

LOT 1 COMMERCIAL
COLUMBIA, MO



SPRINGBROOK
BUSINESS
CENTER- LOT 1

SPRINGBROOK BUSINESS CENTER,
COLUMBIA, MO 65203

SPRING BROOK
crossing

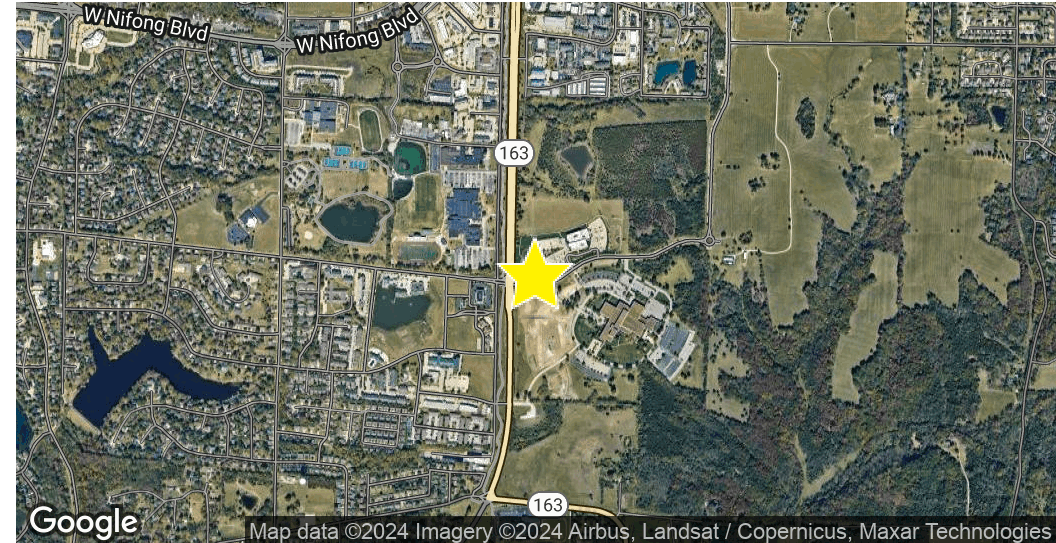
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OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Building Size:	7,475 SF
Available SF:	+/-2,000- 4,431 SF
Zoning:	M-C

PROPERTY OVERVIEW

Newly constructed lease space available on the South side of Columbia.

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Rate is white-box delivery
- This mixed-use building will sit at the doorstep of two of the largest employers in Columbia, Veterans United (335,049 square feet with +/- 1,400 employees) and MU Healthcare.
- The property is located cattycorner from Rock Bridge Highschool (2,500 students) and is across the street from the MU Healthcare South Providence Medical Park (+/-85,512 square feet with +/- 250 employees) and the new 74,000 square foot Thompson Autism Center.
- Anticipated delivery date of November 30, 2024
- Please contact Mel Zelenak or Gina Rende for additional information.

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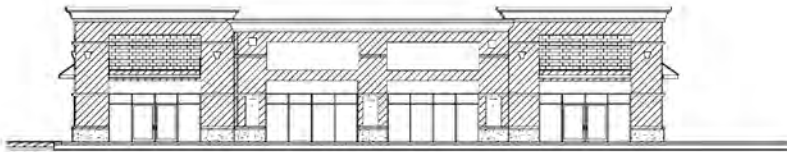
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ELEVATIONS



FRONT ELEVATION

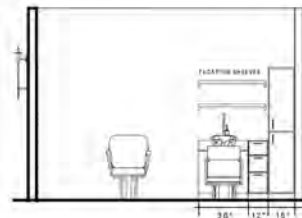


SIDE ELEVATION



NOT TO SCALE

SALON SUITE ELEVATION



36" 127" 161"

3

FLOOR PLAN



CANVAS SALON SUITES: 3,044 SQFT



- LARGE ROOMS
10'-3" X 12'-4"
- MEDIUM ROOMS
9'-0" X 11'-6"
- STANDARD ROOMS
9'-0" X 13'-0"
- SMALL ROOMS
9'-3" X 11'-9"
- LAUNDRY ROOM
9'-2" X 13'-0"

NOT TO SCALE

4

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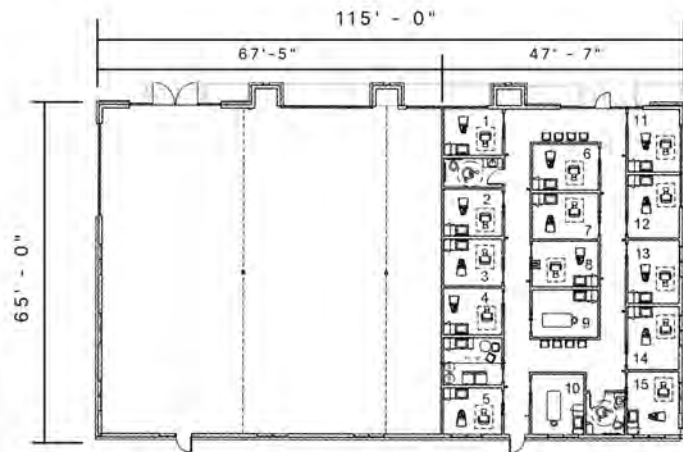
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FLOOR PLAN



BUILDING DETAILS: 7,475 SQFT



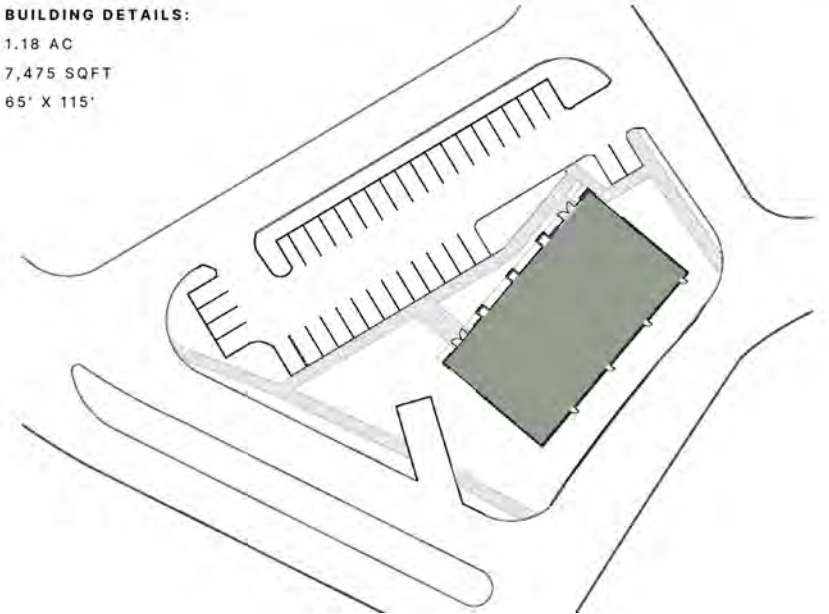
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SITE PLAN



BUILDING DETAILS:

1.18 AC
7,475 SQFT
65' X 115'



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SITE PLAN



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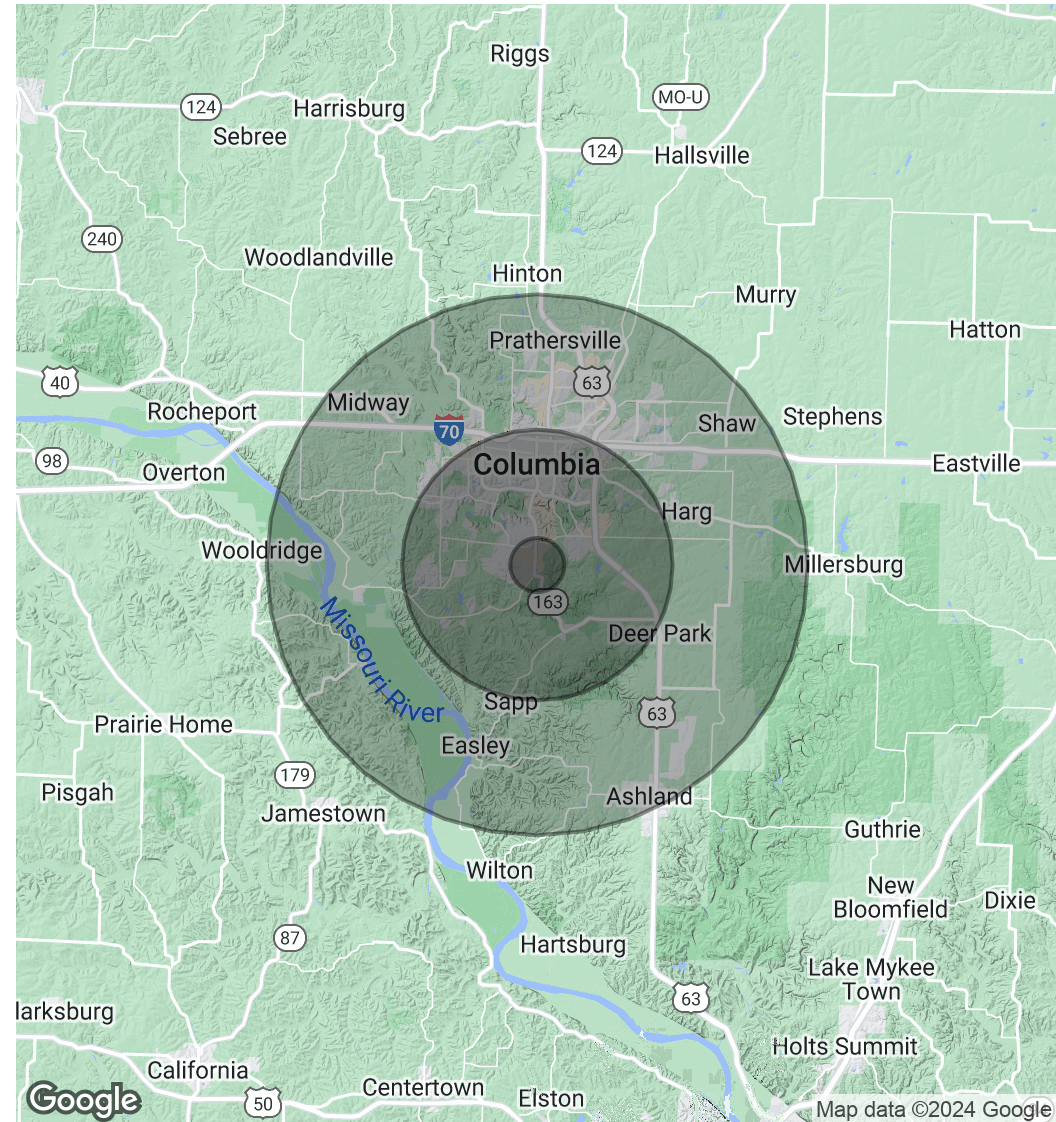
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	923	57,871	147,683
Average Age	26.9	31.4	34.2
Average Age (Male)	27.3	30.7	33.2
Average Age (Female)	26.3	32.1	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	400	23,681	65,071
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$58,114	\$77,623	\$72,766
Average House Value	\$130,933	\$197,589	\$179,649

2020 American Community Survey (ACS)



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