



**ADDRESS**

1240 Brown School Rd.  
Columbia, MO

**PROPERTY TYPE**

Office / Retail

**LEASE**

\$9,000/monthly

**SPACE**

8,715 sqft

**BUILDING**

8,715 sqft

**LAND**

2.46 acres

**ZONING**

M-C

**DETAILS**

- 8,715 sf freestanding building at 1240 Brown School Rd, located on shared parking lot and access drive with adjacent daycare operation building at 1250 Brown School Rd.
- This 8,715 sf building can be divided, if desired, into incremental sizes of 3,630 sf and 5,085 sf.
- Rental for the entire 8,715 sf space is \$9,000 monthly. Rental rates for smaller sizes space are to be determined, and must meet compatible building use standards.
- Property is well maintained and has responsive property ownership.
- Property is zoned M-C (mixed use corridor) and will permit all office and retail uses.
- Near signalized intersection of Brown School Rd. and Hwy 763 N. provides good access to site from all directions.
- Please contact Plaza Commercial Realty to schedule a tour. Current lease is thru July 2027 but can vacate sooner.

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