





ADDRESS	111 Orr St. (12,000 sq ft) Columbia, MO
PROPERTY TYPE	Office / Retail
LEASE	\$14,148/Monthly/NNN
SPACE	12,127 sqft
ZONING	M-DT

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## DETAILS

- Ground floor space located in the North Village Arts District in downtown Columbia
- Interior finish is mostly wide open with abundant natural light and multiple entrances
- Located in portion of downtown with abundant pedestrian movement, and variety of businesses nearby inclusive of arts, food, retail, entertainment and office
- Exterior patio area for outside seating or break area
- Owner will divide the space anywhere between 5,000-12,000 sq ft
- Owner will consider modifications to the space for a multiyear lease agreement
- Short walk to University of Missouri, Columbia College, Stephens College, and city and county government centers
- Rental rate is on a NNN basis
- Current tenant lease expires 5/31/25 but may vacate earlier