

ADDRESS	2807 W. Broadway, Suite B Columbia, MO
PROPERTY TYPE	Office / Retail
LEASE	\$2,500/monthly
SPACE	980 sqft
ZONING	M-N

Paul Land, SIOR PaulLand@PlazaCommercialRealty.com Mike Grellner, SIOR MikeGrellner@PlazaCommercialRealty.com Lauren Crosby, Agent Lauren Crosby @ Plaza Commercial Realty.com

2501 Bernadette Drive Columbia, MO 65203 (573) 445-1020



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DETAILS

- 980 sf space suitable for neighborhood retail or office uses and presently in shell condition.
- Owner will complete interior improvements to suit tenant based upon mutually defined floor plan design determined between the landlord and tenant and based upon suitable lease term arrangement.
- \$2,500 monthly rental on modified gross basis. Tenant pays its own utilities. Landlord pays base lease year real estate taxes and building insurance. Tenant pay any increases over base lease year. Tenant pays pro-rata share (30%) of snow removal and landscaping.
- · High traffic area and great visibility.
- · Seeking compatible business use to the other existing tenancies in the building which now include insurance office and a medical office.
- Call to arrange a tour or inquire about more details.