PLAZA COMMERCIAL REALTY

(573) 445-1020

FOR LEASE

2102 WHITEGATE DRIVE

ADDRESS
2102 Whitegate Drive
Columbia, MO

PROPERTY TYPE
Office / Retail

LEASE
$60,000/monthly/triple net

SPACE
52,962 sqft

BUILDING
67,186 sqft

LAND
5.34 acres

ZONING
M-C

DETAILS

- Commercial zoning on 5.34 acres. Zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use.
- 52,000 sf continuous space size can be available subject to rights of existing tenant. This is a broker/owner property. Call listing office for details
- Recent upgrades to roof, HVAC systems, and lighting are already in place.
- Site has 225 overall parking spaces. Ability to increase parking, if needed.
- Tours are to be coordinated through listing office requiring some advance notice.
- Triple net charges are estimated at $3.75 sf annually (covers taxes, insurance, and exterior maintenance).
- Overall property is also offered for sale at $7,200,000 combined with 2100 Whitegate. Any contract is subject to existing leases at 2100 Whitegate and 2102 Whitegate. Call listing office for details.
- Building can be easily demised into 39,000 sf section and 13,000 sf section. Other divisions are possible.

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