



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available For Lease

5,400 Sq. Ft.

Class A Office Space

4221 Mitchell

St. Joseph, Missouri

www.stjoseph.net/cb/4221mitchell.pdf

Raymond A. Sisson, CCIM
Broker/

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 279-2987

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net

Adam Stein, CCIM
Broker

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Mobile (816) 248-6821

Web Site: www.bhhsstein.com



Index

www.stjoseph.net/cb/4221mitchell.pdf

I) Overview	Page
a) Description	3
II) Property	
a) Property Feature Sheet	4
b) Photos	5
c) Floor Plan	6
d) Addendum	7
III) St. Joseph, Missouri	
a) Drive Time Map	8
b) Demographics	9-10
IV) Miscellaneous	
a) Community Internet Sites	11



Description

- 5,400 Sq. Ft. of Class A office space available in the Bond Science and Technology Incubator building located at 4221 Mitchell, St. Joseph, Missouri.
- GLA: 25,000 Sq. Ft.
- Class A Office Space on the 2nd Floor.
- Access to clean room with all the equipment listed on the attached Addendum.
- All walls may be reconfigured to fit your company's needs.
- This is a technology incubator for innovating and commercializing products and services; creating new firms and stimulated regional innovation and competitiveness that results in long term entrepreneurial economic development.
- Preference given to animal health and nutrition products and services, basic or applied research, product enhancement, development and/or engineering, pre-pilot, pilot or prototype development, proprietary processes in support of local industry, human health and nutrition products and services, development and training of workforce enhancement programs, manufacturing development.
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City Sewers

Property Feature Sheet

Office Space for Lease



4221 Mitchell, St. Joseph, MO

Available: 5,400 Sq. Ft.

Location: 4221 Mitchell, St. Joseph, MO
Second Floor of the Bond Science
and Technology Incubator

For Lease: \$18.00/SF/Yr

Space type: Relet

Lease term: 3 years

Accessible: Mitchell Avenue, St. Joseph, MO

Fits: 15-46 people

Available: Now

Built out as: Standard Office

Floor: 2nd Floor

Water: Missouri American Water Co.

Electricity: KCP&L

HMLS #: 117662

MLS #: 2107449

Web Site: www.stjoseph.net/cb/4221mitchell.pdf

Raymond A. Sisson, CCIM

Broker

Berkshire Hathaway Home Services, Stein & Summers Real
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 279-2987

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



Adam Stein, CCIM

Broker

Berkshire Hathaway Home Services, Stein & Summers Real
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Mobile (816) 248-6821

Web Site: www.bhhsstein.com

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

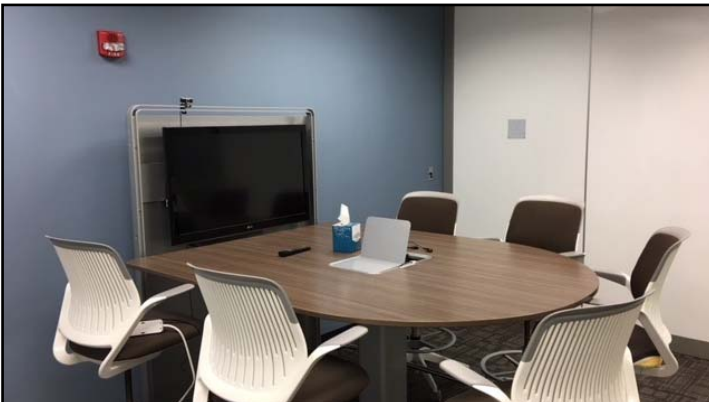
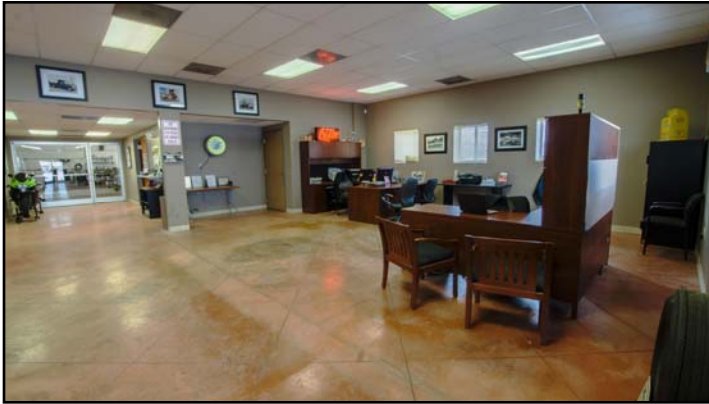


Marketing Packet



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES

PHOTOS



FLOOR PLAN



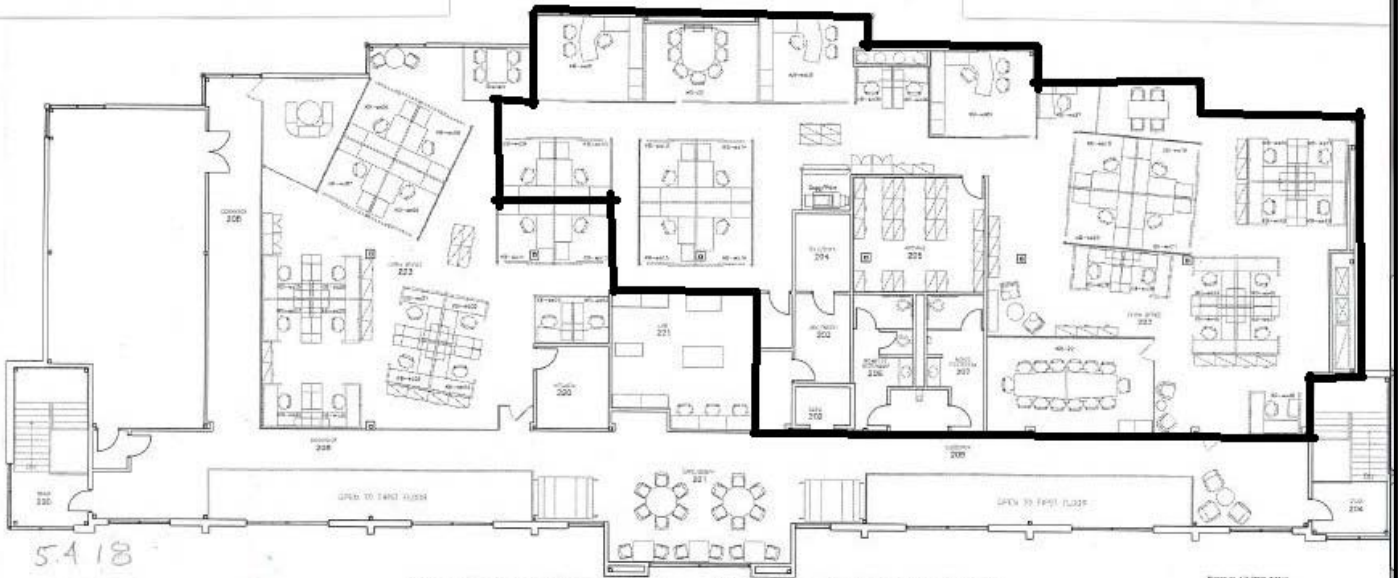
Sara Hagen | Incubator Manager

816.749.4012
sara.hagen@innovationstockyard.com
At the Bond Science and Technology Incubator
4221 Mitchell Avenue | St. Joseph, MO 64507



Ronan Molloy | President

direct: 816.749.4014 | cell: 816.204.0003
ronan.molloy@innovationstockyard.com
At the Bond Science and Technology Incubator
4221 Mitchell Avenue | St. Joseph, MO 64507



FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

Addendum to Listing

All of the office space can be reconfigured to meet the tenant's specific needs. Each office comes with access to a small conference room, media space, large conference room, and break room. In addition, each tenant has access to the community laboratory space and equipment.

All of the tenants have access for a fee to an elaborately equipped, 1,800 sq. ft. community laboratory space, complete with wet/dry areas, bench space, equipment, and clean rooms—designed to help bring ideas to market.

The space is ideal for designing a study, testing ideas, and evaluating results. Tenants also have access to Missouri Western State University's Life Sciences expertise.

The certified 3-stage clean room is available for use to all tenants and contains a laminar flow hood and sanitized equipment. A wide variety of lab equipment available for use, including:

Basic Equipment

- Autoclave
- Centrifuge
- Refrigerators/freezer
- Water purification system (18 Mega Ohm)
- Analytic balances
- Glassware dishwashers
- Karl Fischer titrator
- Melting point apparatus
- Viscometer
- Lyophilizer
- Rotavap with temperature control
- Microscopes
- Fume hoods

Pharmaceutical Manufacturing and Testing Equipment

- Tablet press
- Capsule filling system

- Liquid filling system
- Friability instrument
- Disintegration bath
- Dissolution baths
- Tablet tester
- Biosafety cabinets
- Bioreactor/fermentor
- Automated DNA/RNA extraction system

Instrumentation

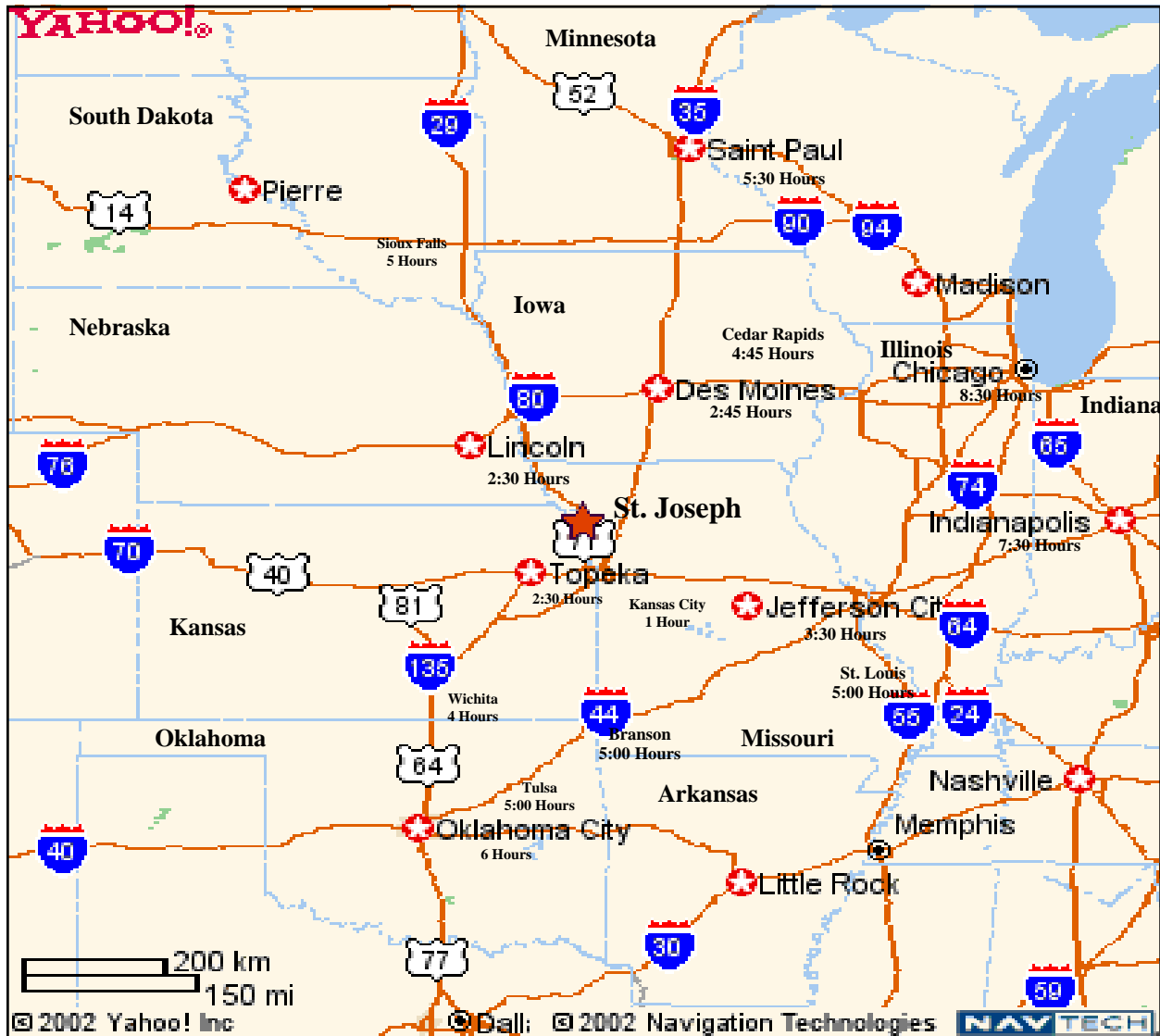
- LC/MS/MS
- HPLC (UV, RID)
- UV/Vis spectrophotometer
- FTIR spectrophotometer
- GC (FID, ECD, MS)
- Polarimeter
- DSC (differential scanning calorimeter)
- TGA (thermo gravimetric analysis)
- Microplate reader

This 8,200 SF suite has individual work stations that may be reconfigured easily to meet the needs of future tenant.

Preferred firms would be involved on-site with one or more of the following:

- Animal health and nutrition products and services
- Basic or applied research, product enhancement, development and/or engineering
- Pre-pilot, pilot or proto-type development
- Proprietary processes in support of local industry
- Human health and nutrition products and services
- Non-profit and university research and development
- Development and training of workforce enhancement programs
- Manufacturing development and research appropriate for facility

Drive Time Map



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

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services, Stein & Summers Real Estate
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 233-8204
E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net



COMMUNITY INTERNET SITES

St. Joseph Metro Chamber

www.saintjoseph.com

City of St. Joseph

www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau

www.stjomo.com

Demographic Web Site:

www.nwmoinfo.org

Buchanan County

www.co.buchanan.mo.us

St. Joseph News Press

www.newspressnow.com

St. Joseph School District

www.sjsd.k12.mo.us

Missouri Western State University

www.missouriwestern.edu

Albrecht-Kemper

www.albrecht-kemper.org

Allied Arts Council

www.stjoearts.org

St. Joseph Museum

www.stjosephmuseum.org

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

www.ponyexpressjessejames.com



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES