MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR SALE OR LEASE

903 E ASH STREET

903 E. ASH STREET, COLUMBIA, MO 65201

GINA RENDE
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O: 573.443.3200
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OFFICE BUILDING FOR SALE

OFFERING SUMMARY

Sale Price:	$1,275,000.00
Lease:	$12 SF NNN
Available SF:	9,351 SF
Lot Size:	0.17 Acres
Price / SF:	$136.34
Zoning:	M-DT

PROPERTY OVERVIEW

For Sale or Lease
Formerly Eng & Woods Law Office, building available for occupancy NOW
Located in the Downtown District, walkable to restaurants, shops, and three college campuses

PROPERTY HIGHLIGHTS

- For Sale: $136.34/SF
- For Lease: $12 NNN Basis
- High level of interior finish, well maintained, recently updated
- Main Floor: waiting room, 7 private offices, copy room, reception area, two conference rooms and one ADA restroom
- Second Floor: 6 private offices, one conference room, large open work space, lots of windows/natural night, small kitchenette, one non-ADA restroom, front and rear stairwell, roof access
- Lower Level: walk out into onsite parking lot, 5 private offices, kitchenette, two non-ADA restrooms, one with a shower
- Onsite parking lot with 12 spaces in the rear of the building, additional parking available through East neighboring landlord

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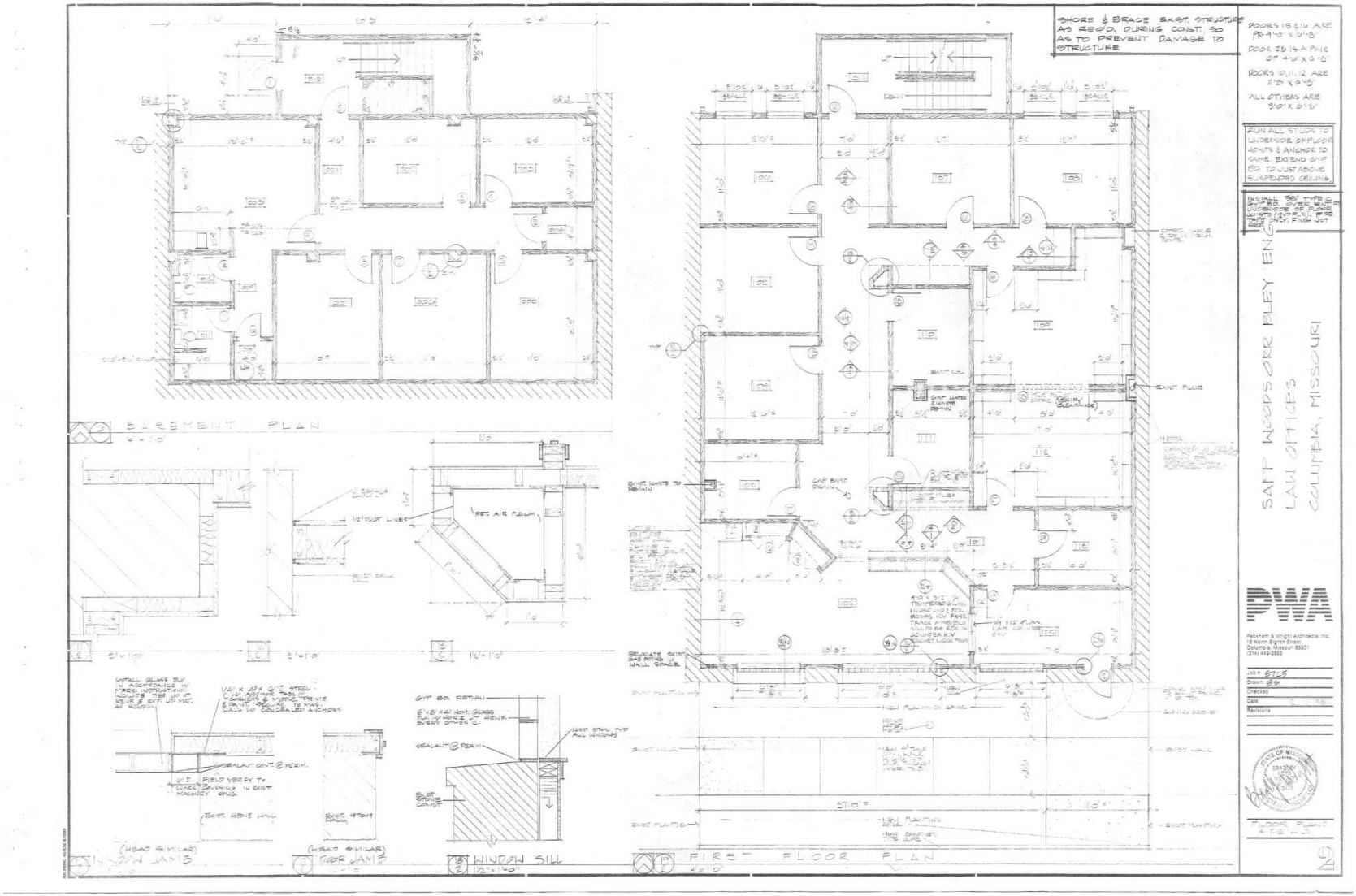

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Conference Room

Conference Room

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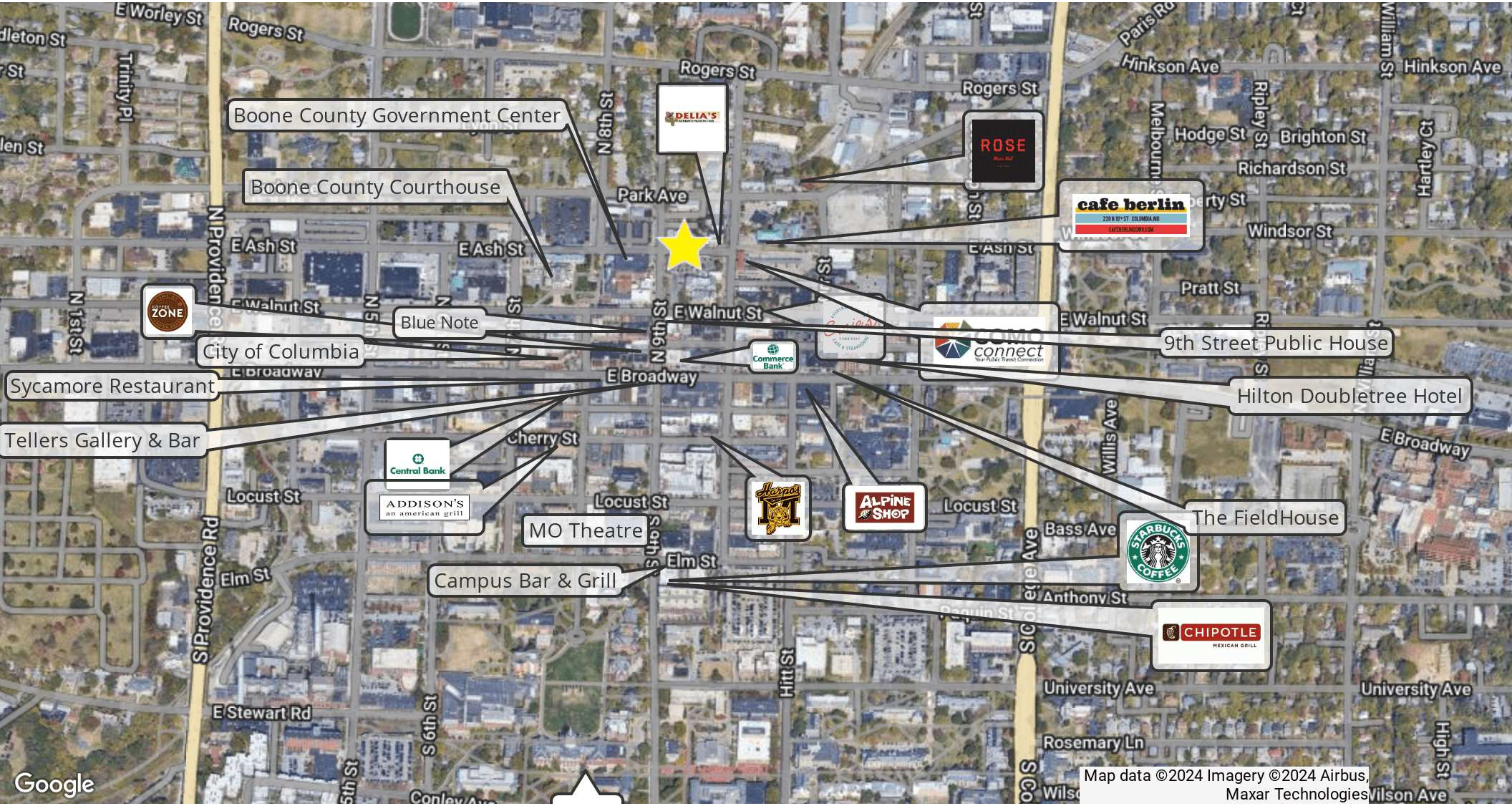

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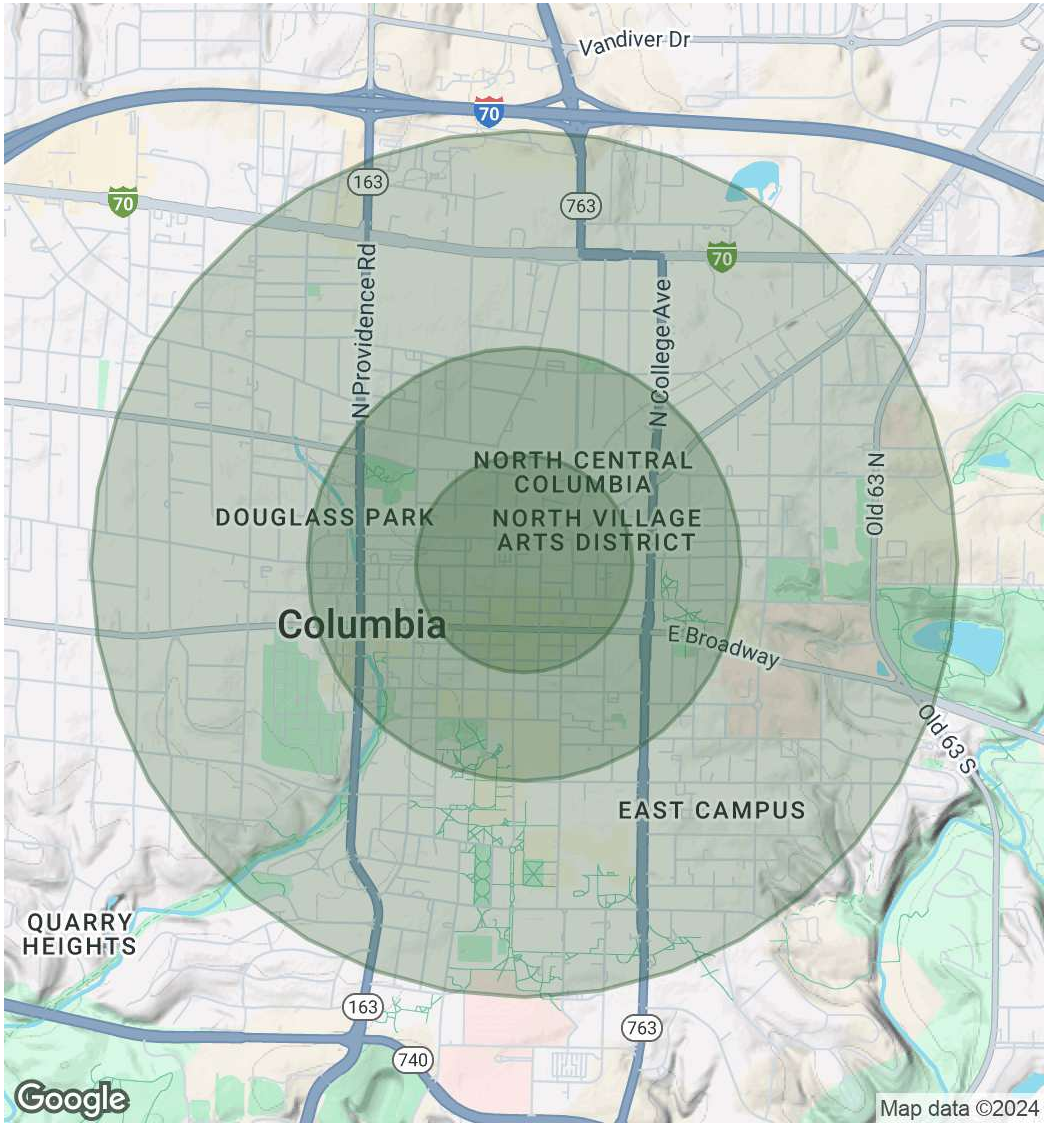
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	972	5,293	17,242
Average Age	23.2	23.3	24.7
Average Age (Male)	23.7	24.6	24.8
Average Age (Female)	22.9	22.3	25.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	542	2,447	7,035
# of Persons per HH	1.8	2.2	2.5
Average HH Income	$28,728	$25,919	$33,056
Average House Value	$3,873	$30,372	$67,060

** Demographic data derived from 2020 ACS - US Census*



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