

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

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## **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