MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR LEASE

4TH S 9TH ST. SUITES 201,202 & 203

4TH S 9TH ST. SUITES 202 & 203, COLUMBIA, MO 65201

GINA RENDE
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OFFERING SUMMARY

Lease Rate:	$1,360-$5,792 Gross
Available SF:	1,020-4,344 SF
Price / SF:	$16

PROPERTY OVERVIEW

Contemporary open concept office space located at the Southeast corner of 9th & Broadway. Second floor space above Essentialz

PROPERTY HIGHLIGHTS

- Rent on Gross Basis
- Industrial look with open ceilings, carpet tiles, exposed brick walls, spiral ductwork, new LED lights and energy efficient windows
- Nicely finished common area space with 2 ADA restrooms, one with a shower, a kitchenette, and vinyl plank flooring
- Stairwell access ONLY
- Suites 202-203 are currently combined with a large opening, but can easily be split up for smaller office suites
- Suite 201 -1,020 SF (872 SF is Tenant's exclusive space and 148 SF is Common Area space)
- Suite 202 - 1,764 SF (1,500 SF of exclusive space & 264 SF of pro rata share of common area) is the corner unit with lots of windows/natural light and a glass enclosed conference room
- Suite 203 - 1,560 SF (1,328 SF of exclusive space & 232 SF of pro rata share of common area) is the Eastern unit with 3 large windows facing E Broadway and a small storage closet

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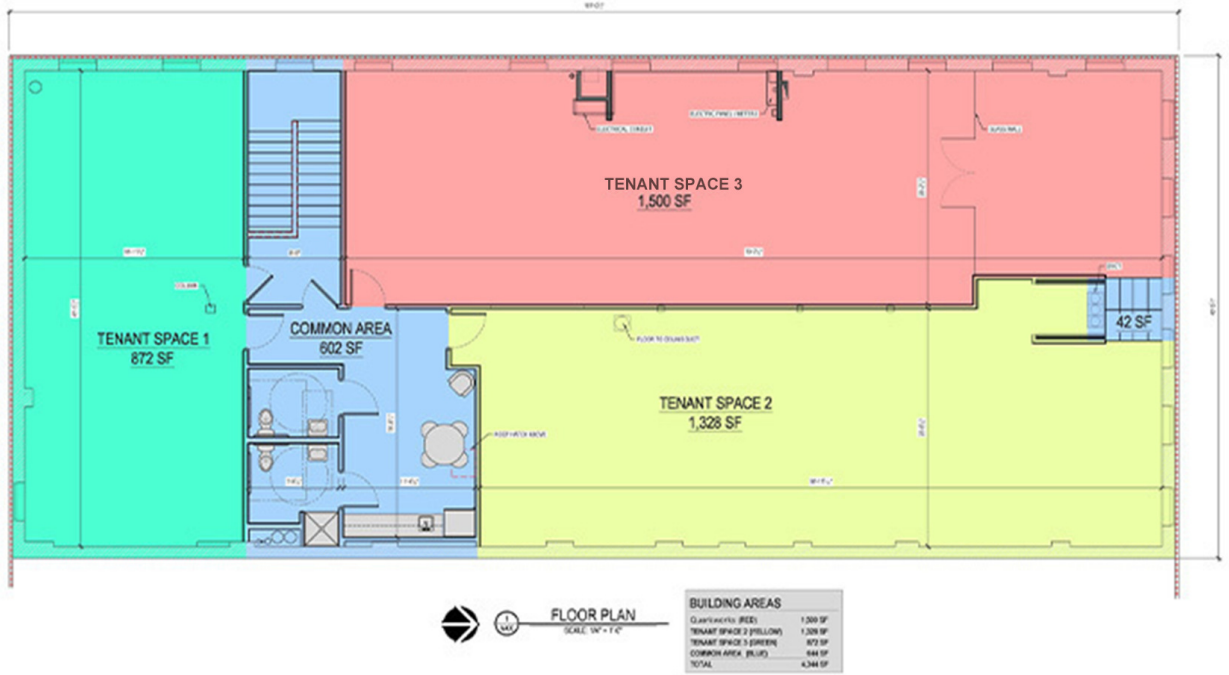

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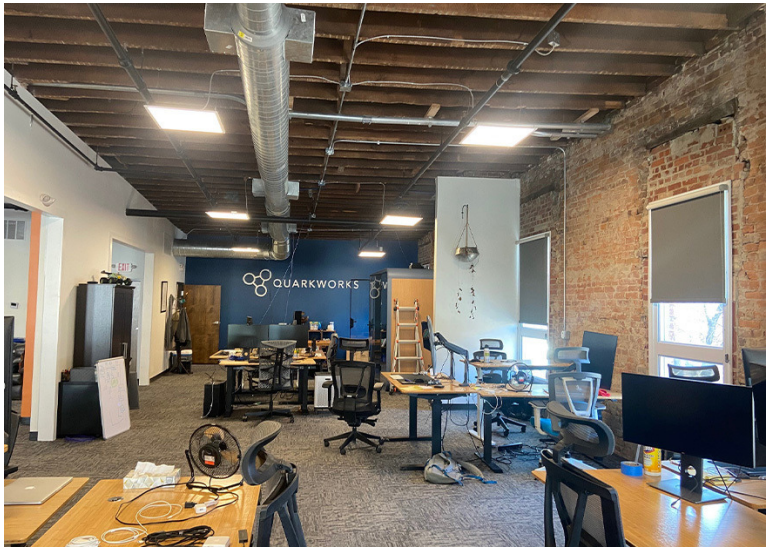

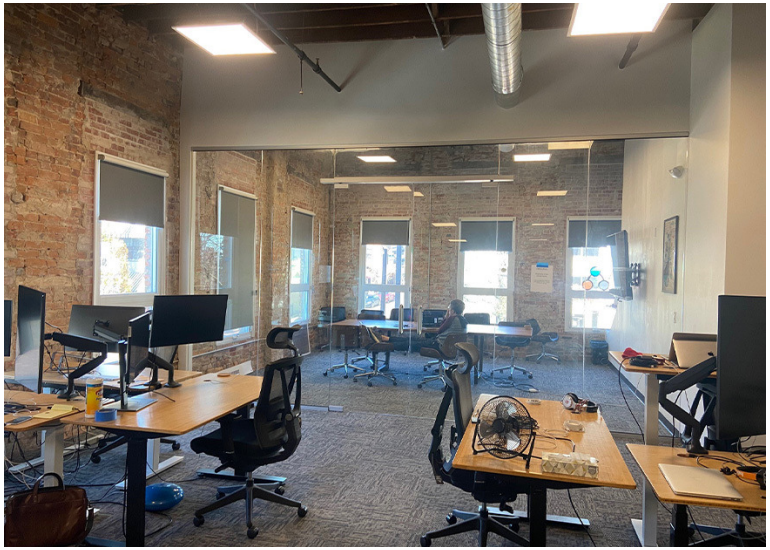

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,782	5,888	21,646
Average Age	26	27	27
Average Age (Male)	26	28	28
Average Age (Female)	25	26	27

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,243	2,615	7,231
# of Persons per HH	2.2	2.3	3
Average HH Income	$32,960	$34,296	$51,665
Average House Value	$122,212	$181,336	$182,861

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

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