

**1000 W. NIFONG, BLDG #2 SUITE 204-220  
(WOODRAIL CENTRE)**



**ADDRESS**

1000 W. Nifong, Bldg #2  
Suite 204-220  
(Woodrail Centre)  
Columbia, MO

**PROPERTY TYPE**

Office

**LEASE**

\$11,100/monthly/triple net

**SPACE**

5,318 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.

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