



**ADDRESS**

2475 Broadway Bluffs Dr.  
Columbia, MO

**PROPERTY TYPE**

Office / Multiple Offerings

**LEASE**

See Details

**SPACE**

2,500 - 5,800 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
- Both units are in shell condition, ground floor offered at \$14/sq ft and the terrace level offered at \$11/sq ft, if taken as-is
- Alternatively, at rental rates of \$17/sq ft (ground floor) and \$14/sq ft (terrace level), landlord will provide build-out allowance of \$65/sq ft 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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