



**ADDRESS**

1101 E. Nifong  
(Nifong  
& State Farm Parkway)  
Columbia, MO

**PROPERTY TYPE**

Office / Retail

**LEASE**

\$16,500/monthly NNN

**SPACE**

6,200 sqft

**ZONING**

M-C

**DETAILS**

- Located at one of the busiest intersections in town, this upcoming development offers 6,200 sq ft of prime commercial space at the southeast corner of Grindstone/Nifong & State Farm Parkway, directly across from Kohl's and Walmart in a thriving regional shopping destination.
- Zoned M-C (highest commercial zoning), allowing for a wide range of uses
- The subject building, and overall development will be a mixed-use concept with a variety of restaurant/entertainment and professional office occupancies, as well as multi-level apartment buildings
- Lease rate: \$32/SF (warm white box finish), NNN basis
- Landlord will provide additional level of interior finish at a revised rental rate structure

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