

# 415 LOCUST ST. COLUMBIA, MO



FOR MORE INFORMATION PLEASE CONTACT

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## For Lease: \$14 S.F. Gross, Includes Landlord Covering Utilities

- 1,585 to 2,101 S.F. of office space available May 1st, 2024
- Entry level space features an open area suitable for a reception desk and waiting area, along with a second room that could be used as an additional office or breakroom. The second floor offers 3 office spaces (one large enough to be a conference room), and 1 restroom. The possibility to add 2 more office spaces based on needs. Allocated basement space for storage needs.
- Driveway that can comfortably fit two vehicles, ample street parking, and a parking garage in close proximity.
- Responsive ownership located on site.
- Nearby businesses include Flat Branch Pub and Brewing, Cherry Street Cellar, Flat Branch Loans, and Fedex Office Print and Ship.
- The location provides access to several walkable downtown eateries and attractions.
- Lease on a gross basis with utilities included.
- The building offers frontage along Locust St./5th Street, a busy intersection in downtown Columbia, MO.
- Contact listing broker today to schedule a tour!

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