

SUITES FOR LEASE



HERITAGE TOWER

18 NINTH STREET,
COLUMBUS, GA 31901

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

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1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

KENNON, PARKER,
DUNCAN & DAVIS



A long, bright hallway with white walls, white wainscoting, and a tiled floor. The hallway leads to a large glass door at the end, which is open, revealing an outdoor area. There are framed pictures on the walls and a chandelier hanging from the ceiling.



A kitchen area featuring dark brown upper and lower cabinets with silver handles. The countertop is a speckled granite. A stainless steel double-basin sink is installed in the countertop. To the right, a white refrigerator is partially visible. The floor is covered in light-colored wood-grain laminate. A doorway in the background leads to another room. The walls are a neutral light color, and there are several electrical outlets. The ceiling has a recessed lighting fixture.



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AVAILABLE SUITES

SUITE	SIZE (SF*)	LEASE TYPE	LEASE RATE
first Floor, Suite 102	1,332 SF	Full Service Gross	\$2,220.00/month
First Floor, Suite 105	360 SF	Full Service Gross	\$960/month
Third Floor, Suite 302	143 SF	Full Service Gross	\$477/month
Fourth Floor, Suite 400	165 SF	Full Service Gross	\$550 / month
Fourth Floor, Suite 401	150 SF	Full Service Gross	\$500/month
Fourth Floor, Suite 405	255 SF	Full Service Gross	\$637.50/month
Fourth Floor, Suite 409 - *FURNISHED*	144 SF	Full Service Gross	\$625/month
Fourth Floor, Suite 500	145 SF	Full Service Gross	\$483/month

- **FULL SERVICE**
- **CONFERENCE ROOM ACCESS**
- **JANITORIAL INCLUDED**



NEARBY RETAILERS



ADDITIONAL NEARBY RETAILERS

- Krystal
- Wells Fargo
- Taco Bell
- Burger King
- Waffle House
- Family Dollar
- Arby's
- Dunkin'
- Taco Bell

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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CONTACT



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Ernie Smallman is a seasoned commercial real estate broker with a two-decade career, started in 1996, displaying unwavering dedication that transformed into a true passion. Originally known for crafting heart pine furniture, Ernie seamlessly transitioned to real estate, renovating historic houses and commercial buildings. His property management portfolio now spans over 500,000 sq ft, including self-owned, partnership, and third-party managed properties.

Adaptable and growth-focused, Ernie is a dynamic force in commercial real estate, excelling in sales and leasing. Recognized in Columbus and Phenix City, he's received Coldwell Banker Commercial awards, consistently ranking in the top 2% nationally since 2014. Holding the Certified Commercial Investment Manager (CCIM) designation, Ernie is an active member of the International Council of Shopping Centers.

Expertise in diverse transactions—landlord/tenant representation, sales/leasing, development, adaptive reuse, site selection, industrial/office assets—extends to recreational and timber tracts, Conservation Easements, and more. Ernie's educational journey includes a 1996 University of Georgia graduation, Real Estate License (2001), CCIM (2002), and Associate Brokers license (2007). Currently pursuing a Master's in Real Estate Development at Auburn University, Ernie's commitment to growth is evident.

Community engagement is integral to Ernie's ethos. Actively involved in the Rotary Club of Columbus, he holds leadership positions on boards such as the Downtown Development Authority of Columbus, Colony Bank Advisory board, and Business Improvement District board. He previously served 12 years on the Hospital Authority of Columbus, with 7 of those years as board chair and Uptown Columbus.

Ernie's passion for international travel with his family of seven contributes to his creative real estate perspective. In the ever-evolving commercial real estate landscape, Ernie is a beacon of excellence, expertise, and community impact. His commitment to guiding clients through this dynamic world reflects unwavering dedication to delivering exceptional service.

FOR MORE INFORMATION



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