

**1000 W. NIFONG, BLDG #2 STE 203  
(WOODRAIL CENTRE)**



**ADDRESS**

1000 W. Nifong, Bldg #2 Ste 203  
(Woodrail Centre)  
Columbia, MO

**PROPERTY TYPE**

Office

**LEASE**

\$10,200/monthly/triple net

**SPACE**

4,887 sqft

**ZONING**

PD

**DETAILS**

- 2nd floor office space.
- Subject space has a high level of interior finish, mixture of open space and private offices.
- Recent roof, HVAC, light and painting upgrades.
- Abundant windows with nice views of the surrounding area
- Woodrail Centre is a class A office park located in south Columbia at the corner of Nifong Blvd & Forum Blvd
- In close proximity to several other amenities/services including Walgreens and Boone Hospital South Campus
- Rental rate is on a NNN basis (NNN costs currently \$4.60/sq ft)
- Tours can be conducted now with some advance scheduling thru the listing office.
- Property offered by broker/owner.

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

