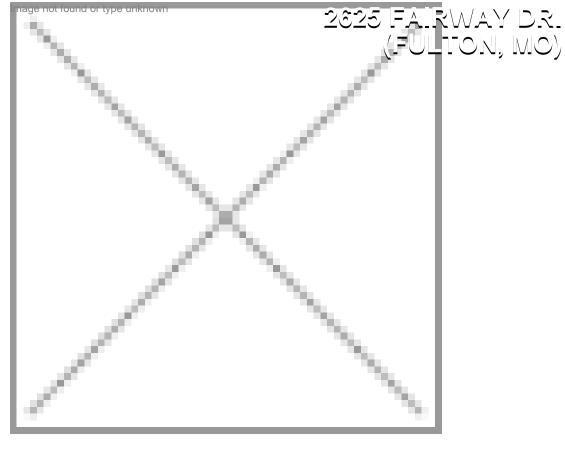




(573) 445-1020



| ADDRESS       | 2625 Fairway Dr.<br>(Fulton, MO)<br>Fulton, MO |
|---------------|--|
| PROPERTY TYPE | Office / Investment / Multiple<br>Offerings    |
| SALE PRICE    | \$1,000,000                                    |
| LEASE         | See Details                                    |
| SPACE         | 200 - 1,500 sqft                               |
| BUILDING      | 11,884 sqft                                    |
|               |  |

Paul Land, SIOR PaulLand@PlazaCommercialRealty.com Mike Grellner, SIOR MikeGrellner@PlazaCommercialRealty.com Lauren Crosby, Agent LaurenCrosby@PlazaCommercialRealty.com

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020

SIOR Individual?Memberknown

## DETAILS

- Freestanding, multi-tenant office building adjacent to Tanglewood Golf Course in Fulton, MO
- Located in an office park with medical services, professional offices, and retirement/supported living facilities
- Property is for sale as an investment opportunity, or has multiple offices/suites available for lease (Approx. 200-1,500 sq ft)
- For leasing needs, various sizes are available, and include use of the common restrooms and conference/break area
- Rental rate is \$12/sq ft gross basis and includes landlord paying utilities
- Newer construction (approximately 20 years old) with multiple entries/exits allowing for flexibility in demising suites
- Abundant on-site parking all in close proximity to building entrances
- Call the listing office for financial/lease details