

# OLD BLUFF ROAD OFFICE BUILDING

11800 Old Bluff Road  
Columbia, IL 62236

- Ideal for corporate headquarters
- Modern professional design and finishes
- Irreplaceable location



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## THE OFFERING

Cozad Commercial Real Estate and Facility Solutions is excited to offer the opportunity for qualified investors or corporate users to acquire the Old Bluff Office Center. This Class A office building is located strategically within the Saint Louis / Western Illinois metropolitan area. The property is currently fully occupied with a remaining lease term of two years. Built in 2021, the property boasts aesthetically pleasing exteriors with modern-class architecture and a unique interior that provides abundant natural light and amenities for its tenants.

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### SALE PRICE

Contact Broker

### RENTABLE AREA

35,124 sq. ft.

### YEAR BUILT

2020

### INVESTMENT HIGHLIGHTS

Class A Office Building offering a compelling blend of quality and cost-effectiveness

Numerous surrounding retail and dining options

Modern common areas and restrooms on all three floors of the building

Efficient large floor plate design offers tenant optionality

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Facility Solutions has a business relationship with Cozad Commercial Real Estate and may receive financial or other compensation as part of their referral agreement.



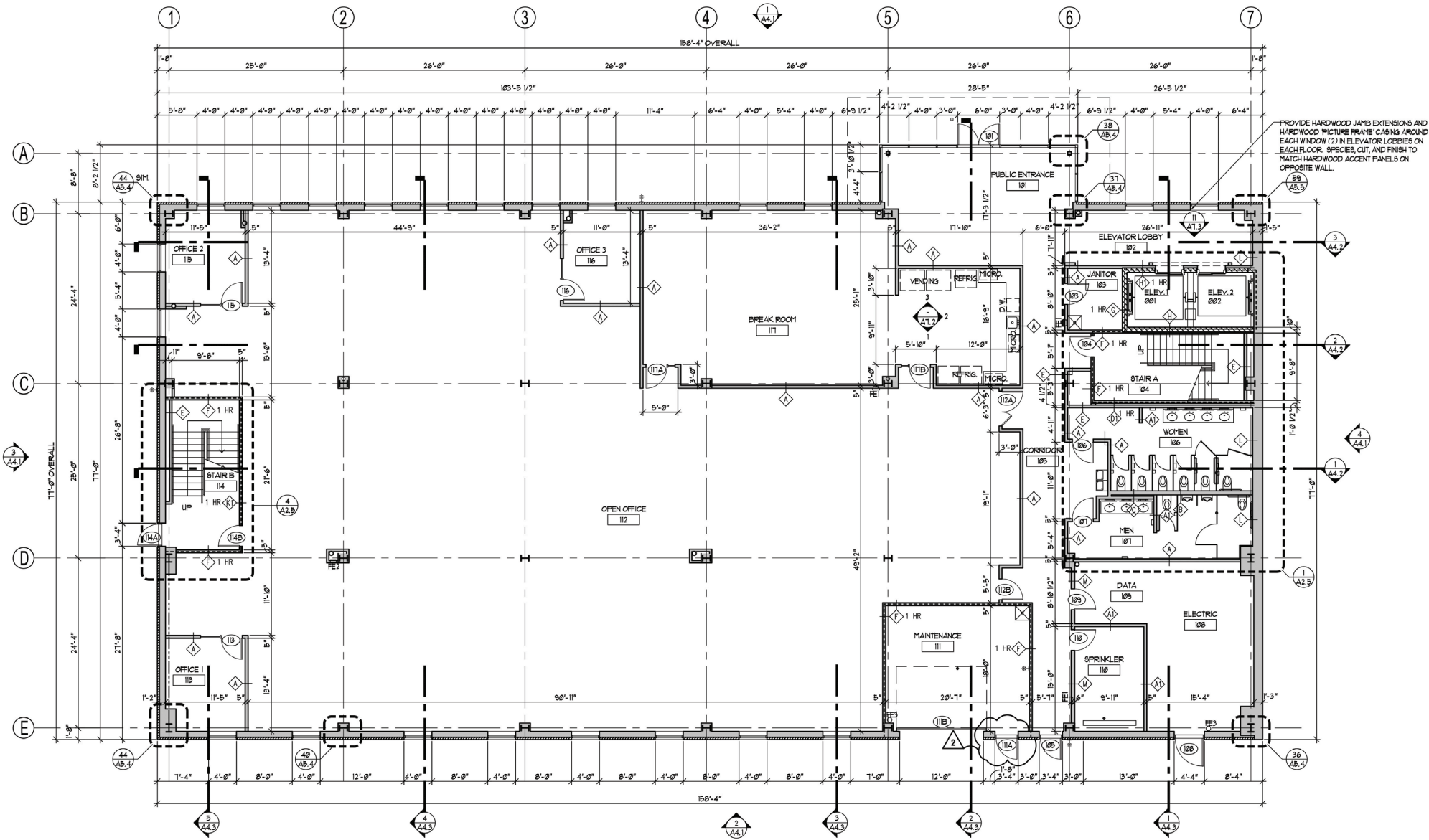
# THE OFFERING

- 35,124 sf. ft. Class A Building on 3.7 Acres
- Build-out ideal for corporate headquarters or owner/occupant
- Entire building available and can be sub-divided
- 11,708 sq. ft. efficient floor plates
- Freeway frontage with signage opportunities
- 6.75/1000 parking ratio
- Full building backup generator
- Fully sprinklered
- Electric card access system
- 24-hour controlled access
- 23 private offices
- Break Room on each floor
- IT rooms on each floor with fiber in the building
- Maintenance garage

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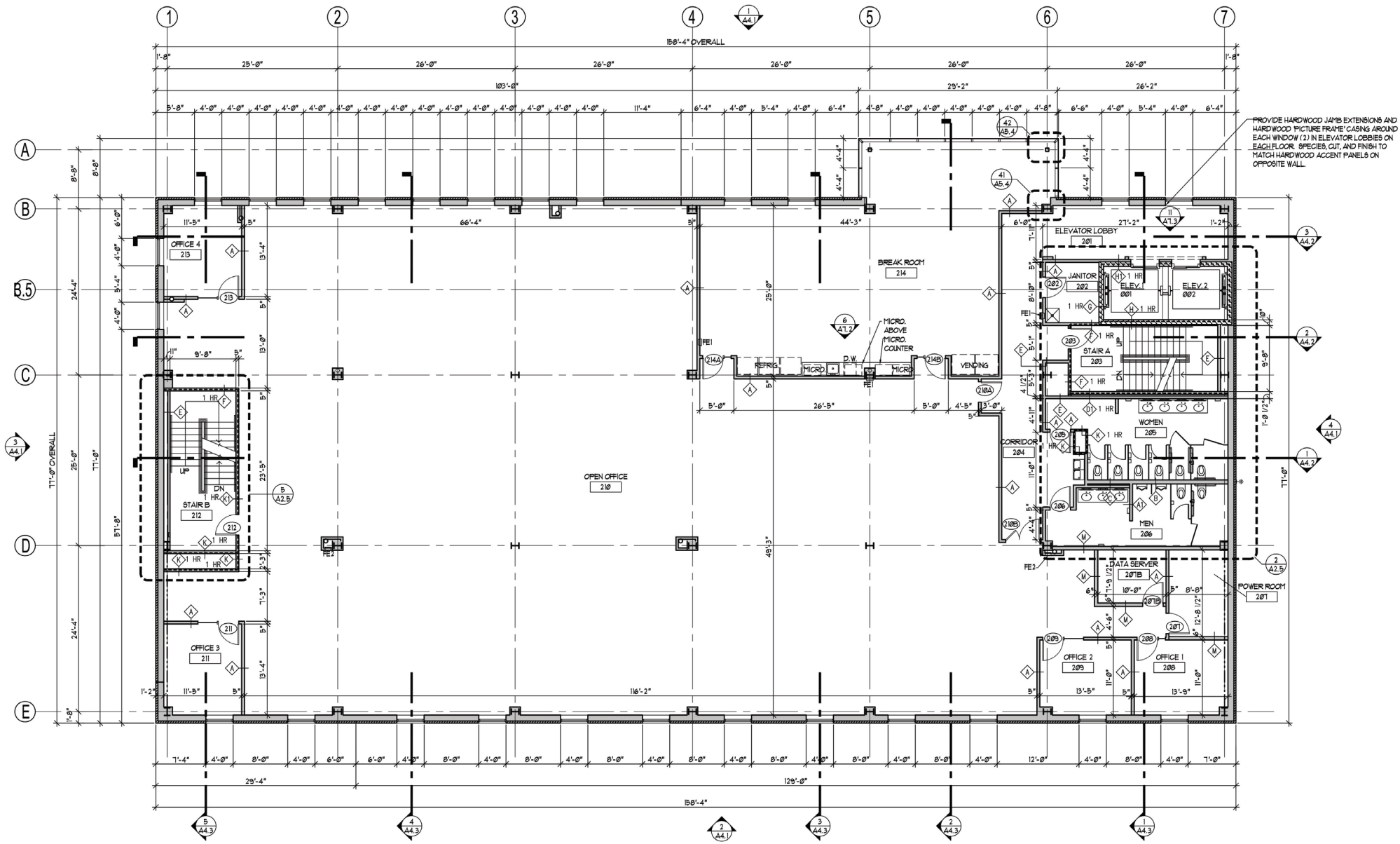


# FIRST FLOOR PLAN



**1** FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# SECOND FLOOR PLAN

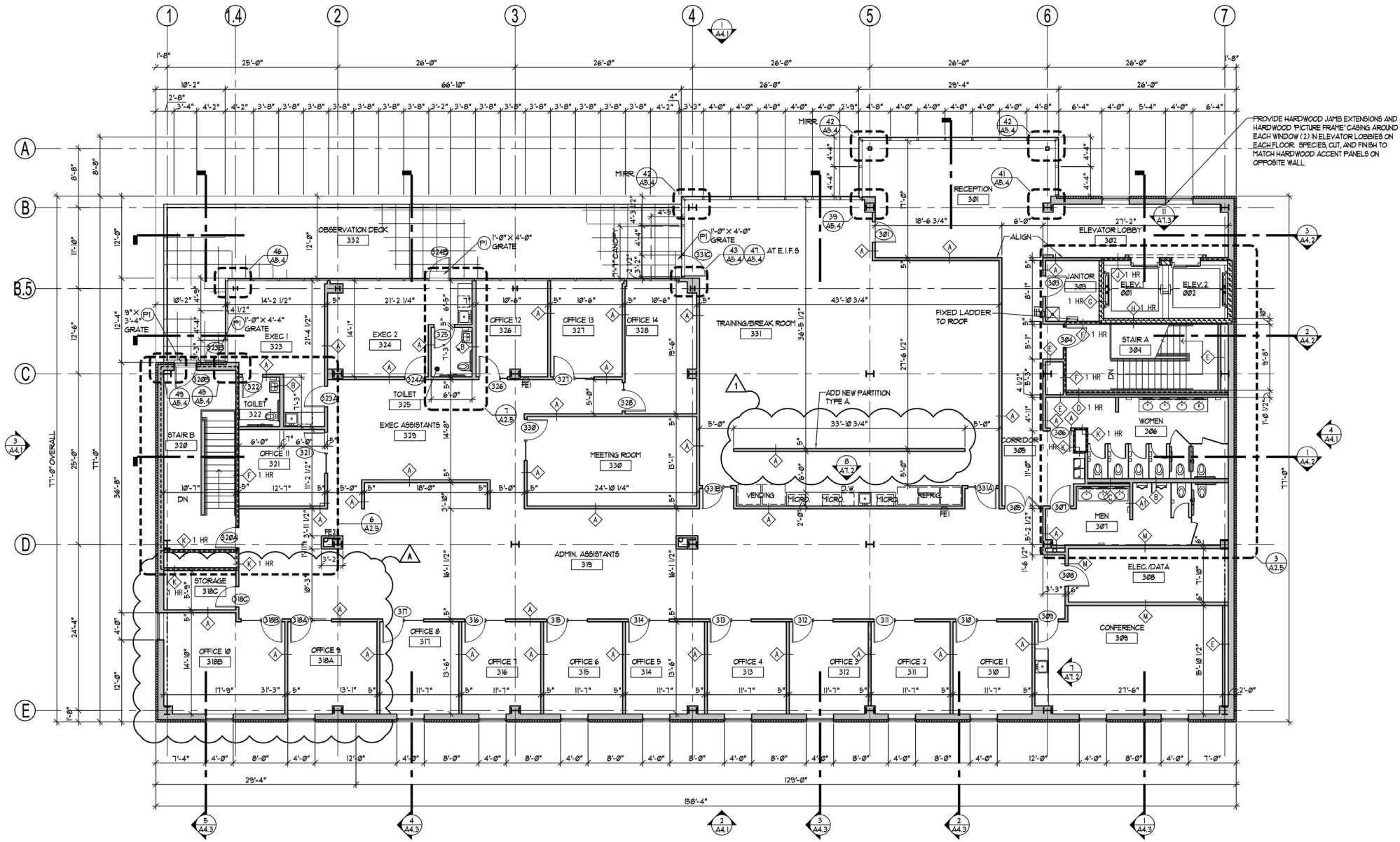


PROVIDE HARDWOOD JAMB EXTENSIONS AND HARDWOOD PICTURE FRAME CASINGS AROUND EACH WINDOW (2) IN ELEVATOR LOBBIES ON EACH FLOOR. SPECIES, CUT, AND FINISH TO MATCH HARDWOOD ACCENT PANELS ON OPPOSITE WALL.

**1 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



# THIRD FLOOR PLAN



1 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

# PROPERTY PHOTOS

