

### **ADDRESS**

1203 Fay St. Columbia, MO

## PROPERTY TYPE

Office / Retail

### **LEASE**

\$2,500/month

#### SPACE

2,762 sqft

**ZONING** M-C

# **DETAILS**

- 4 MONTHS FREE RENT ON A MULTI-YEAR LEASE
- Thereafter rental rate discounted to \$2,500/month during year 1 of the lease and then increased back to the normal rental rate of \$3,000+ in subsequent years
- Subject property is a freestanding building centrally located near Business Loop 70, downtown Columbia, and The Arcade District
- Formerly used as office space, but favorable M-C commercial zoning allows for a broad range of uses/occupancies
- Ground floor unit (2,762 sq ft) is available for lease; the lower level storage space will be retained for use by the property owner
- . Owner will remodel the interior and exterior of the building for a longterm lease

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