

ADDRESS	2105 W. Worley St. Columbia, MO
PROPERTY TYPE	Office / Retail
LEASE	\$4,500/monthly/triple net
SPACE	2,100 sqft
BUILDING	2,100 sqft
ZONING	M-C

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



Individual Membership Society of Industrial and SIOR Office REALTORS®

## **DETAILS**

- 2,100 sf freestanding retail-oriented facility along favored Stadium Blvd. corridor.
- Please, no expanded tours of the facility without coordinating through listing office due to an on-going operating business on premises.
- Property owner seeks suitable replacement tenancy of 5 year minimum lease term at \$4,500 monthly rental on triple net basis. Periodic rent adjustments.
- Negotiable takeover timetable of space subject to the right of the existing tenancy.
- · Located as outlot of Columbia Mall, though owned by others.
- Zoning district M-C (mixed use corridor) in City of Columbia will allow all retail and professional uses.
- Call the listing office for more details.