



(573) 445-1020

# FOR LEASE



601 BUSINESS LOOP 70 W  
(PARKADE PLAZA-122)

## 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

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

SIOR Individual Member