

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



ADDRESS

2900 Falling Leaf Dr.
(Suites 100/101)
Columbia, MO

PROPERTY TYPE

Office / Retail

LEASE

\$3,600/month

SPACE

2,761 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 (1,251 sq ft) for a total of 4,012 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

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

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