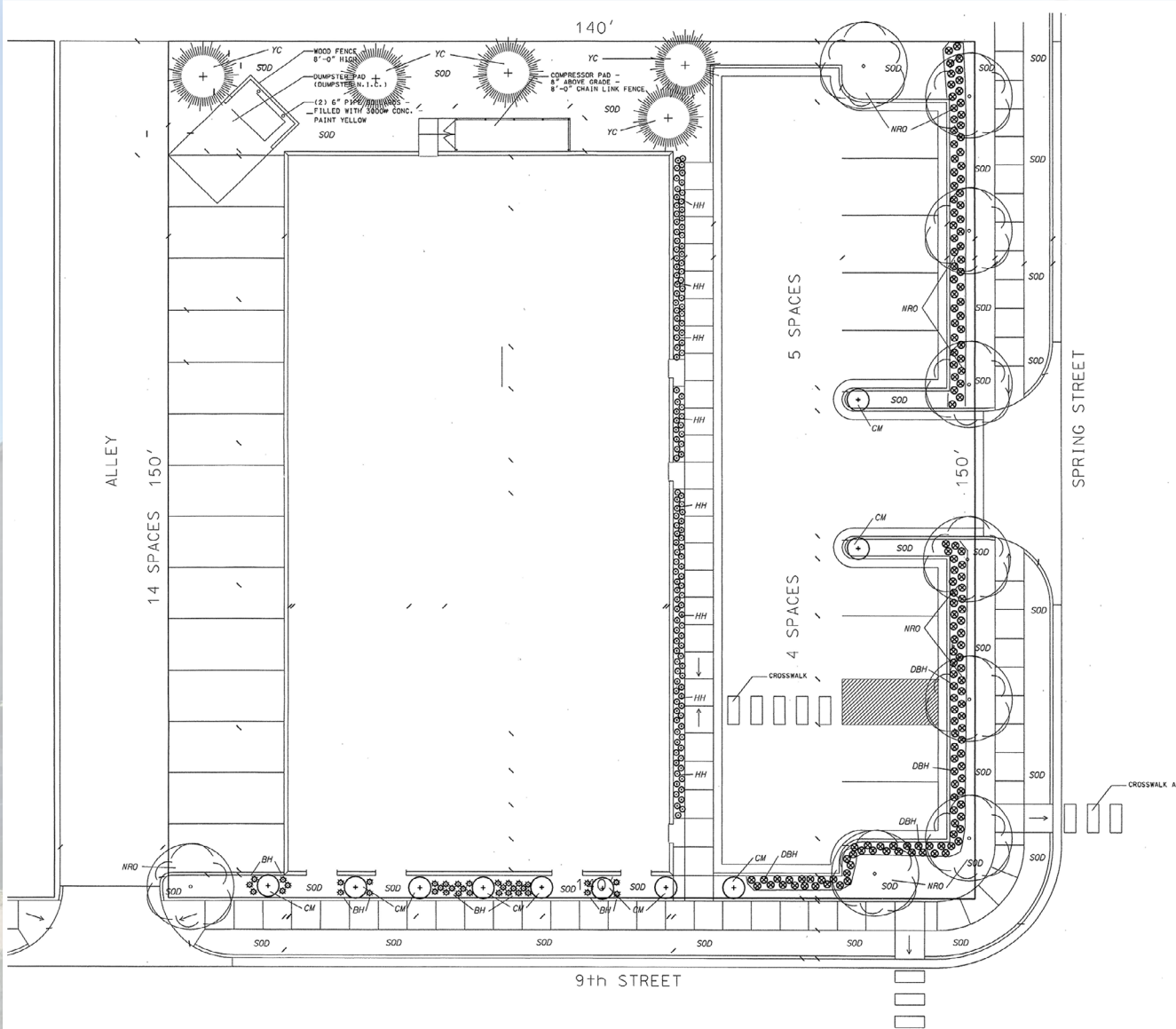


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