



4 SOUTH NINTH
STREET - SUITE
201

4 S NINTH STREET, SUITE 201,
COLUMBIA, MO 65201

GINA RENDE

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OFFERING SUMMARY

Available SF: 1,020 SF

Zoning: MDT

Lease Rate: \$1,740/Month Gross

PROPERTY OVERVIEW

Prime downtown second floor office space at the corner of 9th Street and Broadway in the District of central Columbia

PROPERTY HIGHLIGHTS

- \$1,740/month Gross
- 872 SF is Tenant's exclusive space and 148 SF is Common Area space
- White box delivery of Tenants exclusive space
- 2 restrooms, one with a shower, a kitchenette and stairwell in the nicely finished common area space
- Stairwell access ONLY
- Utilities included

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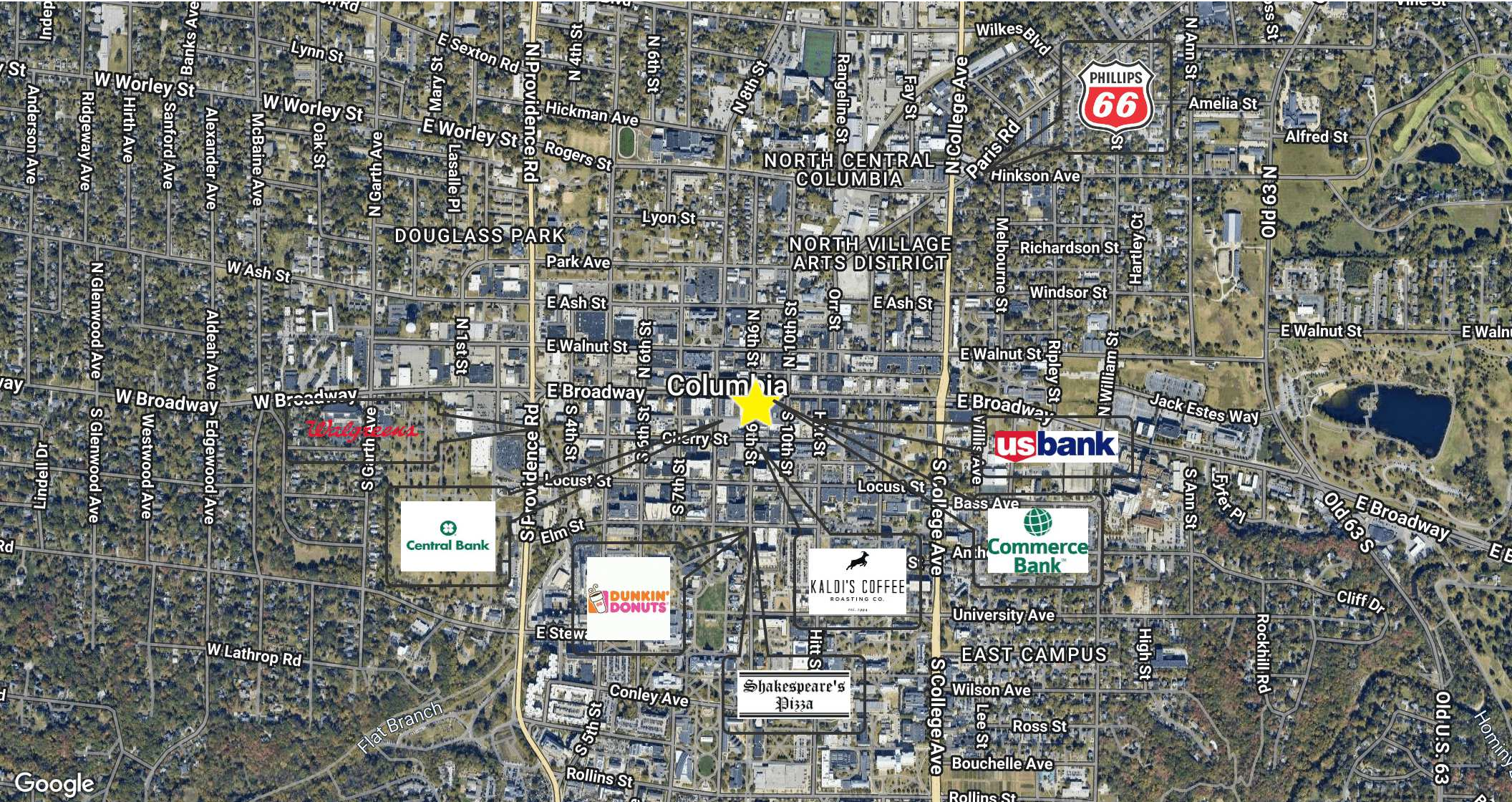


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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	16,368	40,372	64,066
Median age	23.8	26.3	28.5
Median age (Male)	24.0	25.9	27.7
Median age (Female)	24.1	26.9	29.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,701	14,392	24,781
# of persons per HH	2.9	2.8	2.6
Average HH income	\$26,769	\$40,910	\$50,288
Average house value	\$80,944	\$129,721	\$142,289

* Demographic data derived from 2020 ACS - US Census

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