



ERNEST SMALLMAN IV  
ERNIESMALLMAN.COM

SUITES FOR LEASE



# HERITAGE TOWER

18 NINTH STREET,  
COLUMBUS, GA 31901

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

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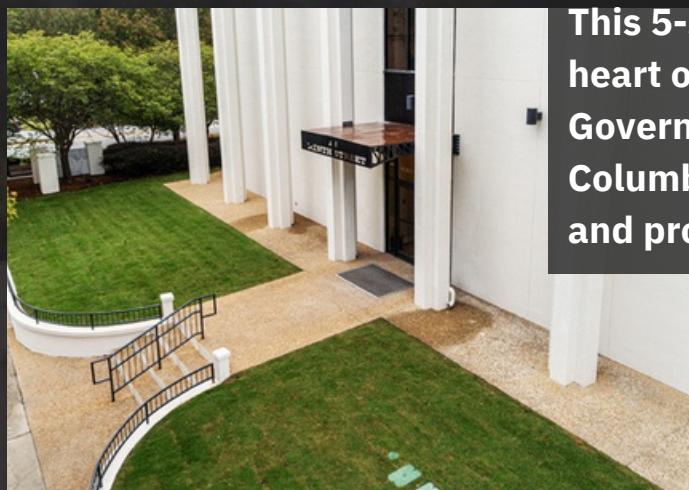
1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER  
KENNON, PARKER,  
DUNCAN & DAVIS



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This 5-story office building is located in the heart of Uptown Columbus, adjacent to the Government Center, River Center and Columbus State University. Private parking and professional offices available.

## FEATURES

- In the heart of Uptown Columbus!
- Within walking distance to numerous restaurants
- Five-story office building, renovated in 2019
- Ample parking – 72 off-street spaces
- Full Service lease, power and janitorial included



3.0 ACRES **ACREAGE**

**BUILDING SF**

**20,000 SF**

**OFFICE SF**

**140 - 1,596 SF**

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**COLDWELL BANKER** KENNON, PARKER,  
DUNCAN & DAVIS

Square footage was obtained from the County Assessor's Office. It is not an accurate measurement and prior to purchase, a prospective Buyer/Tenant should have an independent surveyor measure the building. The principles of the Equal Opportunity Act. Equal Housing Opportunity. © 2019 Coldwell Banker Residential Real Estate LLC, dba Coldwell Banker Commercial. All rights reserved. Coldwell Banker Residential Real Estate LLC, dba Coldwell Banker Commercial and the Coldwell Banker Residential Real Estate logo are registered service marks owned by Coldwell Banker Residential Real Estate, Inc.

For more information, visit our website or other electronic resources. For exact square footage, contact the building owner or your real estate professional. Building measured professionally.



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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**



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# NEARBY RETAILERS



## ADDITIONAL NEARBY RETAILERS

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

\*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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# FOR MORE INFORMATION

# CONTACT



## ERNIE SMALLMAN

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 706-888-6651 (Cell)  
706-256-1500 (Office)

 [ernie@erniesmallmancre.com](mailto:ernie@erniesmallmancre.com)

<https://www.erniesmallman.com/> 

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.