

# THRIVE SPACE

800 Front Street, Waterloo, NE 68069



PJ MORGAN

REAL ESTATE

WITH YOU FOR LIFE



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## PROPERTY DETAILS

Lease Rate	See Floorplan
Total Available	10,000 SF
Min. Divisible	1,000 SF
Building Size	50,000 SF
Year Built/Reno.	1954/2018
Space Type	Creative/Office
Total Site Area	3.65 Acres
Traffic Count	13,610 EADT (2010)
Parking	Paved lot
Lease Term	5 Years

## DESCRIPTION

Incredible chance to join the collaborative Thrive Business Campus located at 240th & Maple. Office suites, medical, artisans, flex, fitness, retail, co-working space from 100-10,000 SF. Efficient and cost-effective shared services, perfect for small businesses! Connecting multi-sport complex includes fitness facility, kitchen, meeting rooms, coffee bar, game area and bike friendly! Adjacent \$6.50/SF NNN office space perfect for daycare or preschool opportunity.

OFFICE SPACE



CONFERENCE ROOM



MAIN GYM

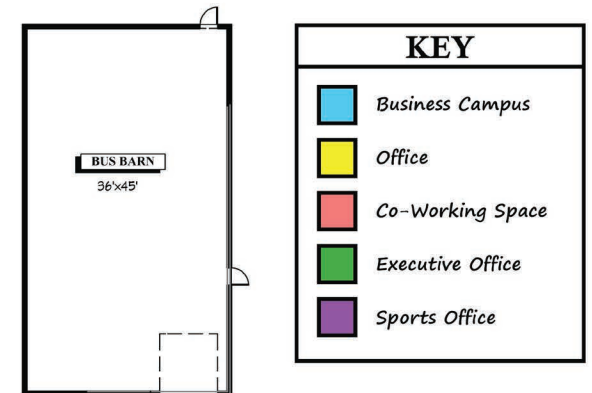
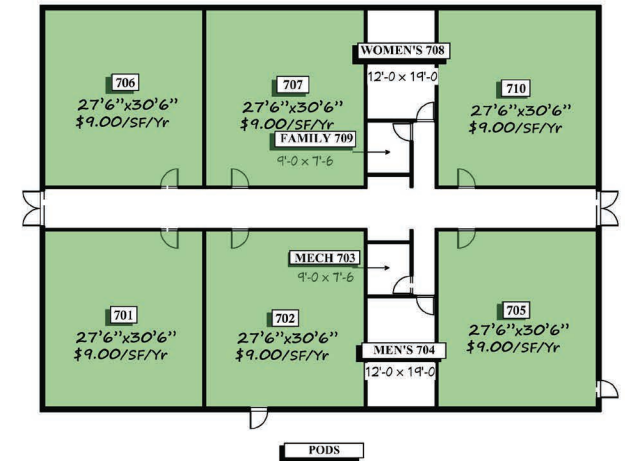




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## FLOORPLAN - ADDITIONAL SPACES



# THRIVE SPACE

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## RENDERINGS & PHOTOS



BREAK AREA



BANQUET SEATING



AERIAL VIEW

PLAYGROUND



AERIAL VIEW



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## AREA BUSINESSES

