

**1205 UNIVERSITY AVE.  
(SUITE 1400)**



**ADDRESS** 1205 University Ave.  
(Suite 1400)  
Columbia, MO

**PROPERTY TYPE** Office

**LEASE** \$580/monthly

**SPACE** 697 sqft

**ZONING** R-MF

**DETAILS**

- Ground floor office space within apartment building adjacent to University of Missouri – Columbia (MU) campus with R-MF zoning.
- Quoted rent is for individual suites and includes Landlord paying normal utility charges.
- Permitted uses in the R-MF zoning include continuing care retirement community; residential care facility (conditional use); adult day care; family day care; community recreation center; elementary/secondary school; museum/library (conditional); public service facility; religious institution; reuse of space for public assembly (conditional); public utilities (conditional); group home – small; temporary shelter (conditional). Other uses could require variance request, thru 90 day appeal, at Landlord discretion.
- All tenancies must conform to rules, regulations, and use stipulations that are compatible within the apartment manager’s sole discretion. This is determinable prior to lease preparation.

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