MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

RENDERINGS

SPRING BROOK
crossing

SPRINGBROOK BUSINESS CENTER- LOT 5

SPRINGBROOK BUSINESS CENTER,
COLUMBIA, MO 65203

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

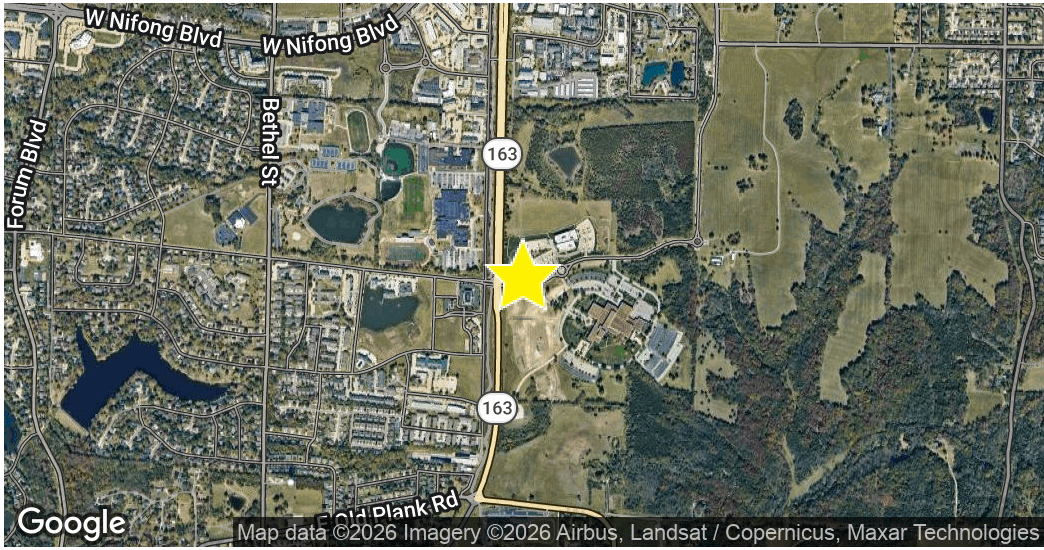
GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

LOT 5



OFFERING SUMMARY

Lease Rate:	$30-$35 SF/yr (NNN)
Building Size:	12,000 SF
Available SF:	2,000-5,913 SF
Zoning:	M-C

PROPERTY OVERVIEW

New construction +/- 12,000 square foot building on Lot 5 of Springbrook Park. Building sits adjacent to two of the largest employers in the Columbia market, Veterans United and MU Healthcare.

PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Rate is white-box delivery
- This mixed-use building will sit at the doorstep of two of the largest employers in Columbia, Veterans United (335,049 square feet with +/- 1,400 employees) and MU Healthcare.
- The property is located cattycorner from Rock Bridge Highschool (2,500 students) and is across the street from the MU Healthcare South Providence Medical Park (+/-85,512 square feet with +/- 250 employees) and the new 74,000 square foot Thompson Autism Center.
- Expected delivery Q4 2026
- Please contact Mel Zelenak or Gina Rende for additional information.

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

FLOORPLAN & SITE

N

SPRING BROOK
crossing

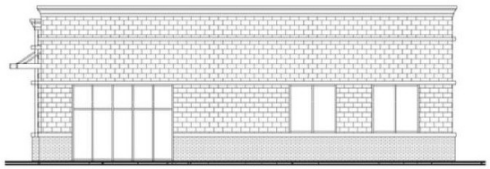
MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

ELEVATIONS

North



West

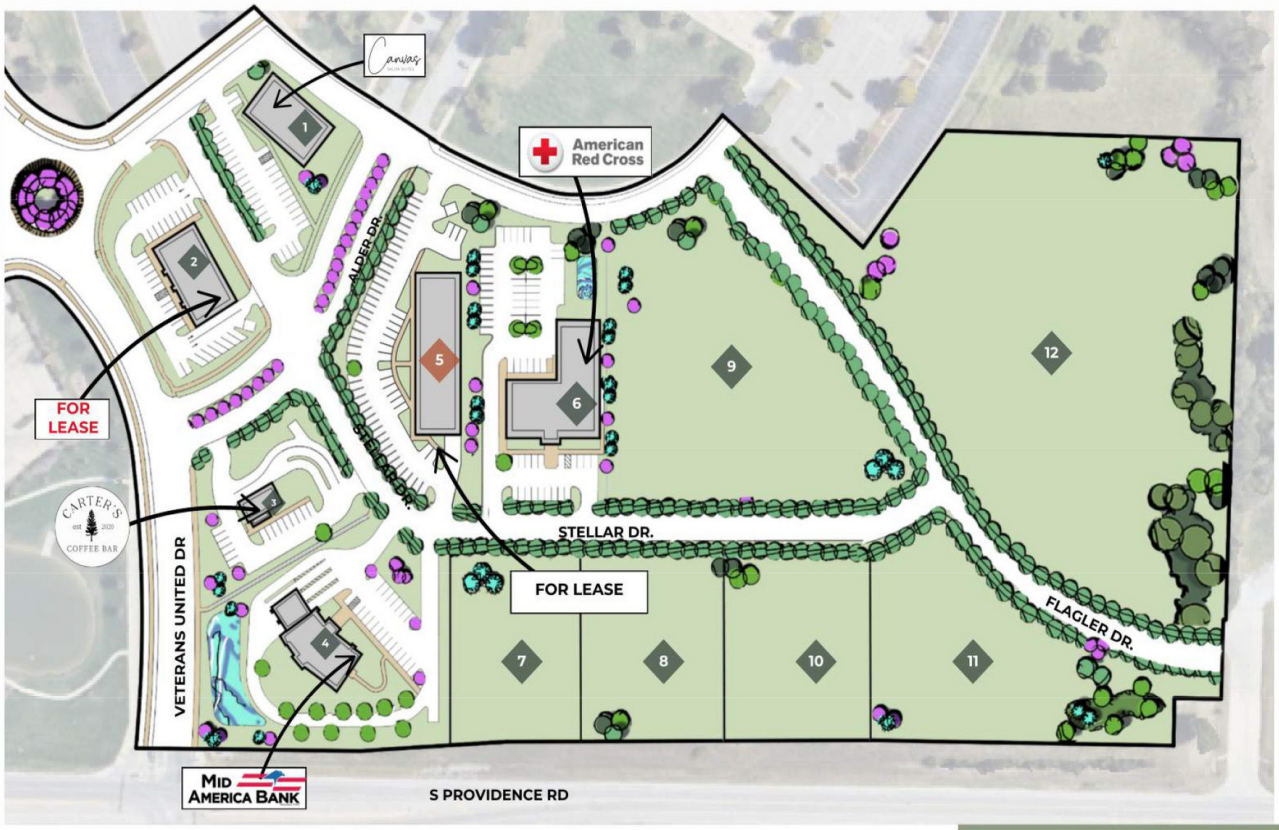
SPRING BROOK
crossing

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

LOCATION PLAN



SPRING BROOK
crossing

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C:

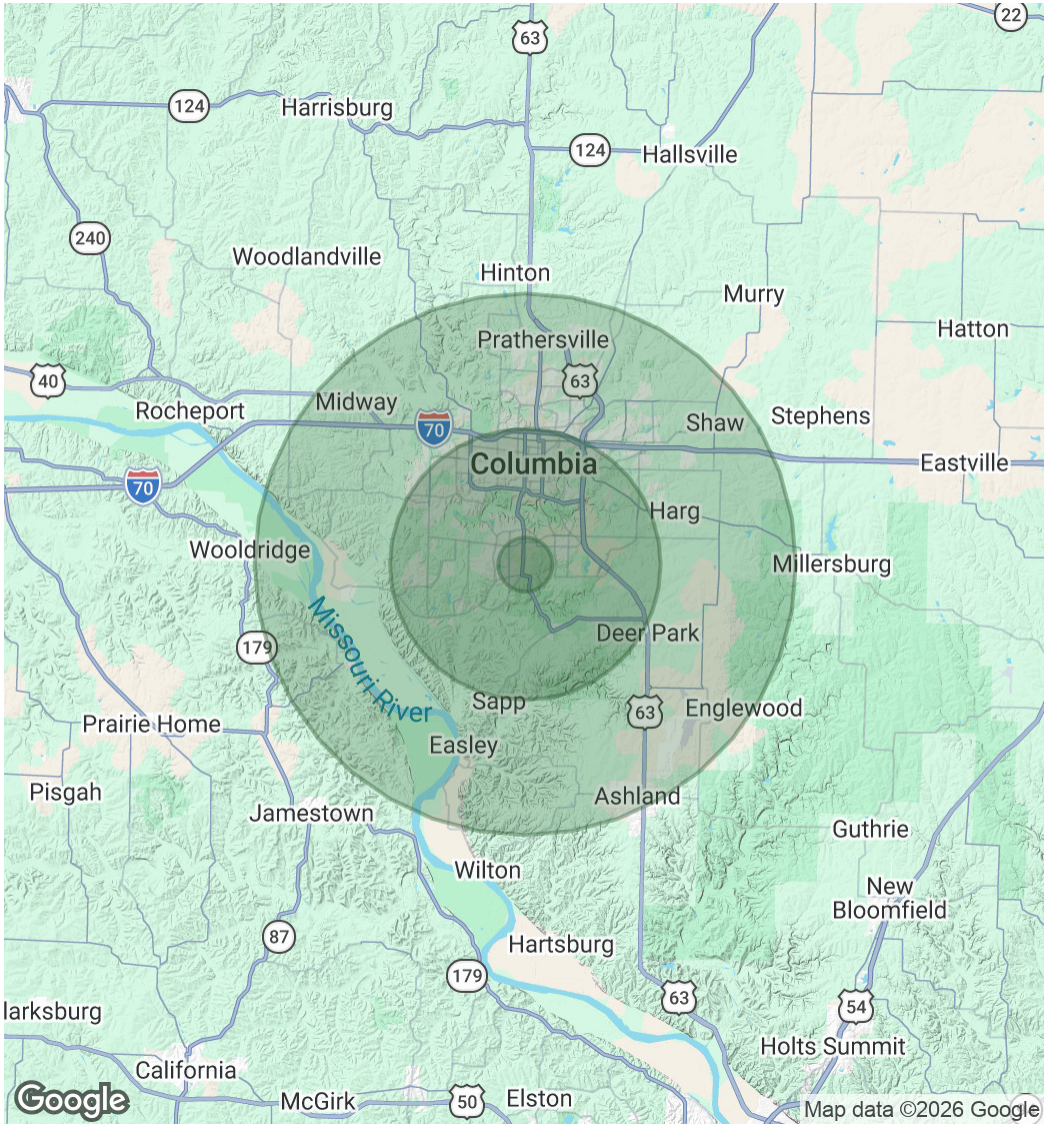
MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	923	57,871	147,683
Average Age	26.9	31.4	34.2
Average Age (Male)	27.3	30.7	33.2
Average Age (Female)	26.3	32.1	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	400	23,681	65,071
# of Persons per HH	2.3	2.4	2.3
Average HH Income	$58,114	$77,623	$72,766
Average House Value	$130,933	$197,589	$179,649

2020 American Community Survey (ACS)



MEL ZELENAK
MEL@MALYREALTY.COM
O: 573.443.3200
C: 573.999.3131

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

PROMISE JACKSON
PJACKSON@MALYREALTY.COM
O: 573.443.3200
C: