



UPPER LEVEL -
1,110 SF

3005 CHINABERRY DR., SUITE A,
COLUMBIA, MO 65201

GINA RENDE

GINA@MALYREALTY.COM

O: 573.443.3200

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OFFERING SUMMARY

Lease Rate:	Call for pricing
Building Size:	4,210 SF
Available SF:	1,110 SF
Zoning:	M-C

PROPERTY OVERVIEW

Nicely configured office condominium for lease in the Bluff Creek neighborhood, off Grindstone in South Columbia.

PROPERTY HIGHLIGHTS

- Rent on NNN basis
- 1,110 SF space located on the second floor above 3,100 SF main floor office, stairwell access only.
- Two skylights give this space natural light, otherwise no standard windows. One could be added in main open room.
- One restroom, one large open area, two private offices, and 2 large storage closets.
- Convenient location in south Columbia just minutes from Highway 63 Located in the Bluff Creek neighborhood.

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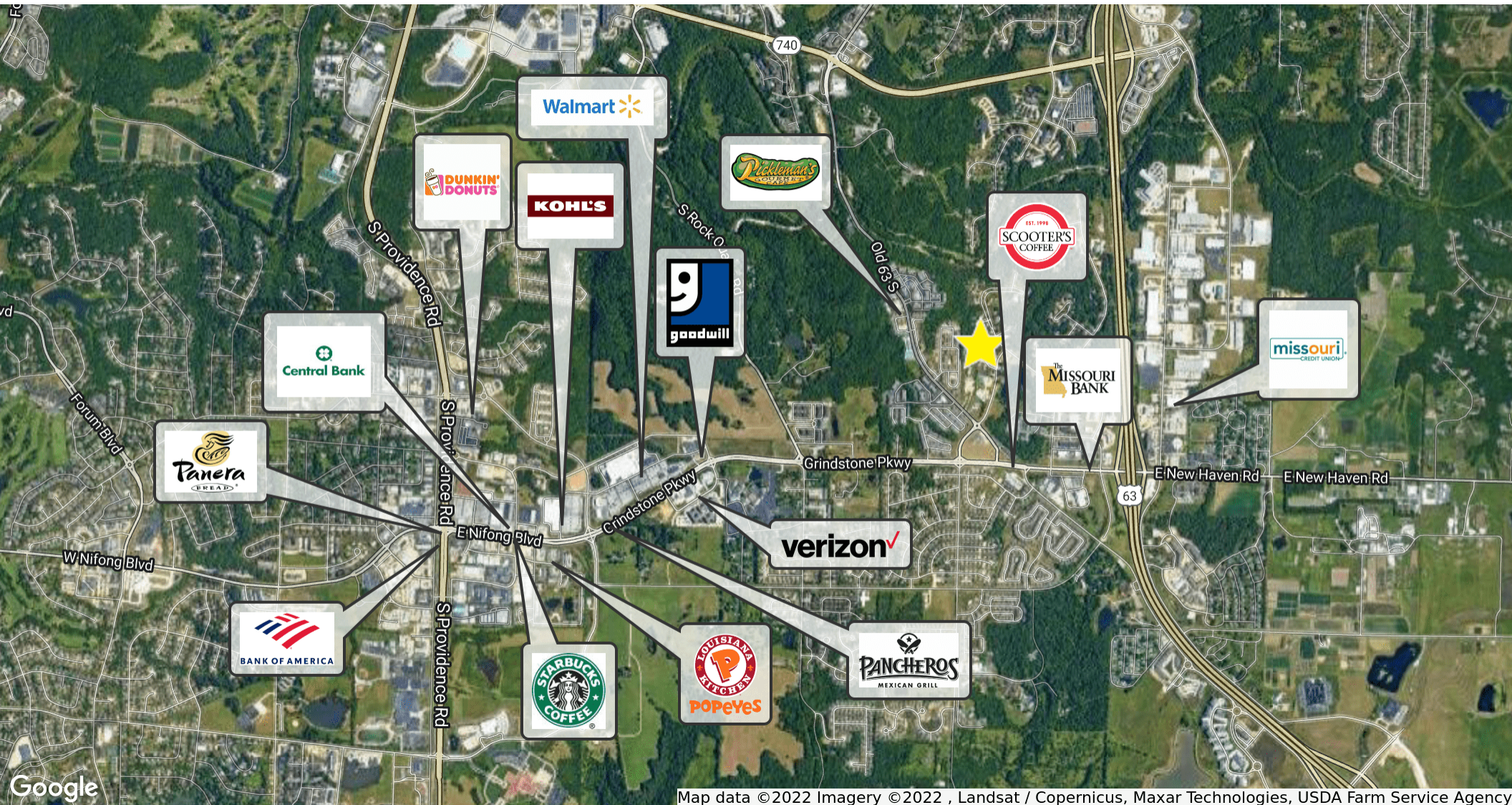
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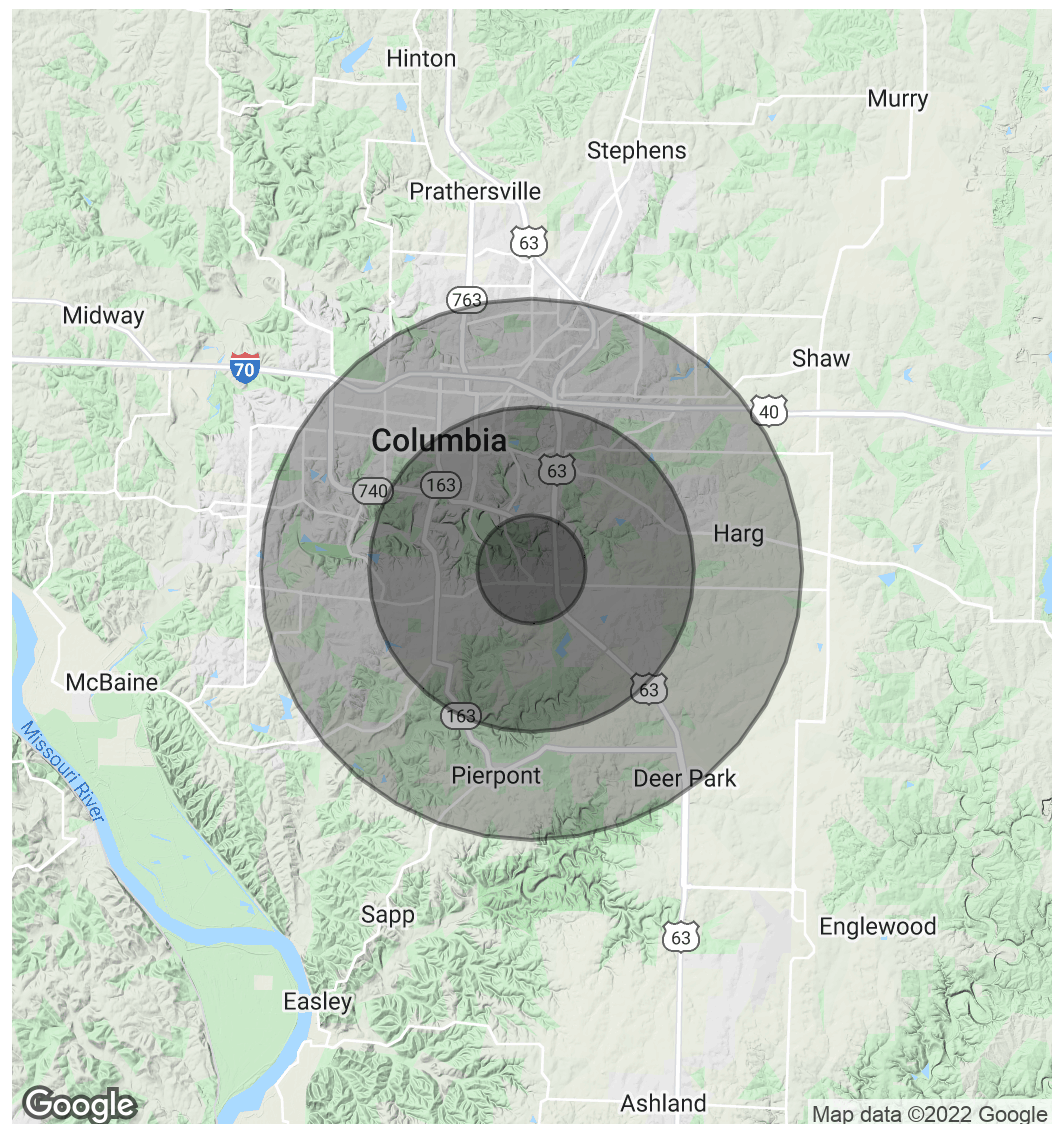
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,278	42,722	87,424
Average Age	25.0	24.5	28.8
Average Age (Male)	24.5	24.3	28.4
Average Age (Female)	25.8	24.8	29.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,492	14,965	34,436
# of Persons per HH	2.2	2.9	2.5
Average HH Income	\$50,355	\$44,467	\$54,581
Average House Value	\$186,172	\$168,045	\$169,220

* Demographic data derived from 2010 US Census



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