



OFFICE SPACE FOR LEASE

1201 W College St | Suite 600 | Liberty MO 64068

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OVERVIEW

This all-brick, stand alone building of office suites is ready for your business to move in and begin operating day one! Move-in ready for a salon business. Plumbing in place for multiple sinks. Open floor plan to accommodate multiple stylist chairs and nail stations. Two private rooms that can be used for offices, massages, waxing, etc. Fantastic location in the heart of the Liberty Triangle, convenient for clients to get to - or just giving quick access to dining and retail.

HIGHLIGHTS

- Current Use - Salon: Nail, Hair, Spa
- Liberty City Limits
- Stand-Alone Building
- Parking Lot
- Signage



Approx. 1124 sqft



Tenant Ready



FOR LEASE
\$1250 monthly



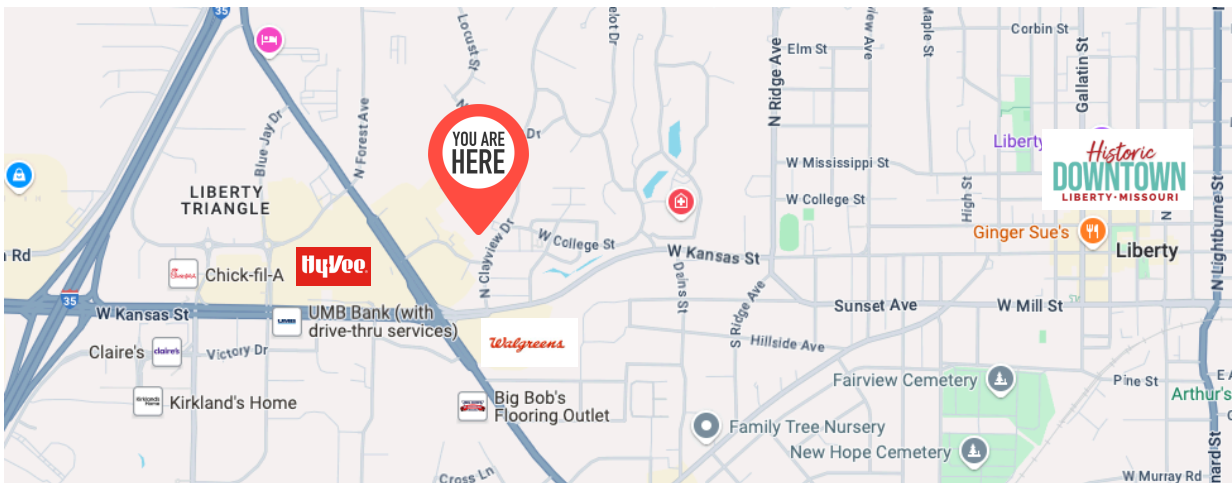
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Liberty MO 64068**

FLOOR PLAN:

- **Large Open Room with multiple sinks**
- **2 Smaller Rooms - private massage room, office space**
- **Private bathroom**



LOCATION:



- **Centrally located in Liberty Triangle**
- **Quick access to 291 Hwy, 152 Hwy, Kansas St, I-35**
- **Liberty address, avoid additional 1% KC Tax**
- **Surrounded by heavily trafficked, and well established businesses**