MALY
COMMERCIAL REALTY, INC

OFFICE BUILDING FOR LEASE



1711 PARIS ROAD-OFFICE SPACE

1711 PARIS ROAD, COLUMBIA, MO 65201

MEL ZELENAK
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OFFERING SUMMARY

Available SF:	21,000 SF
Lease Rate:	$4.50 SF/month (NNN)
Lot Size:	0.48 Acres
Building Size:	21,000 SF
Zoning:	IG

PROPERTY OVERVIEW

21,000 sq ft of office space available in Central Columbia. The site offers ample parking and easy access to downtown Columbia.

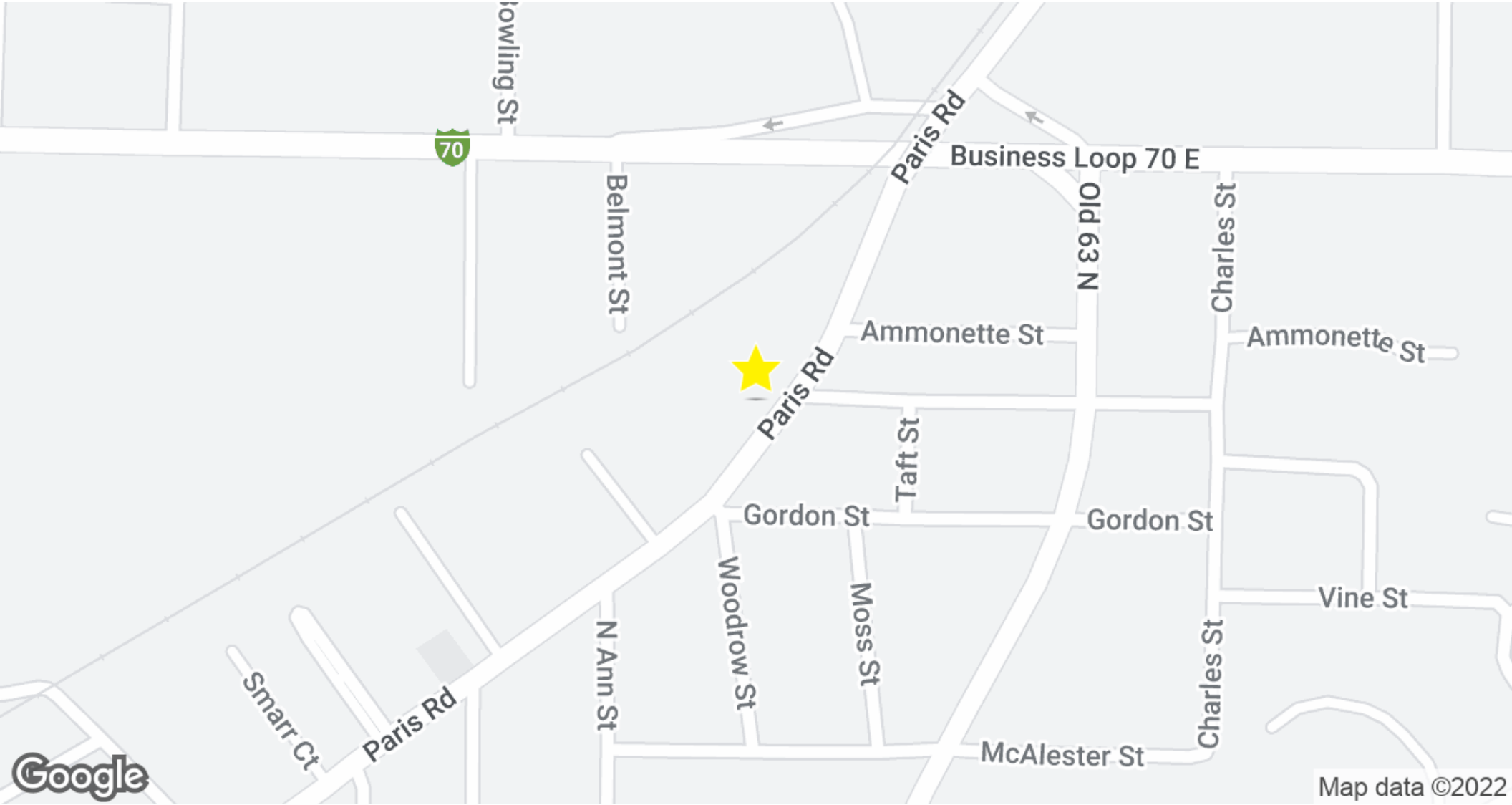
PROPERTY HIGHLIGHTS

- +/- 21,000 square feet of office space
- Available in Central Columbia
- Space offers 19 private offices, 3 conference rooms, 1 copy center, 1 break room and restrooms with showers.
- Priced at $4.50 per sq ft NNN

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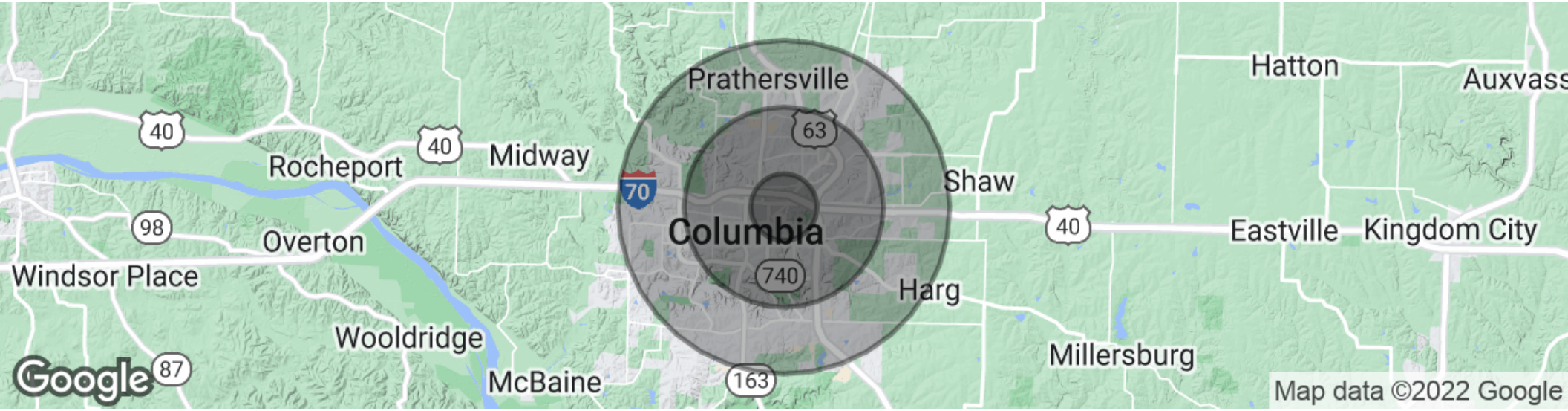
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,982	59,229	106,849
Median age	26.2	27.1	29.5
Median age (Male)	27.1	26.2	28.7
Median age (Female)	26.2	28.1	30.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,453	22,393	42,715
# of persons per HH	2.3	2.6	2.5
Average HH income	$37,398	$44,305	$53,574
Average house value	$166,726	$141,057	$153,676

** Demographic data derived from 2020 ACS - US Census*

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