

**CLASS A OFFICE  
OPPORTUNITY IN  
COLUMBIA, IL**



SCAN HERE!



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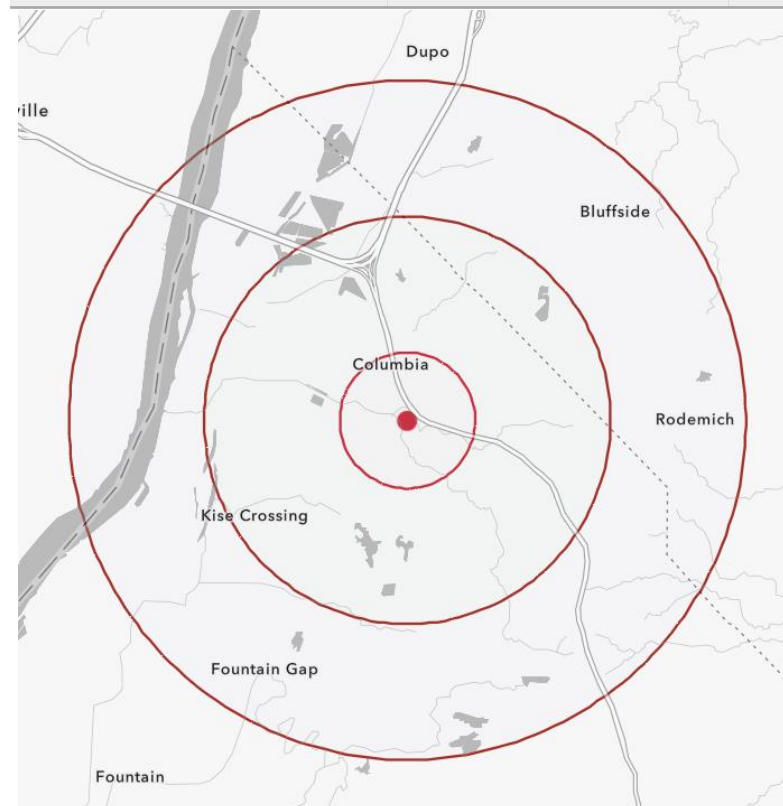
**265 ADMIRAL TROST DRIVE  
COLUMBIA, IL 62236  
34,712 S.F. | \$9.90/S.F. N.N.N.**

### PROPERTY INFORMATION



- CLASS A OFFICE/FLEX BUILDING BUILT IN 2007
- HIGH-END OFFICE FINISHES THROUGHOUT WITH FURNITURE AVAILABLE
- WAREHOUSE SPACE (~4,500 S.F.) WHICH CAN BE EXPANDED TO ~8,000 S.F.
- 2.82 ACRE PROPERTY WITH 115 PARKING SPACES (3.4/1,000 SF)
- TURN-KEY CONDITION FOR IMMEDIATE OCCUPANCY
- ONLY 5 MINUTES FROM DOWNTOWN ST. LOUIS AND 25 MINUTES TO CLAYTON, MO

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 3,850     | 12,378    | 20,184    |
| HOUSEHOLDS        | 12,058    | 5,007     | 8,116     |
| AVERAGE HH INCOME | \$125,445 | \$137,471 | \$143,294 |



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### SITE



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AERIAL



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