

**2475 BROADWAY BLUFFS DR.
(GROUND FLOOR)**



ADDRESS

2475 Broadway Bluffs Dr.
(ground floor)
Columbia, MO

PROPERTY TYPE

Office

LEASE

\$2,900/month

SPACE

2,500 sqft

ZONING

PD

DETAILS

- Class A office facility near Highway 63 at Broadway exit
- Currently 2 units available that are in shell condition:
 - 2,500 sq ft on ground floor
 - 5,800 sq ft on the terrace level
- 2,500 sq ft subject space on the ground floor can be leased as-is at \$2,900/month, or landlord will provide \$65/sq ft build-out allowance at \$3,500/month for long term lease
- 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

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