



4 SOUTH NINTH  
STREET - SUITE  
201

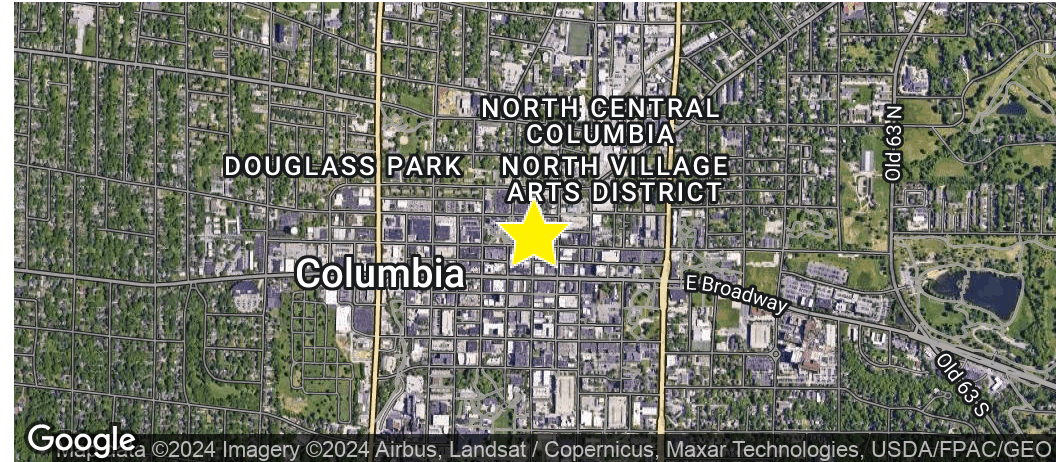
4 S NINTH STREET, SUITE 201,  
COLUMBIA, MO 65201

GINA RENDE

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**OFFERING SUMMARY**

Available SF: 1,020 SF

Building Size: 1,020 SF

Zoning: MDT

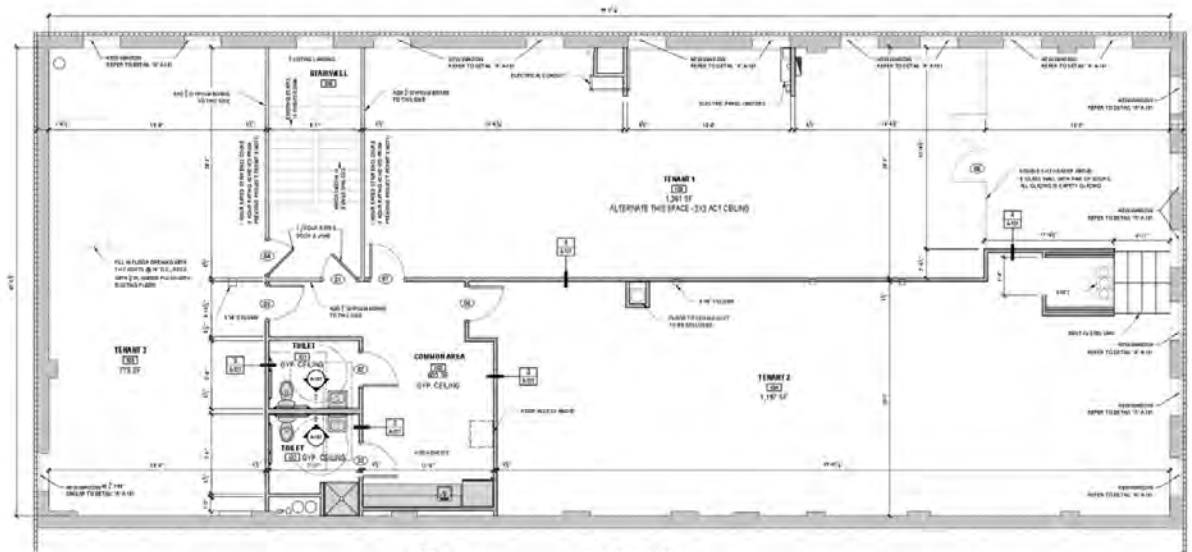
**PROPERTY OVERVIEW**

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

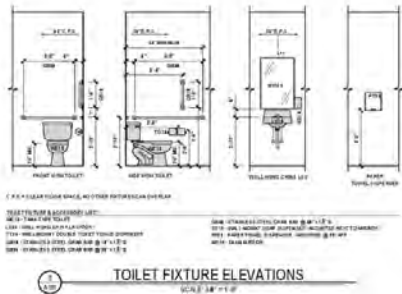
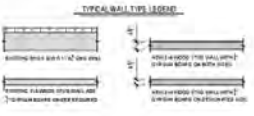
**PROPERTY HIGHLIGHTS**

- \$1,740/month
- 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

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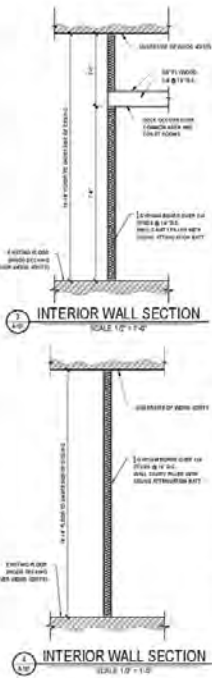
2ND FLOOR PLAN  
SCALE 1/4" = 1'-0"



TOILET FIXTURE ELEVATIONS  
SCALE 3/4" = 1'-0"

ROOM	FLOOR FINISH	WALL	CEILING	DOOR	WINDOW	FIXTURES	NOTES
101	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	
102	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	
103	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	
104	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	
105	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE	

DOOR NUMBER	DOOR TYPE	DOOR MATERIAL	DOOR WEIGHT	DOOR HEIGHT	DOOR WIDTH	DOOR FINISH	DOOR OPERATOR	DOOR SCHEDULE
101	SWING	WOOD	150	80	36	WOOD	WOOD	101
102	GLASS	GLASS	150	80	36	GLASS	GLASS	102
103	GLASS	GLASS	150	80	36	GLASS	GLASS	103
104	GLASS	GLASS	150	80	36	GLASS	GLASS	104
105	GLASS	GLASS	150	80	36	GLASS	GLASS	105

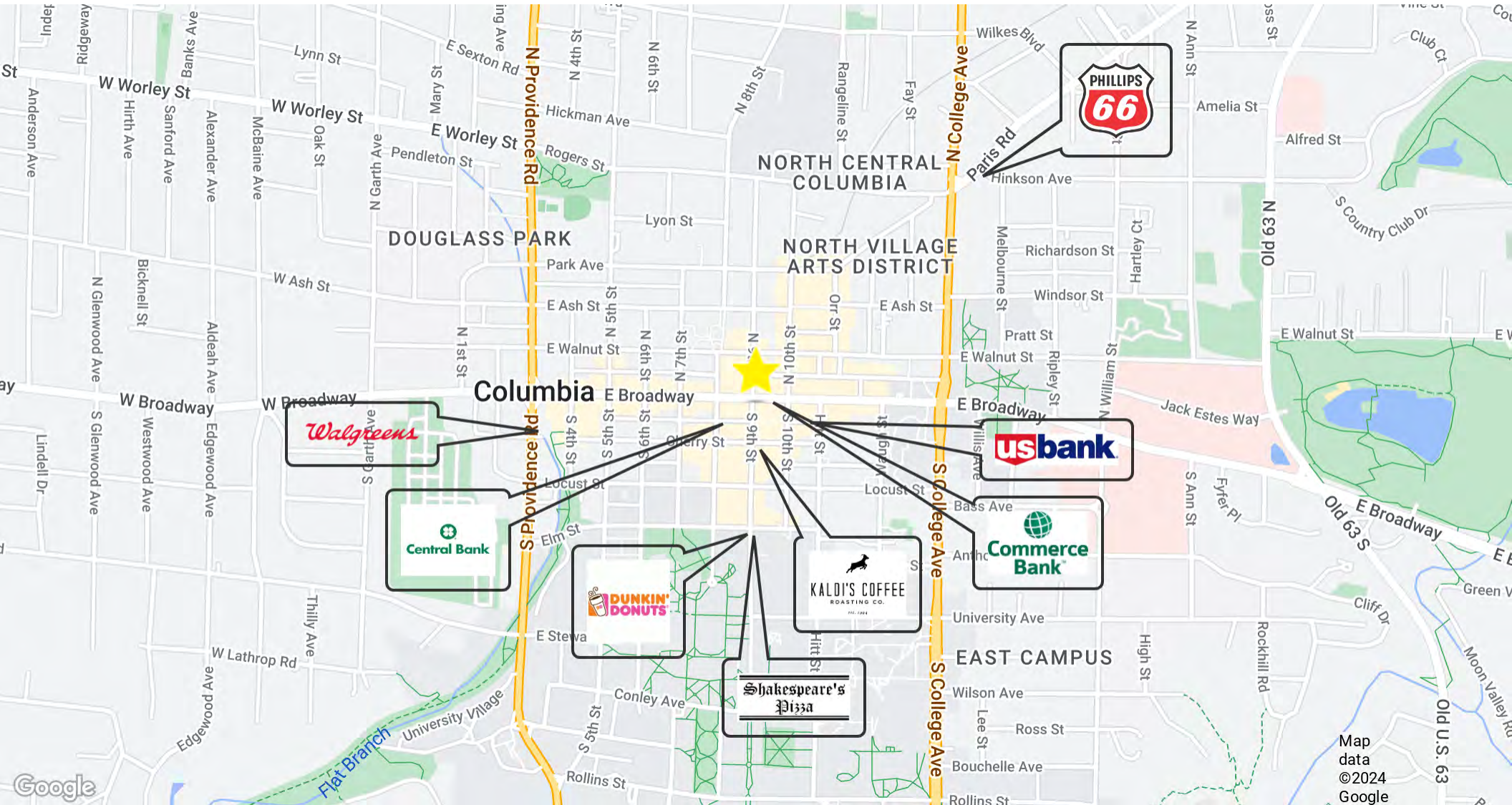


INTERIOR WALL SECTION  
SCALE 1/4" = 1'-0"

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SCALE 1/4" = 1'-0"

**CONNELL ARCHITECTURE, P.C.**  
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PROJECT: 19-002  
SHEET: 2ND FLOOR PLAN & DETAILS  
DATE: 10/20/19



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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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