

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



ADDRESS

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

PROPERTY TYPE

Office

LEASE

\$4,800/month

SPACE

2,500 sqft

ZONING

PD

DETAILS

- Class A office facility near Highway 63 at Broadway exit
- Currently 1 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 above shell condition for a 10 lease year term commitment.
- Rent for 5 years at \$5,200 monthly and then adjusts during years 6 thru 10 to \$3,700 monthly.
- Close proximity to downtown, University of Missouri, and all hospital campuses. Near US Hwy 63 and retail services.
- 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.

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