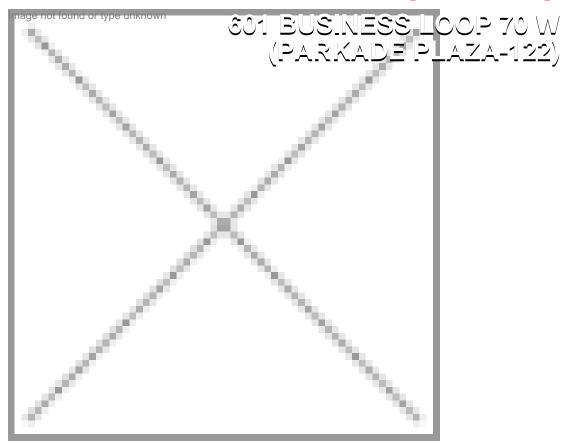
(573) 445-1020

## **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

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 Merabeknown

## **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