

OFFICE/MEDICAL BUILDING FOR LEASE

# COLUMBUS ORTHOPAEDIC BUILDING

225 Tomlinson Dr, Starkville, MS 39759

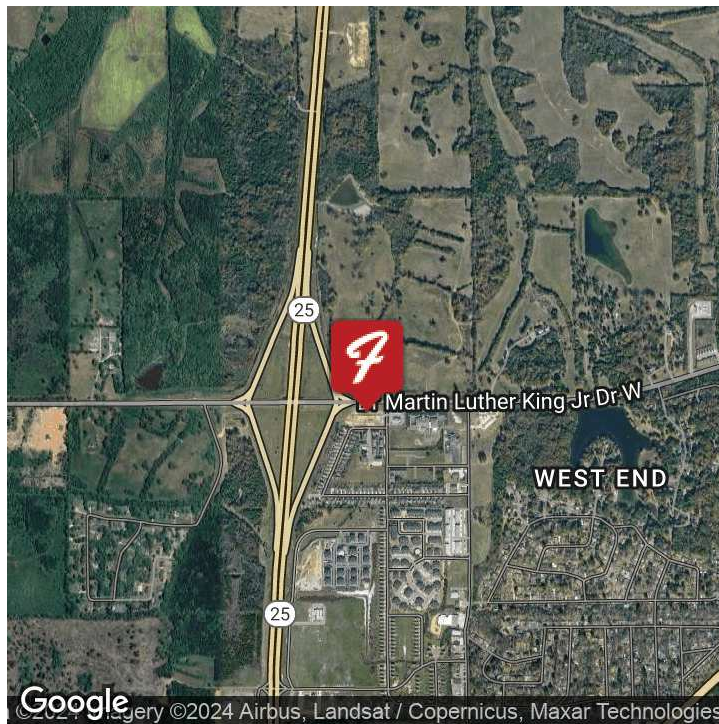
**JANE ANNA WAIDE**

Broker  
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**FARMER COMMERCIAL PROPERTIES**  
O. 662.268.8025  
101 S Lafayette Street  
Starkville, MS 39759  
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# 225 TOMLINSON DR, STARKVILLE, MS 39759



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$36,300.00 per month (NNN)
<b>Building Size:</b>	11,773 SF
<b>Available SF:</b>	11,773 SF
<b>Lot Size:</b>	2.54 acres
<b>Year Built:</b>	2017
<b>Zoning:</b>	C- Commercial

## PROPERTY OVERVIEW

Trophy medical facility built new in 2017 on 2.54 acres. 11,773 square feet featuring an indoor therapy pool, fully sprinkled building, plentiful parking, porte cochere entrance, & many extras. Building was constructed to be conducive for expansion on the west side. Full set of plans and specs available. The building layout has: an entrance vestibule, waiting room, office areas, conference room, pool room, breakroom, six restrooms, laundry room, six treatment rooms, coffee-station with kitchen, and a large physical therapy room / gym with soaring ceilings. Extensive mechanical systems in place. Highly accessible and visible location, at an interchange of Hwy 182 and Hwy 25 bypass. Orthopedic & phys. therapy restricted

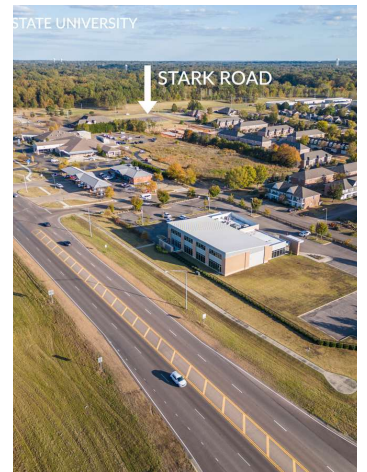
- Asking Rent: \$37.00 per SF for 11,773 square feet (\$36,300 per month, plus triple net expenses paid by tenant)
- Minimum Length of lease term: Ten years preferred
- Terms: Triple net (Tenant pays for real estate taxes, insurance, and maintenance).
- Date property available for occupancy: To be determined during course of lease negotiations

for more information contact:

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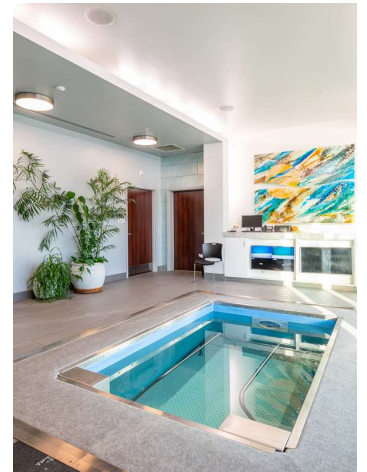
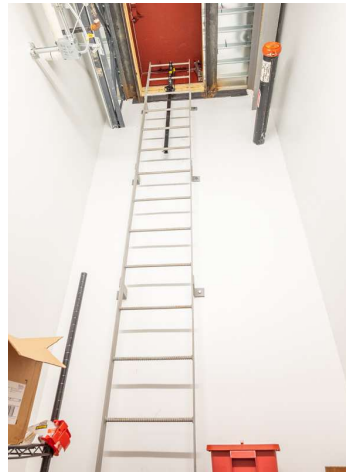
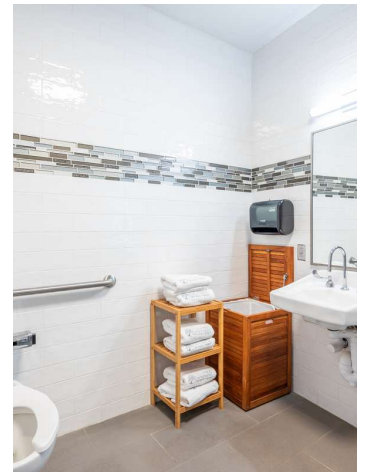
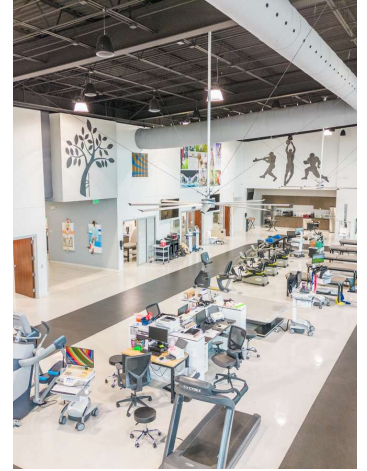
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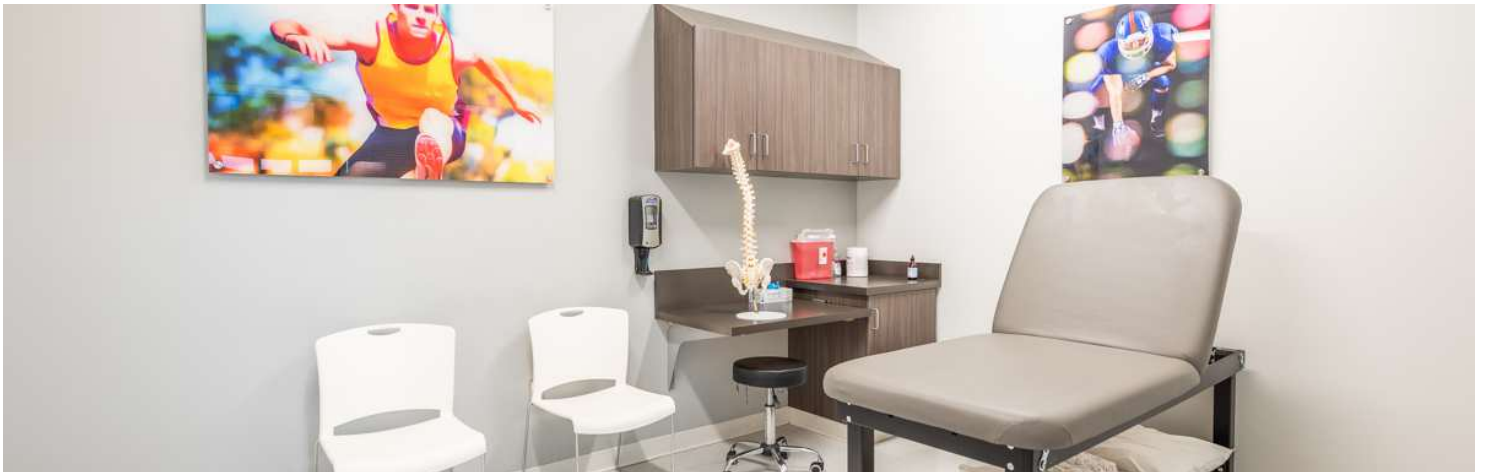
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C/L 110.0  
C/L 108.8  
C/L 107.5

CENTERLINE OF DR. MARTIN LUTHER KING JR. DRIVE (via MISSISSIPPI HIGHWAY 160)

EDGE OF ASPHALT

SPEED LIMIT 45 MPH SIGN

162" SIGN

INV. 102.7

FIBER OPTIC CABLE VALVE  
PUSHED OPTIC CABLE SIGN

TEMPORARY BENCH MARK  
TOP OF BOLT (PAINTED RED) ON  
SOUTH SIDE OF NIGHT LIGHT POLE BASE  
ELEVATION 108.26

SILT FENCE WIRE

3" SCREEN WALL

PHASE 2 BLDG OUTLINE

PHASE 2 PARKING LOT  
B-6

FFE 104.50  
(Future)  
(Crown future pad  
& grass)

FFE 104.50  
(Phase 1)

LIGHT DUTY PAVING

PHASE 2 INLET PIPE

LIGHT DUTY PAVING  
(Future)

STORMWATER  
DETENTION  
bottom 98.5  
B-7

PUMPFESTER

3" SCREEN WALL

RETAINING WALL RECD  
HOUSING

#54

CONSTRUCTION GUTTER  
ENTRANCE

SEWER MANHOLE  
RIM 93.3  
INVERT 93.0

RETAINING WALL RECD  
RAISE EXISTING WATER  
VALVE TO F.G.

EDGE OF ASPHALT

CENTERLINE OF TOLSON DRIVE (PUBLIC)

VALLEY GUTTER

VALLEY GUTTER

TRUNCATED  
DOMES RECD

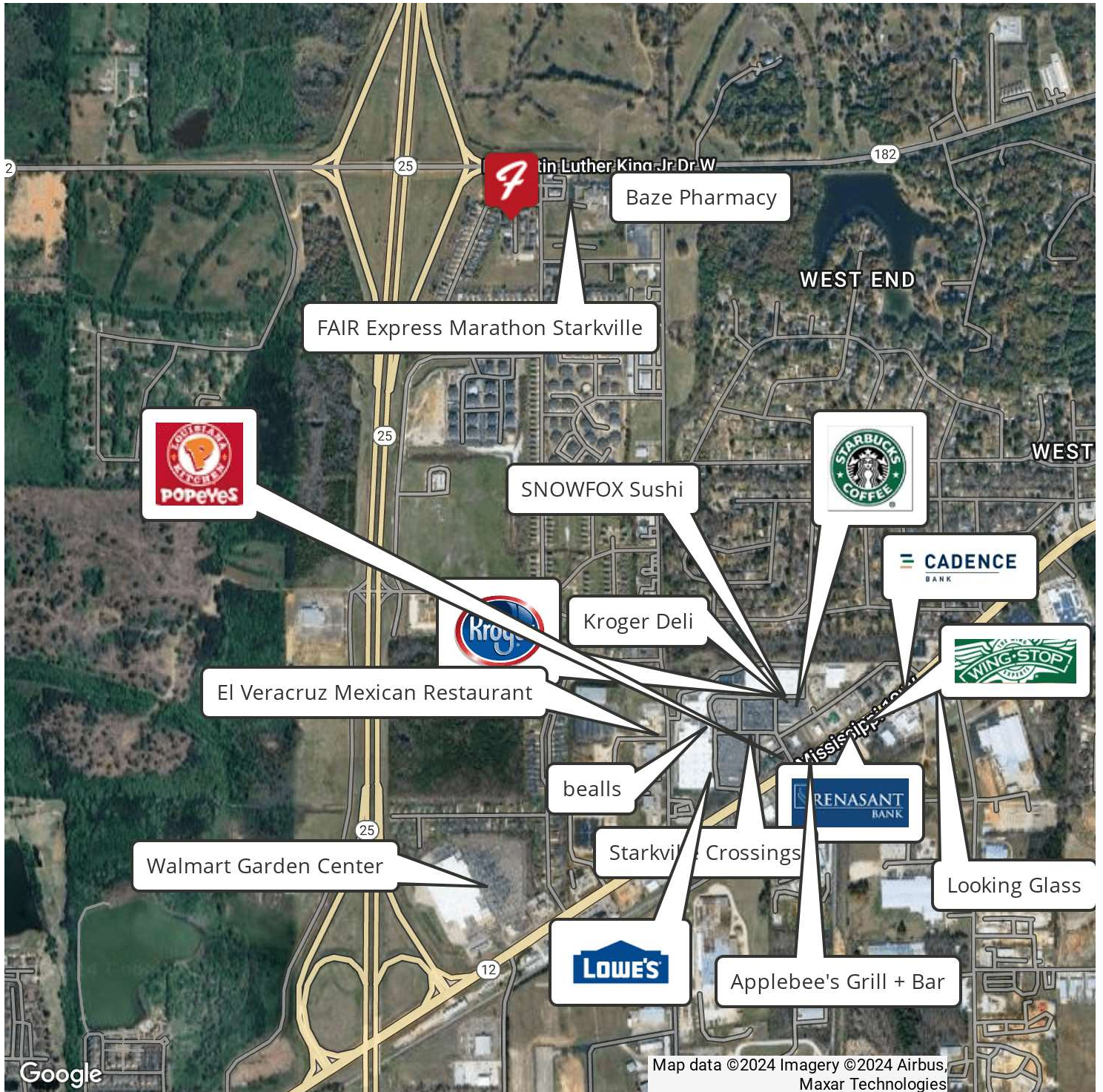
CURB INLET  
TOP 95.7  
FLOW LINE 94.9

TEMPORARY BENCH MARK  
TOP OF FIRE HYDRANT  
ASSUMED ELEVATION 100.0





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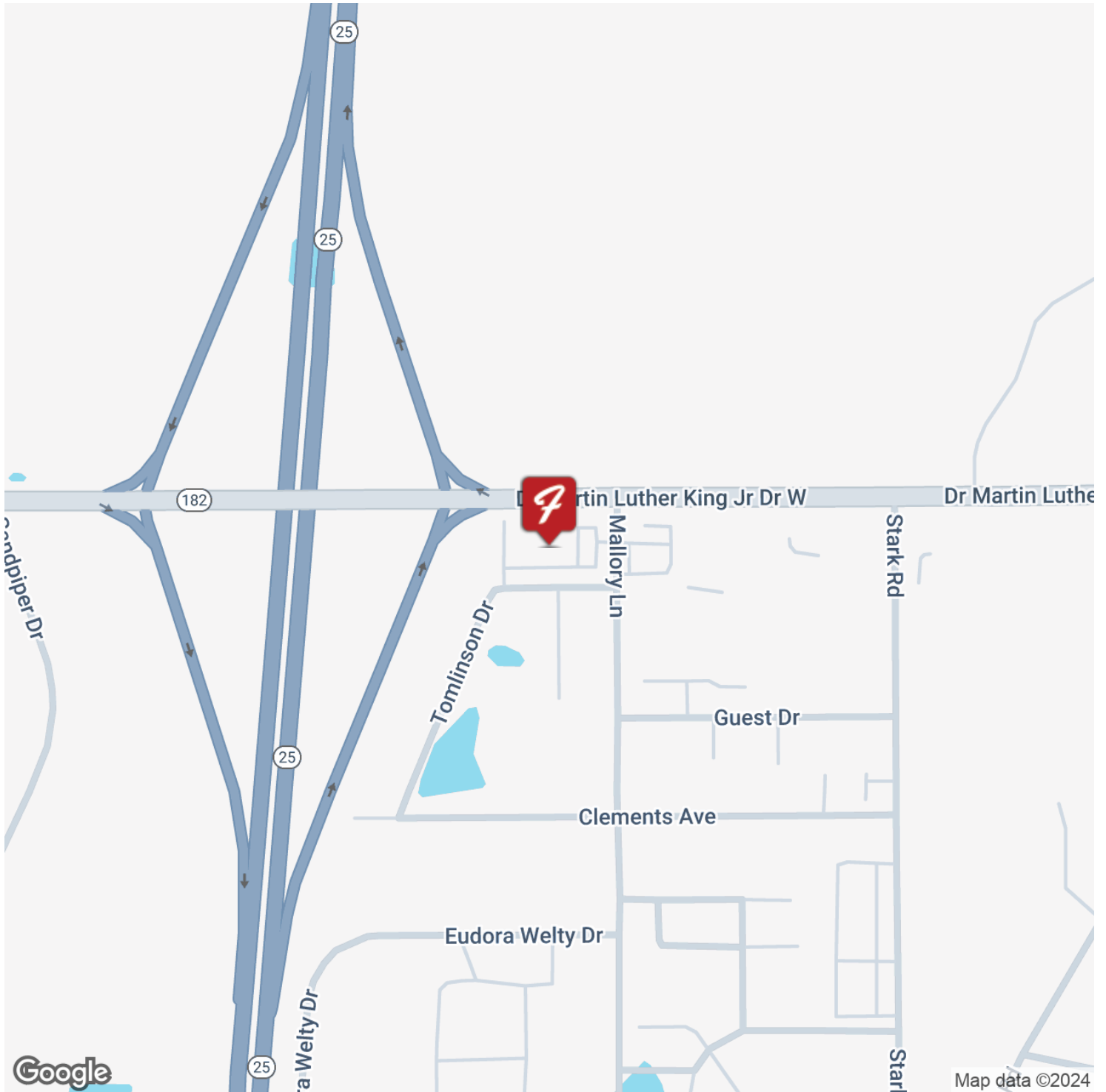
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