

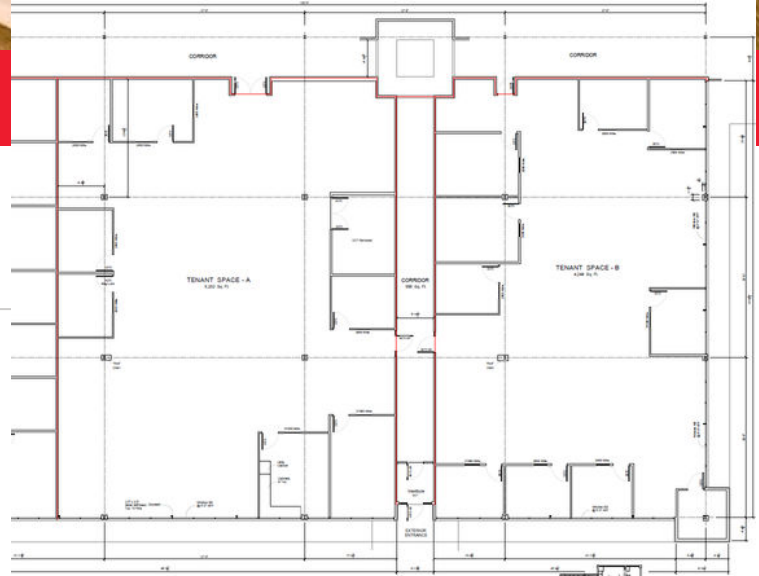
NOW LEASING



 MOBERLY, MO

1961 Hirst Drive

- Class A office space available within the 66,300 SF Hirst Drive Center. Space can be leased as one 9,450 SF suite or as a 5,200 SF suite and a 4,250 SF suite.
- Building is located within Heights Business Park. Easy access off of 4-lane Highway 63, at the Route M exit. 30 miles to Interstate 70 via 4-lane Highway 63.
- Gross lease amount includes landscaping, snow removal, taxes, building insurance and all utilities.
- Available space can be remodeled to suit exact tenant needs
- Building equipped with fiber optic hub.



- Multi-tenant building with shared parking lot. Parking lot consists of 274 spaces and is expandable.
- Tenant is responsible for all communication, phone, computer equipment and wiring and monthly services.



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