



1203 W
BROADWAY

COLUMBIA, MO 65203

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Sale Price:	\$880,000
Sale Price / SF:	\$220
Building Size:	4,000 SF
Zoning:	PD

PROPERTY OVERVIEW

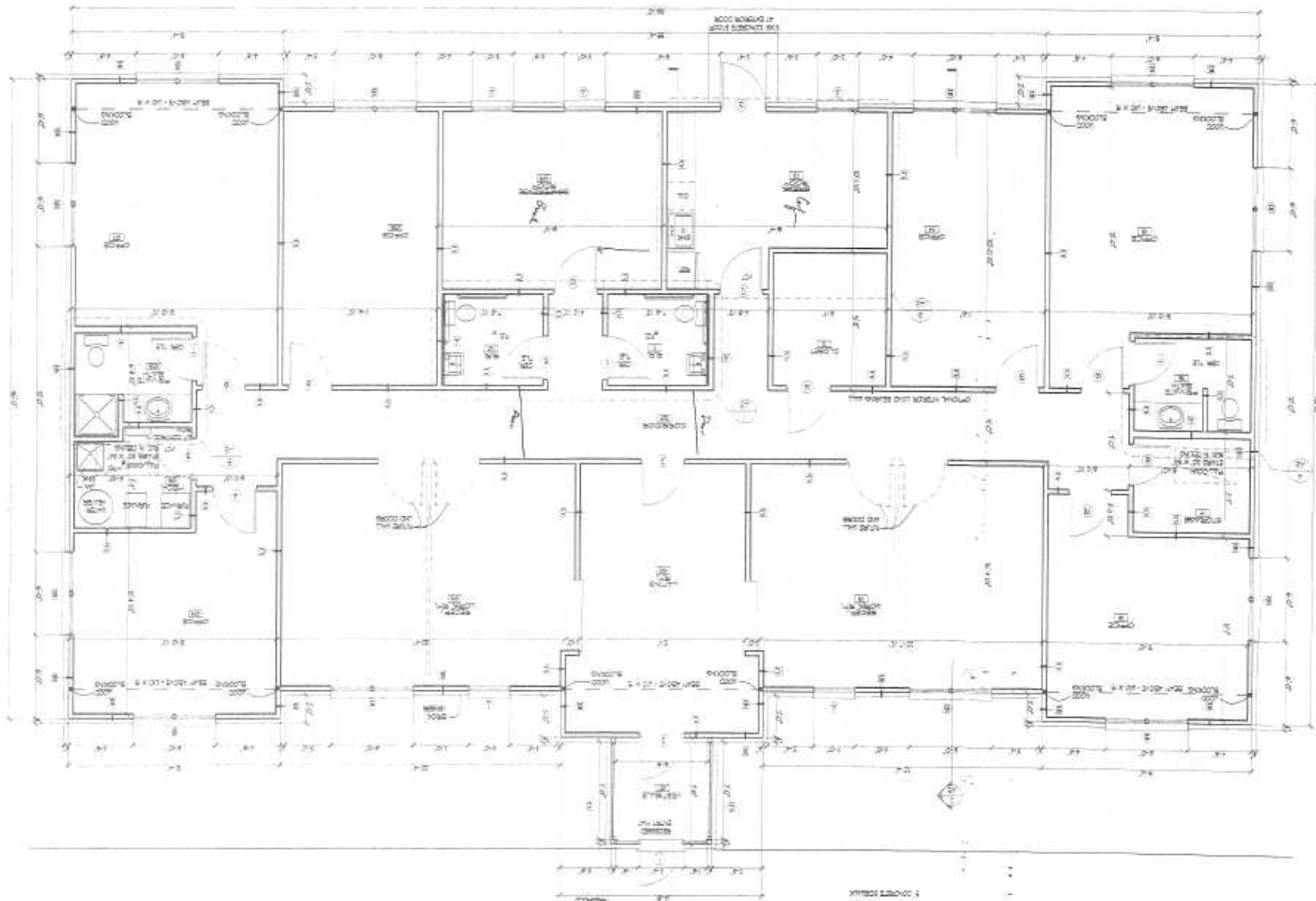
Office building available for sale in central Columbia at West Broadway & Pershing Rd. This standalone building offers flexible floorplans, high ceilings, and ample natural light, providing an ideal canvas and zoning for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Sizeable waiting room, 2 large reception/open work areas (designed to be split into 4 private offices if needed), breakroom with kitchenette and rear door to lake, conference room, 2 ADA common restrooms, storage closet, overhead storage area, and 6 private offices, two of which have smaller private restrooms.
- Building was originally designed to be easily demised into 2 different suites with shared common areas.
- Located in Lake Broadway Office Park Condominiums, lake view from the rear of the building
- Plenty of parking and close proximity to downtown, Broadway AADT: 12,694
- Building tenants can take advantage of the multi-panel monument sign along Broadway
- Currently no assessed condominium fees due to condo owned cell tower adjacent to West side of building.
- Half of building currently leased until May 31, 2027, Tenant willing to vacate with notice and termination fee.

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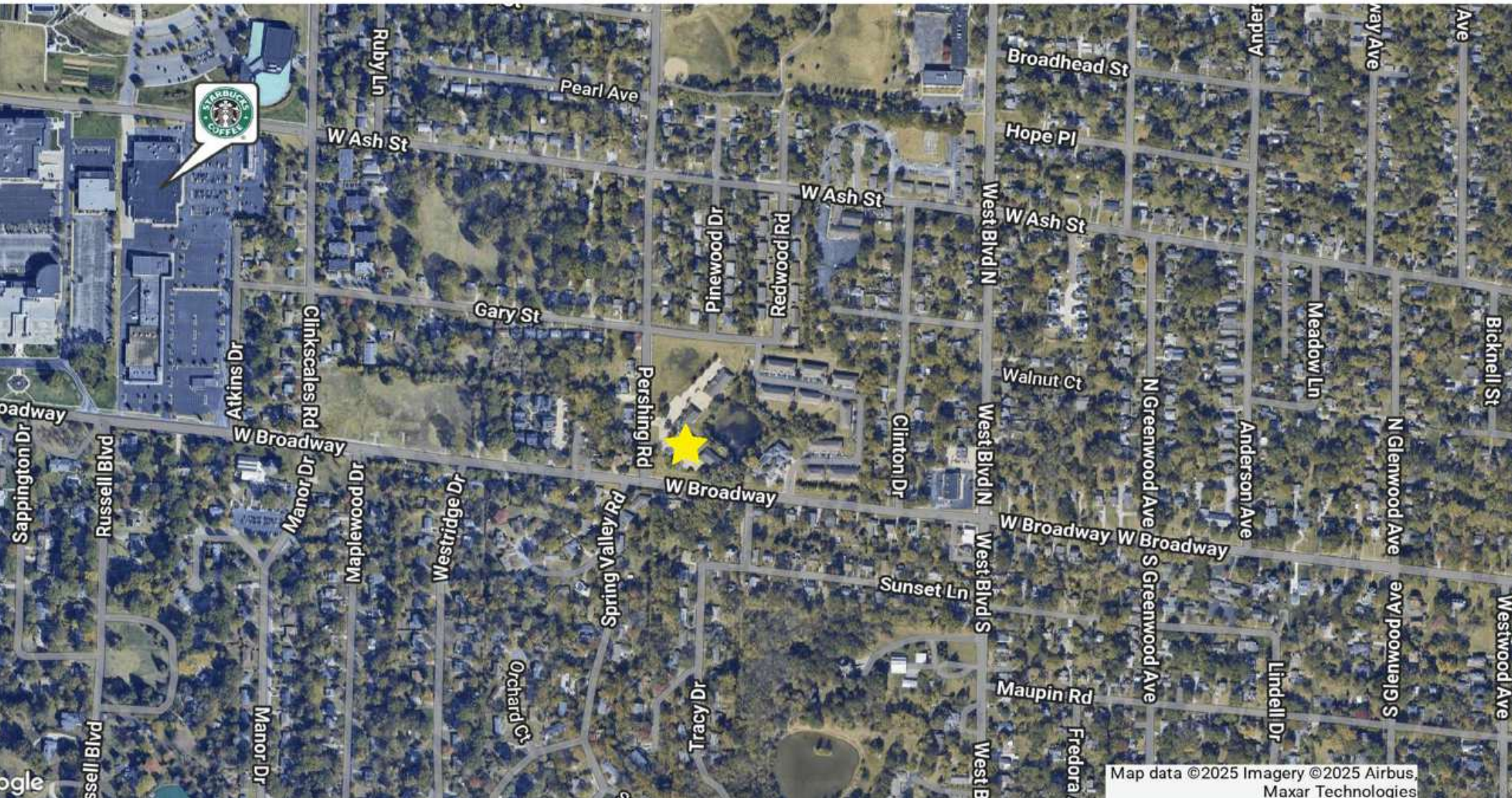


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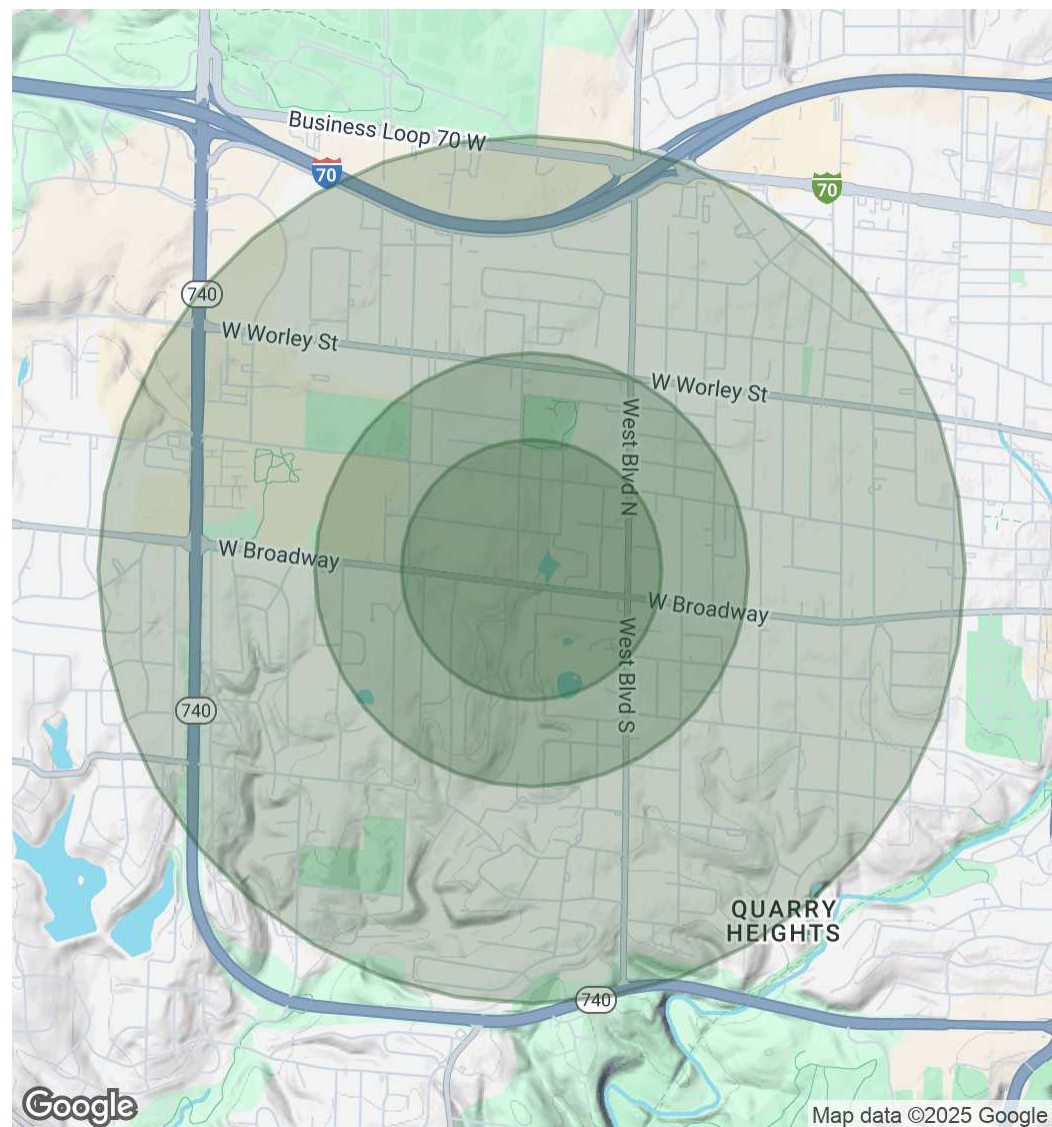
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	974	2,471	10,079
Average Age	41	41	39
Average Age (Male)	40	40	38
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	499	1,227	4,948
# of Persons per HH	2	2	2
Average HH Income	\$68,181	\$76,568	\$74,847
Average House Value	\$247,171	\$269,891	\$258,200

Demographics data derived from AlphaMap



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