



INVESTMENT / OFFICE BUILDING FOR SALE

CORPORATE OFFICE BUILDING- COLUMBIA, MO

2102 WHITE GATE DRIVE, COLUMBIA,
MO 65202



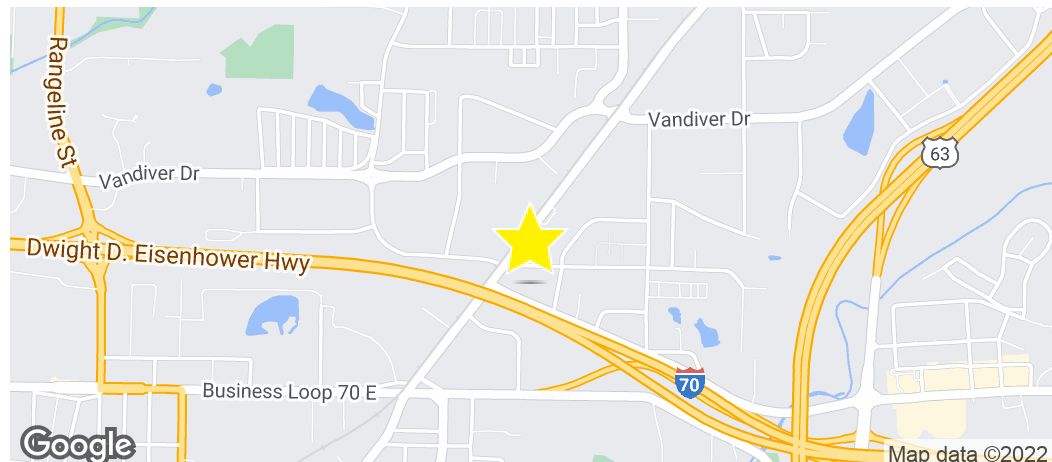
MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM



OFFERING SUMMARY

Sale Price: \$5,000,000

Available SF:

Lot Size: 5.34 Acres

Building Size: 67,550 SF

Zoning: M-C

Price / SF: \$74.02

PROPERTY OVERVIEW

Currently owned and occupied (since the 1970's) by Columbia Insurance Group

PROPERTY HIGHLIGHTS

- Sale Lease back Opportunity Available
- 67,850 square foot corporate office building
- Building is easily divisible
- Portions on the building can be immediately available
- I-70 visibility
- Lots of parking
- Mixed Use Commercial
- Two Levels: Main-55,150 SqFt Terrace-12,7000 SqFt
- Each level has exterior entrances
- Elevator connects levels

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



MEL ZELENAK

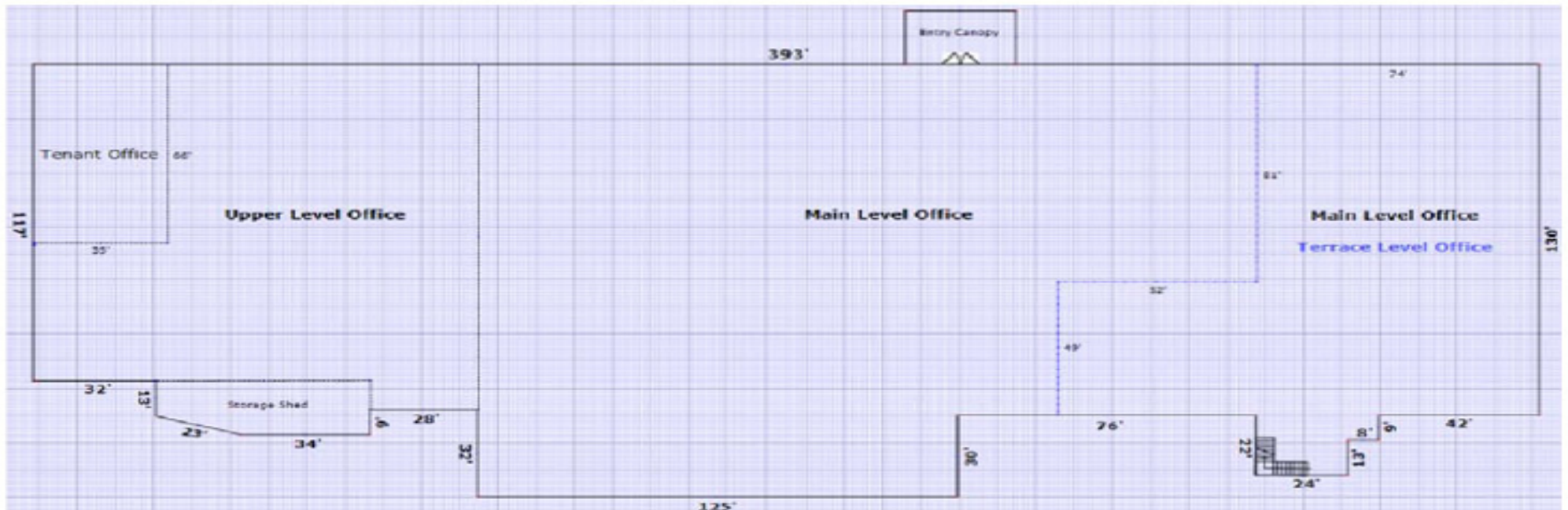
MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM

WHITEGATE DR.



I-70

Main Level: 55,150 SF Terrace Level: 12,700 SF

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

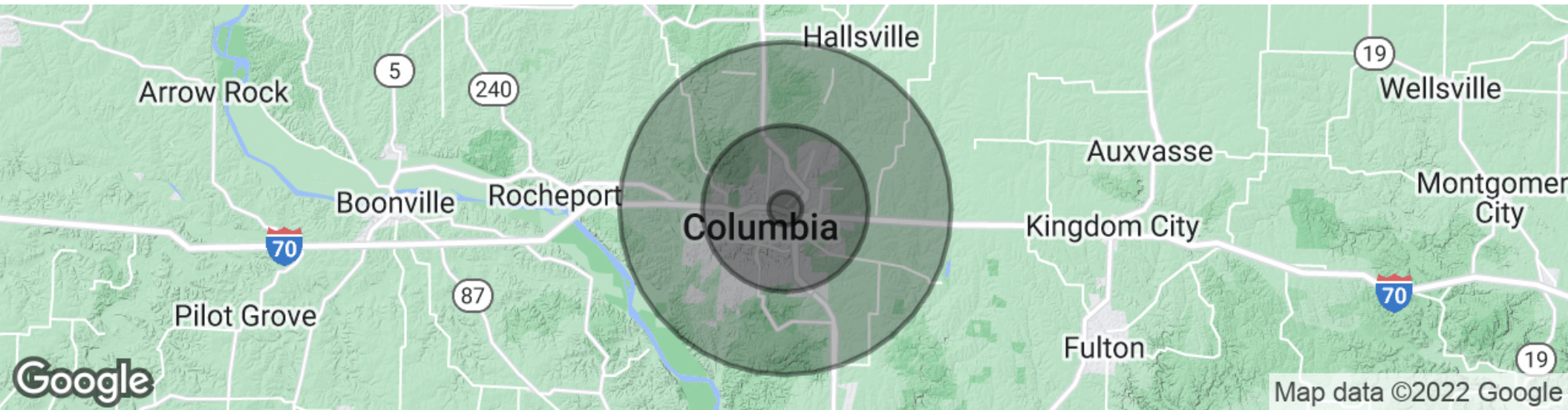


MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,623	85,059	161,704
Median age	29.8	28.0	30.8
Median age (Male)	27.7	27.3	30.5
Median age (Female)	31.8	28.8	31.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,129	33,433	65,623
# of persons per HH	2.3	2.5	2.5
Average HH income	\$60,054	\$49,778	\$60,374
Average house value	\$156,075	\$153,493	\$181,811

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

MEL ZELENAK

MEL@MALYREALTY.COM

O: 573.443.3200

C: 573.999.3131

213 N STADIUM BLVD STE 203, COLUMBIA, MO 65203-1161 • 573.443.3200 • WWW.MALYREALTY.COM