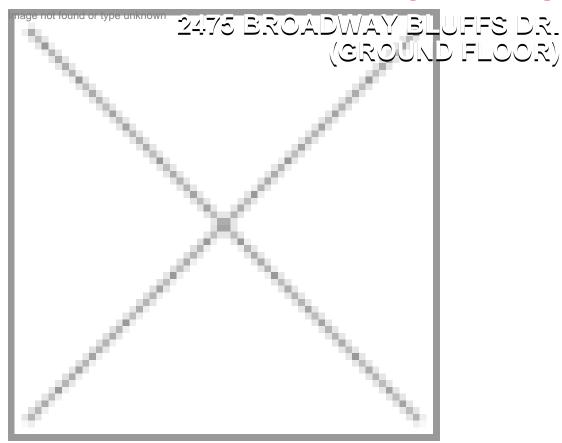
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(573) 445-1020

FOR LEASE



ADDRESS	2475 Broadway Bluffs Dr. (ground floor) Columbia, MO
PROPERTY TYPE	Office
LEASE	\$4,800/month
SPACE	2,500 sqft
ZONING	PD

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

SIOR Individual Merabeknown

DETAILS

- Class A office facility near Highway 63 at Broadway exit
- Currently 2 units available that are now in shell condition:
- 2,500 sq ft on ground floor
- Landlord is willing to contribute \$65 sf for combined interior design and construction cost for a 10 lease year term commitment.
- Rent for 5 years at \$4,800 monthly and then adjusts during years 6 thru 10 to \$4,200 monthly.
- Close proximity to downtown, University of Missouri, and all hospital campuses
- Excellent views of Stephens Lake Park and Hinkson Creek
- Rental rate is on a NNN basis. Triple net charges are collectively approx. \$5.50 sf annually.