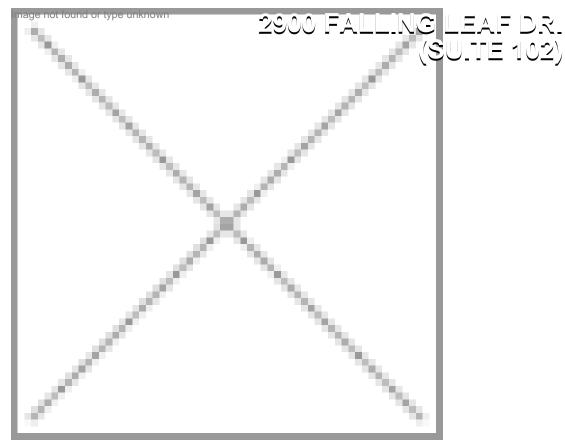
(573) 445-1020

**FOR LEASE** 



| ADDRESS       | 2900 Falling Leaf Dr.<br>(Suite 102)<br>Columbia, MO |
|---------------|--|
| PROPERTY TYPE | Office / Retail                                      |
| LEASE         | \$1,650/month  |
| SPACE         | 1,251 sqft   |
| ZONING        | M-C  |

## **DETAILS**

- Subject property is a well built facility, mixture of office & retail tenants near the Grindstone & Highway 63 overpass
- Suite 102 is currently occupied by a tenant who intends to vacate in the fall of 2024
- Can be combined with suites 100/101 (2,761 sq ft) for a total of 4,012 sq ft
- · Abundant on-site parking
- · Commercial zoning allows for a variety of uses
- Local, responsive property management
- Rental rate is on a NNN basis NNN's are approximately \$3/sq ft

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

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020

SIOR Individual Membernown