

**601 BUSINESS LOOP 70 W  
(PARKADE PLAZA-123)**



**ADDRESS**

601 Business Loop 70 W  
(Parkade Plaza-123)  
Suite 123  
Columbia, MO

**PROPERTY TYPE**

Office

**LEASE**

\$700/month

**SPACE**

556 sqft

**ZONING**

M-C

**DETAILS**

- 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
- Base rental rate is \$470/month, CAM is \$175/month, and utilities \$55/month
- Tenant pays their own phone/data expense

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

 Individual Membership  
Society of Industrial and  
Office REALTORS®