

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



SCAN HERE!



**Caleb Anthonis**

Phone: 314.647.6611 ext. 126  
[Caleb@ManorRealEstate.com](mailto:Caleb@ManorRealEstate.com)

**Ben Cherry, CCIM**

Phone: 314.647.6611 ext. 115  
[Ben@ManorRealEstate.com](mailto:Ben@ManorRealEstate.com)

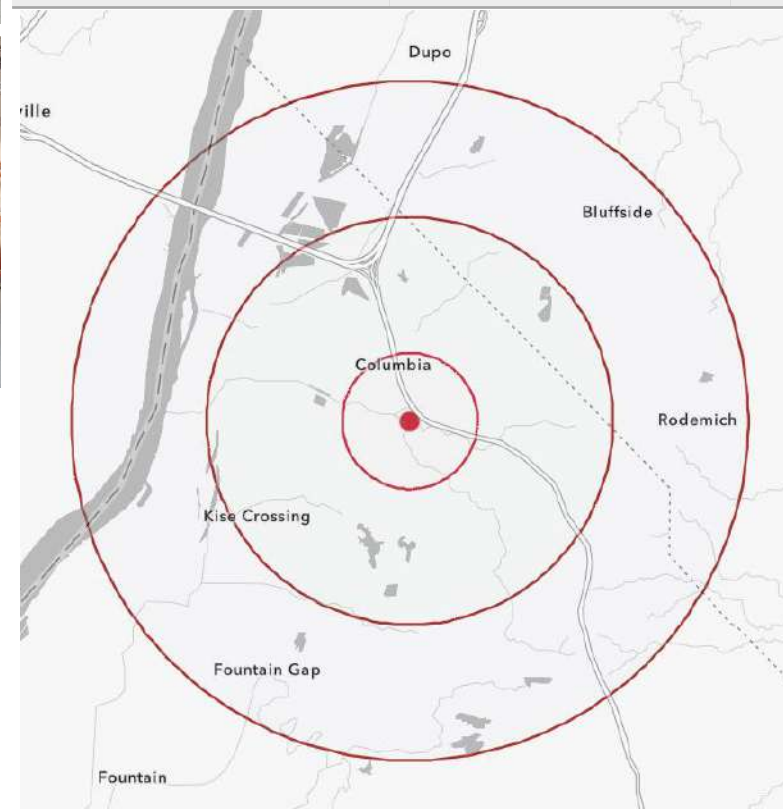
**265 ADMIRAL TROST DRIVE  
COLUMBIA, IL 62236  
34,712 S.F. | \$9.90/S.F. N.N.N.**

### 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



SCAN HERE!



## Caleb Anthonis

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

## Ben Cherry, CCIM

Phone: 314.647.6611 ext. 115  
Ben@ManorRealEstate.com

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

SITE



SCAN HERE!



**Caleb Anthonis**

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

**Ben Cherry, CCIM**

Phone: 314.647.6611 ext. 115  
Ben@ManorRealEstate.com

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

AERIAL



SCAN HERE!



**Caleb Anthonis**

Phone: 314.647.6611 ext. 126  
Caleb@ManorRealEstate.com

**Ben Cherry, CCIM**

Phone: 314.647.6611 ext. 115  
Ben@ManorRealEstate.com

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