



4TH S 9TH ST.
SUITES 202 &
203

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

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

C: 314.477.4462



OFFERING SUMMARY

Lease Rate:	\$2,500-5,200 Gross
Available SF:	3,324 SF
Price / SF:	\$18.50

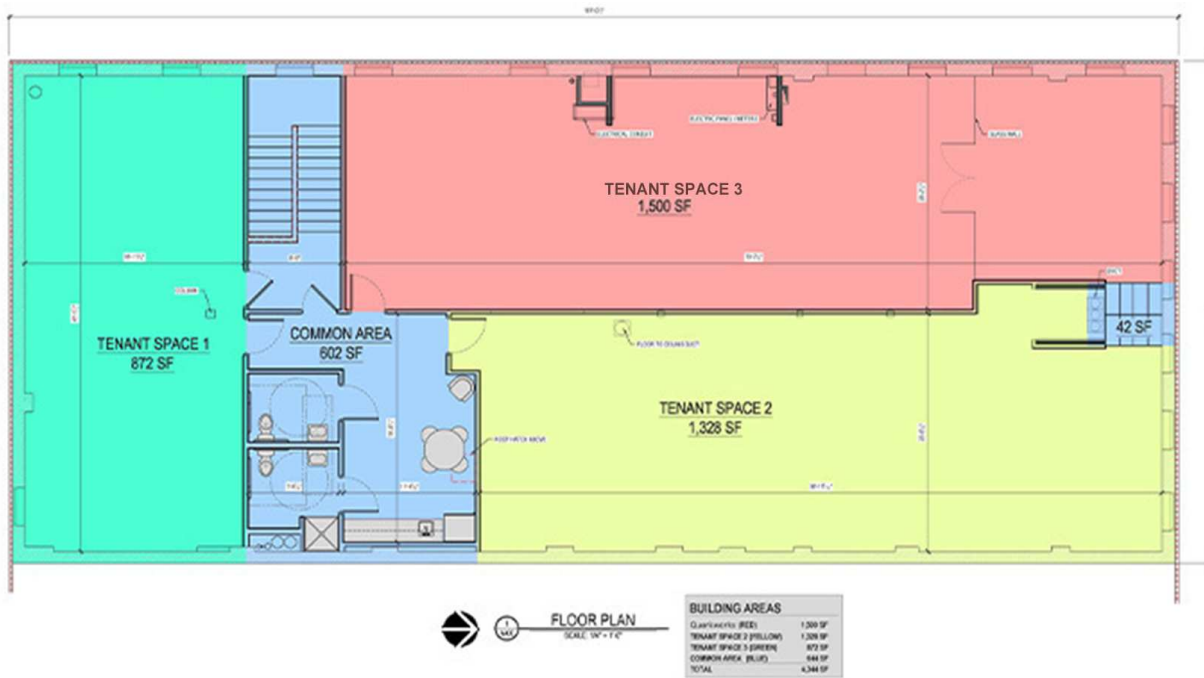
PROPERTY OVERVIEW

Contemporary open concept office space located at the Southeast corner of 9th & Broadway. Second floor space above the former Copeland Law Firm

PROPERTY HIGHLIGHTS

- Rent on Gross Basis, available January 1, 2026
- 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
- These two suites are currently combined with large openings, but can easily be split up for smaller office suites
- 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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PRELIMINARY DOCUMENTS - NOT INTENDED FOR BIDDING OR CONSTRUCTION

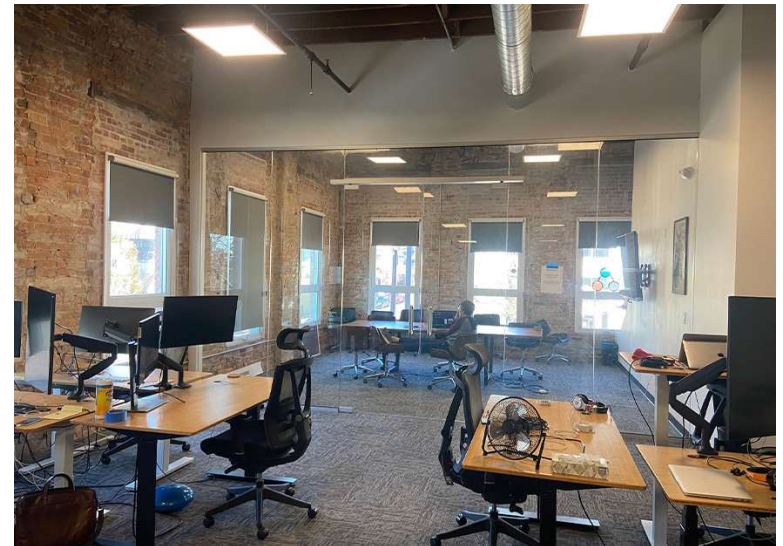
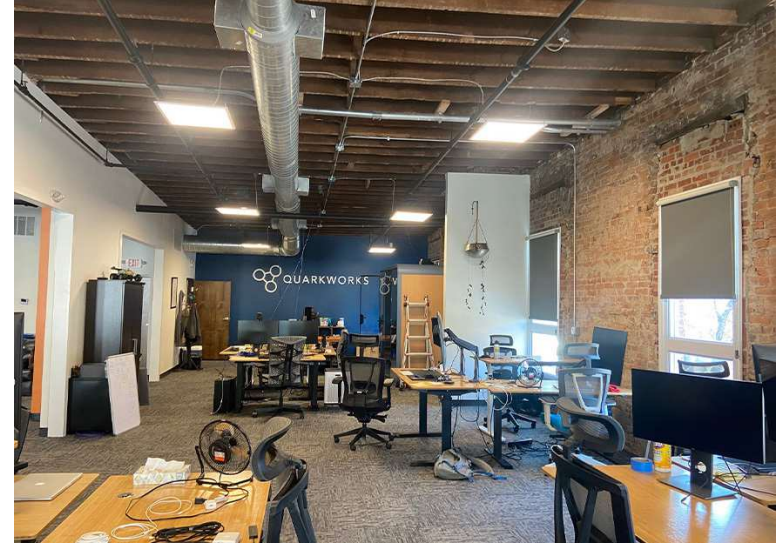
ARCHITECTURAL CONSULTANT
CONNELL ARCHITECTURE, P.C.
 2311 East Walnut St. - Suite B
 Columbia, Missouri 65201
 616.428.8888
 info@connellarch.com

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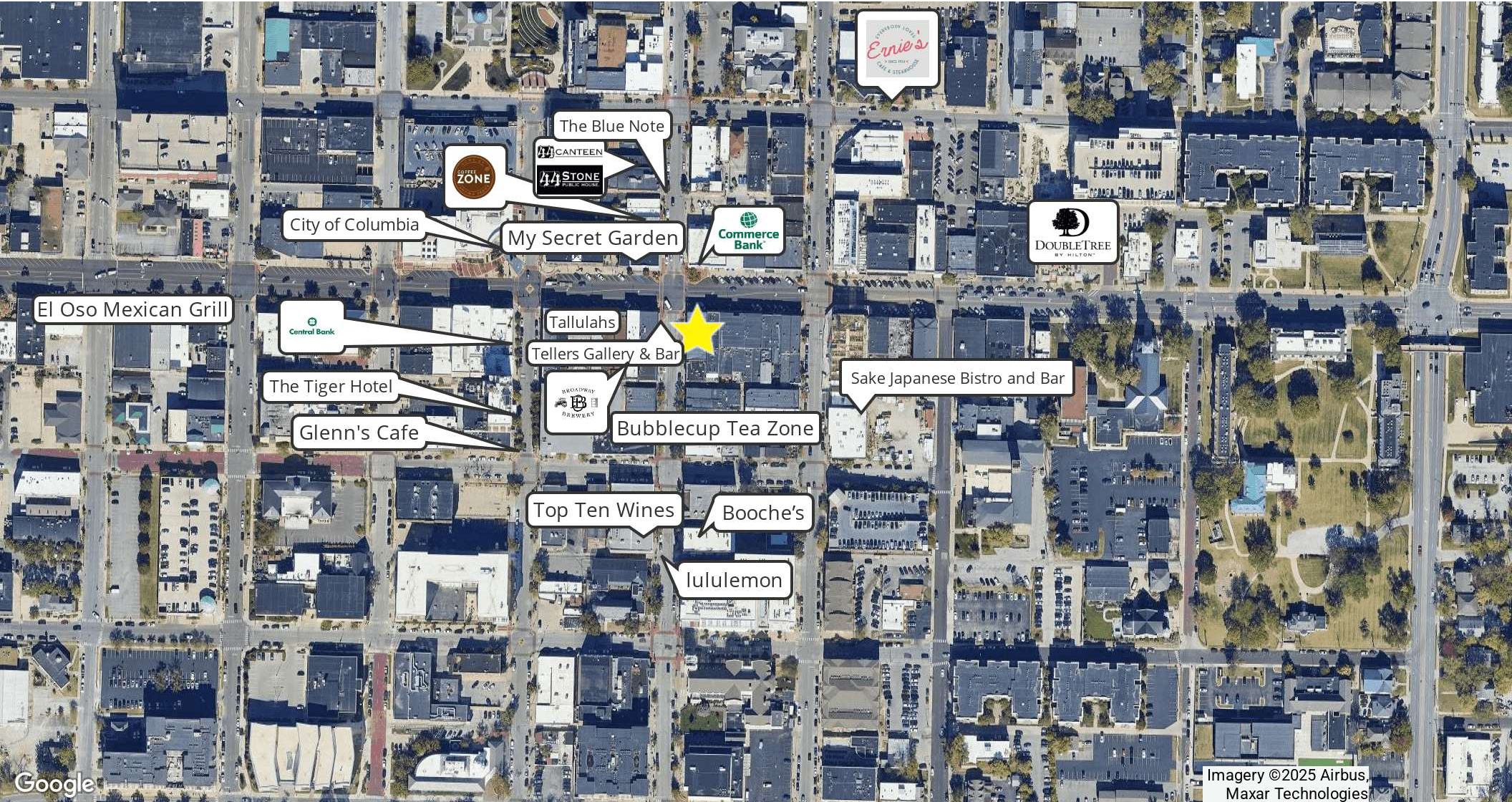
PROJECT NO: 18-032
 SHEET TITLE: LEASE PLAN
 SHEET NUMBER: A-100

THE COPELAND LAW FIRM
 900 EAST BROADWAY
 COLUMBIA, MO 65201

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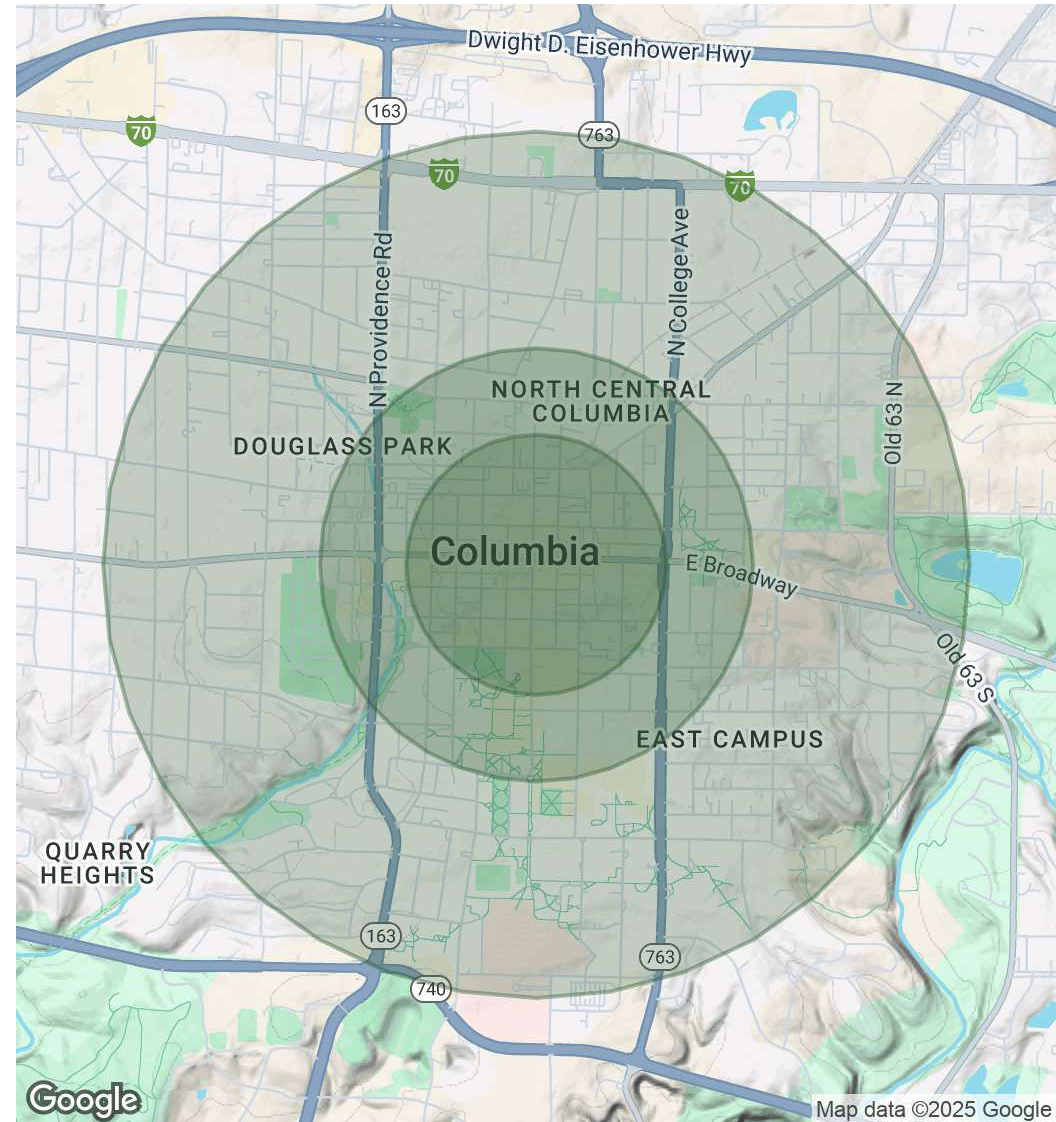


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,782	5,888	21,646
Average Age	26	27	27
Average Age (Male)	26	28	28
Average Age (Female)	25	26	27

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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