

600

PARKWAY




For Sale or Lease By:

NEWMARK
ZIMMER

Owned and Managed By:

 **ALTUS**

- Class A Office Building For Sale or Lease
- Full 2nd Floor - 25,000 SF
- Building Signage Available



600 Parkway is a three story
72,502 square foot office
building located in
Town and Country

600

Property Highlights:



Sale price: \$9,425,260.00
Lease rate: \$22.75/RSF, fs



Current availabilities

- Full second floor - 25,617 RSF
- Suite 110 - 4,256 RSF
- Suite 120 - 4,246 RSF



Building and monument
signage available



Free parking: Ratio 4.4/1,000

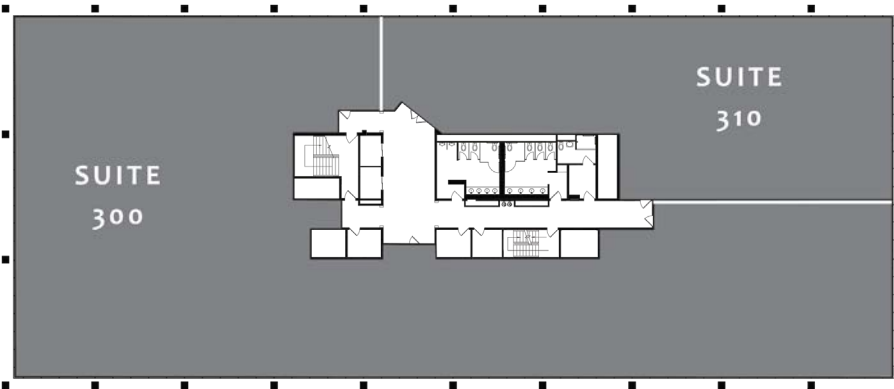


Convenient food delivery
service provided by Foodsby;
Grab-n-Go coming soon



Stacking Plans

3



2



1



● Available Space

● Leased Space

UNIT	TENANT	SF
310	Cordell & Cordell	7,114
300	Lexicon	18,503
200	AVAILABLE	25,617
120	AVAILABLE	4,246
110	AVAILABLE	4,256
100	Progressive Casualty Insurance	12,766

FINANCIAL OVERVIEW

(Forward 12 months as of 10/1/2021)

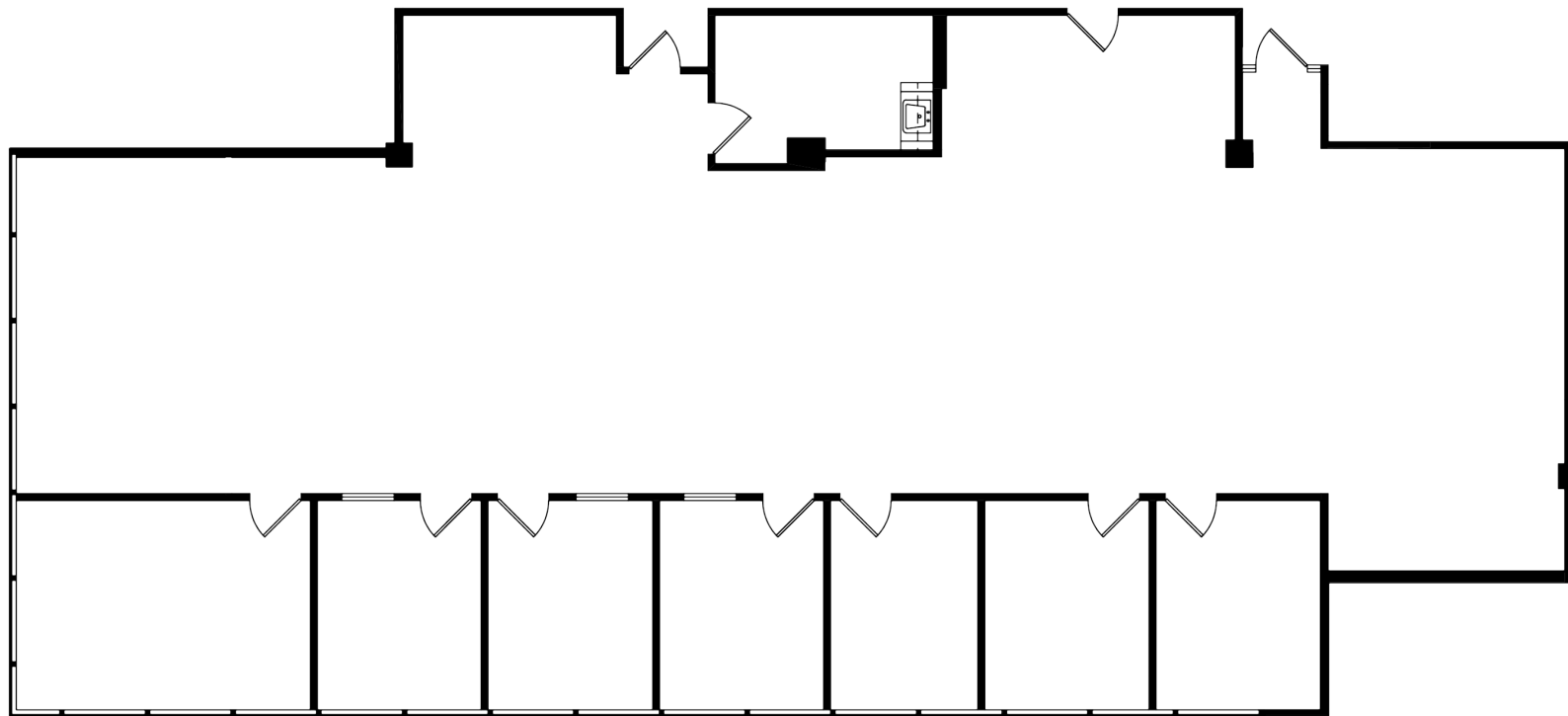
Category	\$ Amount	Per Bldg SF
SALE PRICE	\$9,425,260.00	
PRO FORMA REVENUE	\$1,557,425.00	\$21.48
TOTAL OPERATING EXPENSES	\$818,931.00	\$11.30
PRO FORMA NET OPERATING INCOME	\$738,494.00	\$10.19



Floor Plans

Suite 110:

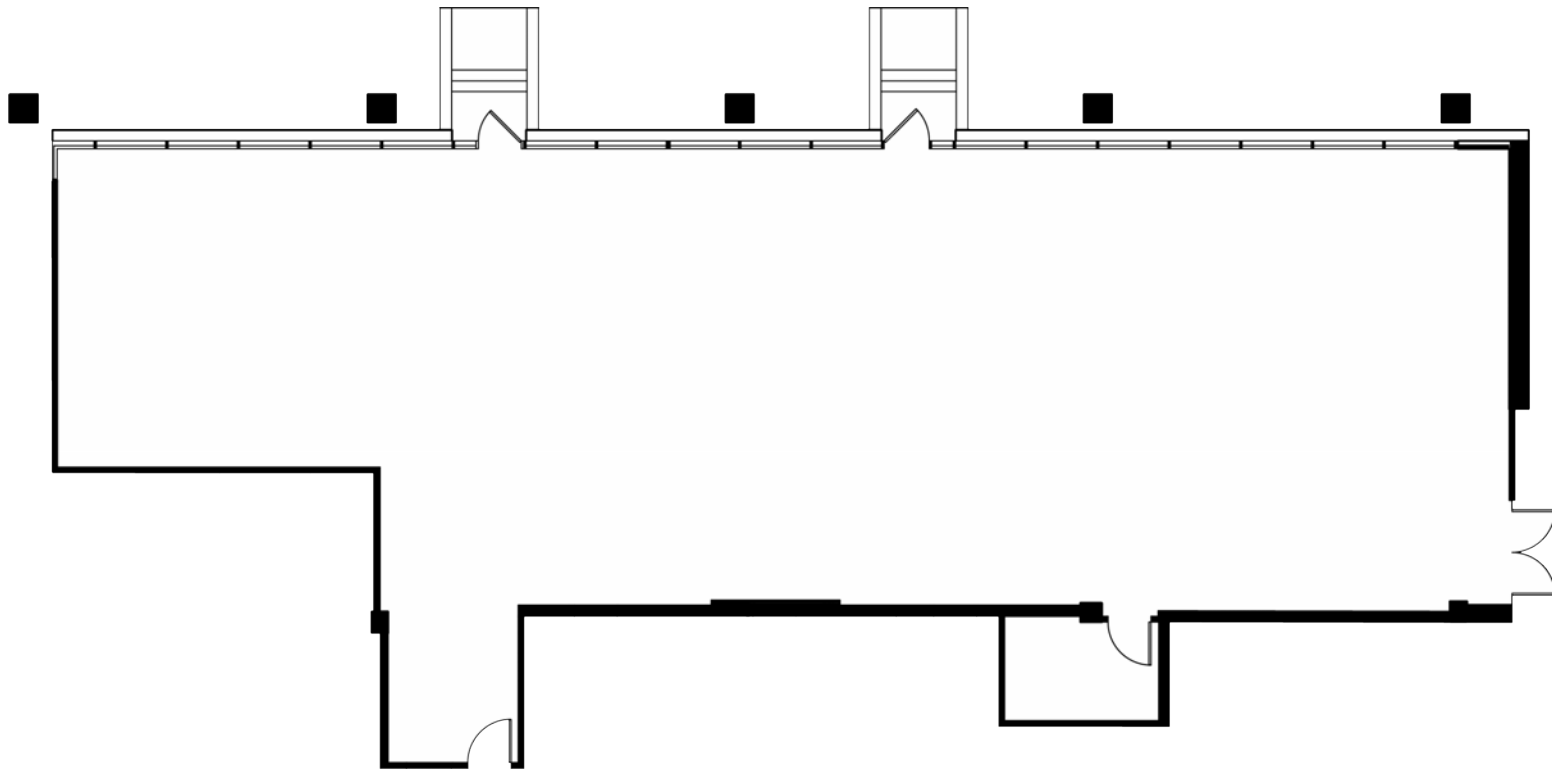
4,256 RSF available



[Click here to view 360° virtual tour](#)

Suite 120:

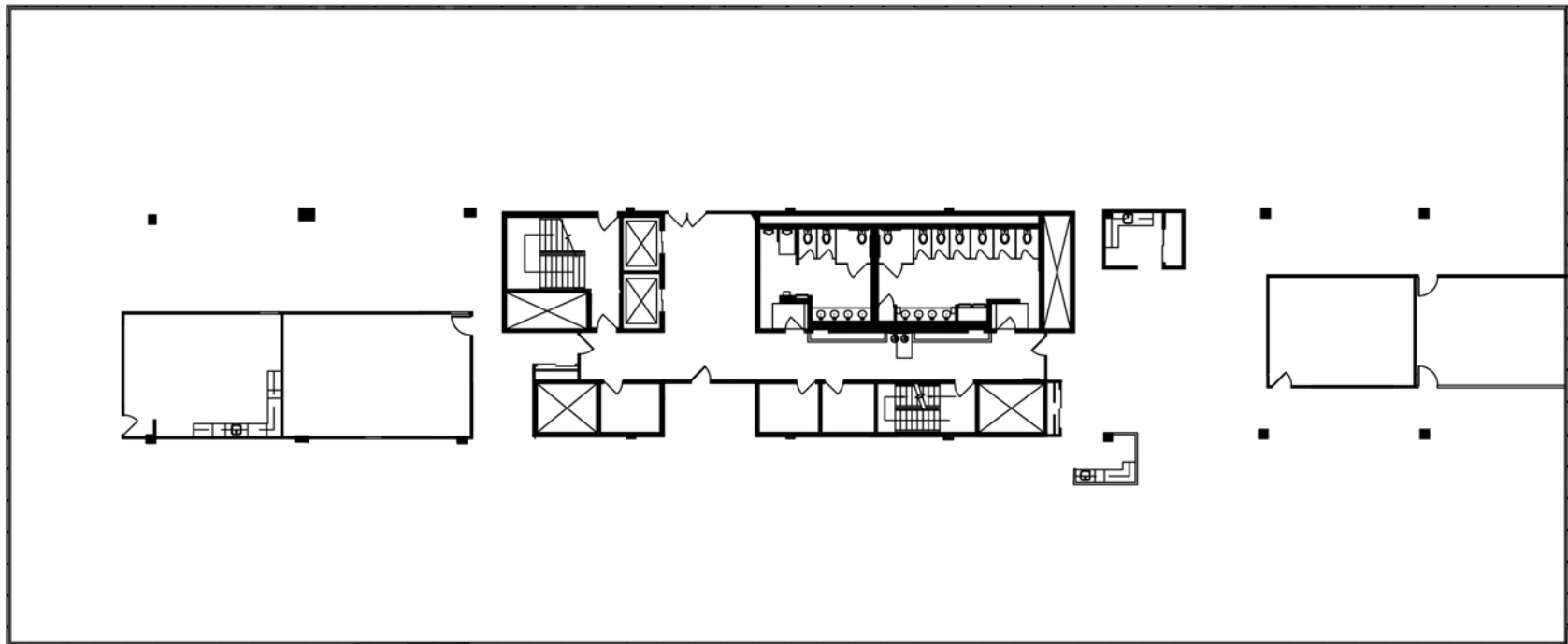
4,246 RSF available



Floor Plans

Second Floor:

25,617 RSF available



[Click here to view 360° virtual tour](#)

Convenient Access



INTERSTATE
64

141

141

600
PARKWAY

ENTRANCE/
EXIT

ENTRANCE/
EXIT

INTERSTATE
64

600

PARKWAY

Town and Country, MO

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