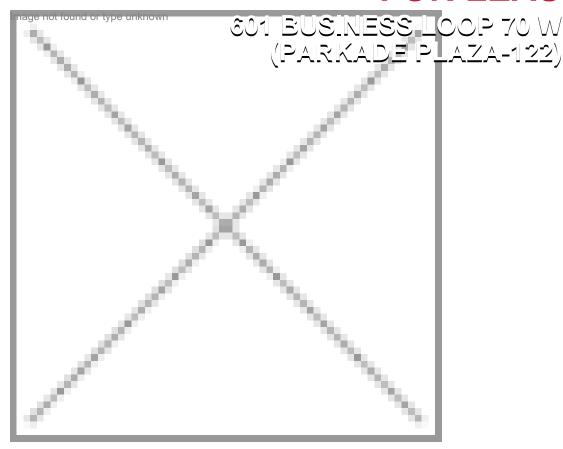
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(573) 445-1020

## **FOR LEASE**



ADDRESS 601 Business Loop 70 W

(Parkade Plaza-122) Suite 122

Columbia, MO

PROPERTY TYPE Office

LEASE \$1,700/month

SPACE 2,000 sqft

ZONING M-C

## **DETAILS**

- LANDLORD GRANTING 3 MONTHS FREE RENT FOR MULTI-YEAR LEASES
- Office space located in Parkade, near Business Loop 70W & Interstate 70 intersection
- Interior, lower level space (accessible via stairs & elevator)
- Large glass front doors & panels that exit into building common / break area
- · Currently finished as wide open space
- · Abundant on-site parking
- Commercial zoning allows for broad use of business types
- Modified gross rental rate, NNN costs are approximately \$600/month, and utilities \$200/month

Paul Land, SIOR PaulLand@PlazaCommercialRealty.com Mike Grellner, SIOR MikeGrellner@PlazaCommercialRealty.com Lauren Crosby, Agent LaurenCrosby@PlazaCommercialRealty.com

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