



**FOR LEASE**

**1205 UNIVERSITY AVE.  
(SUITE 1800)**



**ADDRESS**

1205 University Ave.  
(Suite 1800)  
Columbia, MO

**PROPERTY TYPE**

Office

**LEASE**

\$1,100/monthly

**SPACE**

1,326 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.

Paul Land, *SIOR* PaulLand@PlazaCommercialRealty.com  
Mike Grellner, *SIOR* MikeGrellner@PlazaCommercialRealty.com  
Lauren Crosby, *Agent* LaurenCrosby@PlazaCommercialRealty.com

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

