



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
COMMERCIAL SERVICES



## ***Class A Office Space Available***

4305 Frederick Avenue, St. Joseph, Missouri

**Join BMO Harris Bank and other Tenants at  
this Multi-Tenant Office Building**

*[www.raysisson.net/4305frederick.pdf](http://www.raysisson.net/4305frederick.pdf)*

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# Description

- Multi-Tenant Class A Office space available in the BMO Harris Bank located Frederick Avenue just east of the I-29 and Frederick Avenue interchange.
- 4,295 BOMA Sq. Ft. available on the Lower Level
- 379 BOMA Sq. Ft. available on the First Floor
- 6,990 BOMA Sq. Ft. available on the Second Floor
- Existing suites range from 215/RSF to 5,150 RSF on the upper floor with most “as is” suites in about 1,000-1,500/RSF.
- Existing suites on lower level range from 221/RSF to 2,537/RSF with “as is” suites about 1,000-1,200/RSF.
- Office Suites can be combined for larger needs and modified for tenant specifications.
- Tenant Pays own janitorial services.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

# Property Feature Sheet



4305 Frederick Avenue, St. Joseph, MO

## Multi-Tenant Class A Office Space For Lease

**First Floor:** 379 Sq. Ft. Available

**Second Floor:** 6,990 Sq. Ft. Available  
Suites range from 215/RSF to 5,150 RSF on the upper floor with most "as is" suites in about 1,000-1,500/RSF. Office suites can be combined for larger needs and modified for tenant specifications.

**Lower Level:** 4,295 Sq. Ft. Available  
Suites on lower level range from 221/RSF to 2,537/RSF with "as is" suites about 1,000-1,200/RSF. Office suites can be combined for larger needs and modified for tenant specifications.

**Lease:** \$16/SF upper level  
(includes taxes & CAM)  
\$14/SF lower level  
(includes taxes & CAM)

**Janitorial Services:** Tenant pays own

**Major Building Tenants:** BMO Harris Bank & Coleman Insurance Services

**Located on Main Traffic Artery:** Just east of the I-29 and Frederick Avenue interchange with visibility and access from Frederick Avenue

**Parking:** Large paved connected parking area

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Electricity:** Evergy

**Sewer:** City of St. Joseph

**Elevator:** Yes

**CoStar#:** 14202274

**MLS #:** 2136099

**Web Site:** [www.raysisson.net/4305frederick.pdf](http://www.raysisson.net/4305frederick.pdf)

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# FLOOR PLAN

## First Level



### 1st Floor

- Occupant
- Storage
- Ext. Corridor
- Floor Service
- Building Service / Amenity
- Major Vertical Penetration
- Parking



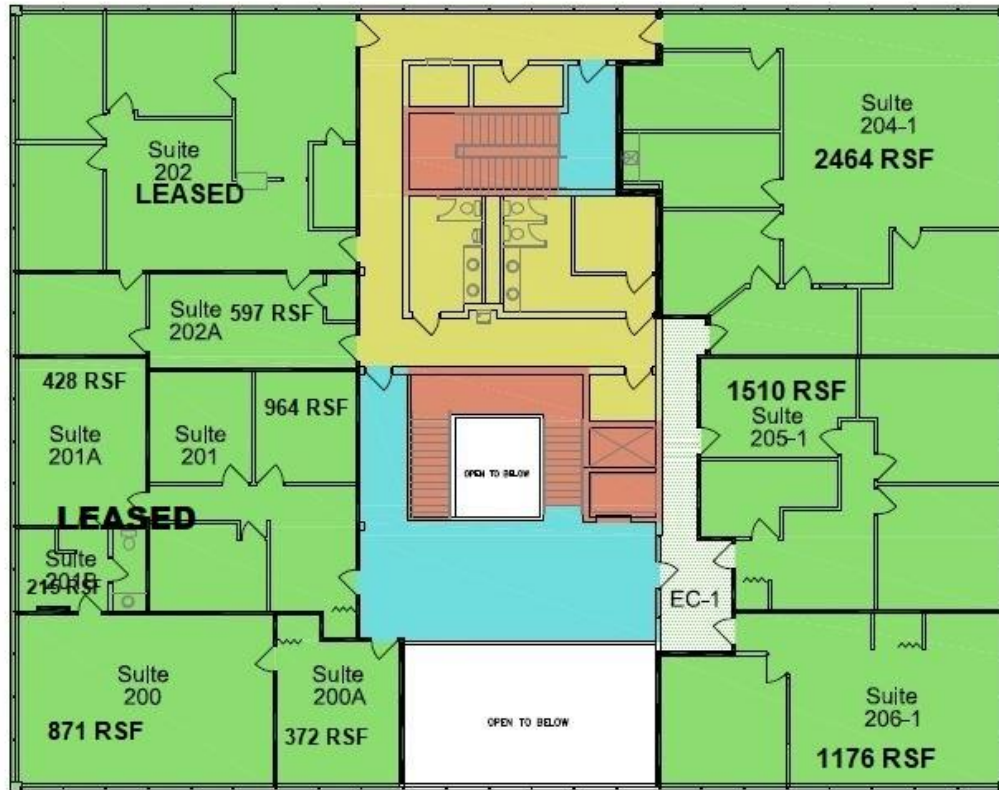
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# FLOOR PLAN

## Second Level



### 2nd Floor

- Occupant
- Storage
- Ext. Corridor
- Floor Service
- Building Service / Amenity
- Major Vertical Penetration
- Parking



4305 Frederick Avenue  
St. Joseph, MO



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# FLOOR PLAN

## Lower Level



### Basement

-  Occupant
-  Storage
-  Ext. Corridor
-  Floor Service
-  Building Service / Amenity
-  Major Vertical Penetration
-  Parking



4305 Frederick Avenue  
St. Joseph, MO



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# Executive Summary

4305 Frederick Ave, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.77729  
Longitude: -94.79015

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,982	46,008	71,379
2010 Population	6,168	48,356	74,279
2018 Population	6,065	47,815	73,541
2023 Population	5,964	47,144	72,513
2000-2010 Annual Rate	0.31%	0.50%	0.40%
2010-2018 Annual Rate	-0.20%	-0.14%	-0.12%
2018-2023 Annual Rate	-0.34%	-0.28%	-0.28%
2018 Male Population	45.3%	50.2%	49.9%
2018 Female Population	54.7%	49.8%	50.1%
2018 Median Age	47.4	37.2	37.1

In the identified area, the current year population is 73,541. In 2010, the Census count in the area was 74,279. The rate of change since 2010 was -0.12% annually. The five-year projection for the population in the area is 72,513 representing a change of -0.28% annually from 2018 to 2023. Currently, the population is 49.9% male and 50.1% female.

### Median Age

The median age in this area is 47.4, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	87.1%	84.0%	85.0%
2018 Black Alone	5.9%	7.4%	6.7%
2018 American Indian/Alaska Native Alone	0.1%	0.5%	0.5%
2018 Asian Alone	2.6%	2.3%	1.8%
2018 Pacific Islander Alone	0.0%	0.4%	0.4%
2018 Other Race	1.5%	2.2%	2.4%
2018 Two or More Races	2.7%	3.2%	3.2%
2018 Hispanic Origin (Any Race)	4.6%	6.4%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.7 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	2,698	17,957	27,904
2010 Households	2,873	18,687	28,779
2018 Total Households	2,818	18,346	28,337
2023 Total Households	2,763	18,021	27,864
2000-2010 Annual Rate	0.63%	0.40%	0.31%
2010-2018 Annual Rate	-0.23%	-0.22%	-0.19%
2018-2023 Annual Rate	-0.39%	-0.36%	-0.34%
2018 Average Household Size	2.06	2.39	2.44

The household count in this area has changed from 28,779 in 2010 to 28,337 in the current year, a change of -0.19% annually. The five-year projection of households is 27,864, a change of -0.34% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 17,600 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$52,284	\$48,664	\$46,321
2023 Median Household Income	\$58,364	\$55,586	\$53,709
2018-2023 Annual Rate	2.22%	2.70%	3.00%
<b>Average Household Income</b>			
2018 Average Household Income	\$73,250	\$65,512	\$62,746
2023 Average Household Income	\$85,466	\$76,754	\$73,959
2018-2023 Annual Rate	3.13%	3.22%	3.34%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$34,318	\$26,508	\$25,149
2023 Per Capita Income	\$39,761	\$30,728	\$29,401
2018-2023 Annual Rate	2.99%	3.00%	3.17%

Current median household income is \$46,321 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,709 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,746 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,959 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,149 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,401 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,809	19,431	30,420
2000 Owner Occupied Housing Units	1,564	11,422	18,142
2000 Renter Occupied Housing Units	1,134	6,535	9,762
2000 Vacant Housing Units	111	1,474	2,516
2010 Total Housing Units	2,984	20,549	31,987
2010 Owner Occupied Housing Units	1,553	11,479	17,754
2010 Renter Occupied Housing Units	1,320	7,208	11,025
2010 Vacant Housing Units	111	1,862	3,208
2018 Total Housing Units	2,987	20,633	32,202
2018 Owner Occupied Housing Units	1,498	11,109	17,168
2018 Renter Occupied Housing Units	1,319	7,237	11,169
2018 Vacant Housing Units	169	2,287	3,865
2023 Total Housing Units	3,003	20,790	32,481
2023 Owner Occupied Housing Units	1,469	10,943	16,913
2023 Renter Occupied Housing Units	1,294	7,078	10,952
2023 Vacant Housing Units	240	2,769	4,617

Currently, 53.3% of the 32,202 housing units in the area are owner occupied; 34.7%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 31,987 housing units in the area - 55.5% owner occupied, 34.5% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 0.30%. Median home value in the area is \$126,684, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.99% annually to \$146,778.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

# Drive Time Map



**Drive Times to St. Joseph, Missouri are all approximate.**

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# COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

[www.saintjoseph.com](http://www.saintjoseph.com)

City of St. Joseph

[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau

[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:

[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County

[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press

[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District

[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University

[www.missouriwestern.edu](http://www.missouriwestern.edu)

Albrecht-Kemper

[www.albrecht-kemper.org](http://www.albrecht-kemper.org)

Allied Arts Council

[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum

[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)

