



**ADDRESS**

2102 Whitegate Dr., Suite A  
& B  
Columbia, MO

**PROPERTY TYPE**

Office / Retail / Industrial

**LEASE**

\$11,200/monthly/triple net

**SPACE**

8,902 sqft

**LAND**

5.34 acres

**ZONING**

M-C

**DETAILS**

- 5.34 zoned M-C (mixed use corridor). This zoning district permits all retail and office uses. This includes research and development use. This 8,902 sf is portion of larger facility.
- Recent upgrades to roof, HVAC systems, and lighting are already in place.
- Abundant parking spaces available on site can be dedicated to space.
- Tours available and are to be coordinated through listing office requiring some advance notice.
- Triple net charges cover taxes, insurance, and exterior maintenance. These are estimated at \$3.25 sf annually.
- Utility estimate is \$2.00 sf annually.

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