

## FOR LEASE

## 2900 FALLING LEAF DR. (SUITES 100/101)



| ADDRESS       | 2900 Falling Leaf Dr.<br>(Suites 100/101)<br>Columbia, MO |
|---------------|---|
| PROPERTY TYPE | Office / Retail   |
| LEASE         | \$3,600/month   |
| SPACE         | 2,819 sqft  |
| ZONING        | M-C   |

## **DETAILS**

- Subject property is a well built facility, mixture of office & retail tenants near the Grindstone & Highway 63 overpass
- Suites 100/101 are currently occupied by a tenant who intends to vacate in the fall of 2024
- Can be combined with suite 102 (1,095 sq ft) for a total of 3,914 sq ft
- · Abundant on-site parking
- · Commercial zoning allows for a variety of uses
- · Local, responsive property management
- · Rental rate is on a NNN basis NNN's are approximately \$3/sq ft

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