

## **ADDRESS**

313 S. Providence Rd Columbia, MO

## **PROPERTY TYPE**

Office / Retail

### LEASE

\$1,125/month

### SPACE

875 sqft

#### ZONING

M-C

# DETAILS

- · Ground floor space in downtown Columbia with ample parking
- Located on Providence Rd., with ability to install signage providing exposure to high traffic counts (signage spec's subject to landlord approval)
- Traffic counts in excess of 23,000 vehicles per day
- Commercial zoning allows for a variety of uses
- Rental rate is on a gross basis with tenant paying their own utilities and janitorial cost, and landlord paying real estate taxes, property insurance, and common area maintenance
- Very desirable location adjacent to University of Missouri campus

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