



WOODRUFF
BROKERAGE COMPANY

FOR LEASE

**1348 Broadway
Columbus, Georgia**

PROPERTY HIGHLIGHTS

This former bank building built in 1920 is a unique redevelopment opportunity in Uptown Columbus for restaurant, creative retail or commercial office space.

- 2,415 SF available on prime corner of Broadway & 14th St.
- Featuring 19' 6" ceilings, lots of natural light and Palladian windows
- Zoned CRD
- Basement with vault
- Landlord will provide: new floor and decking, two ADA compliant restrooms, 200 AMP electrical panel & new entry and side door.

Uptown Community

- Global Payment Corporate Campus – 2,000 + employees
- Synovus Corporate Headquarters – 900 + employees
- City Hall - 2,811 employees

- Columbus State University Uptown Campus
- Apartments/Lofts – 1,000+
- AC Hotel
- Hotel Indigo
- Hampton Inn & Suites

Local Lifestyle Amenities:

- Rush South Whitewater Express
- Columbus Riverwalk
- Springer Opera House
- Rivercenter for Performing Arts
- Dragon Fly Trail

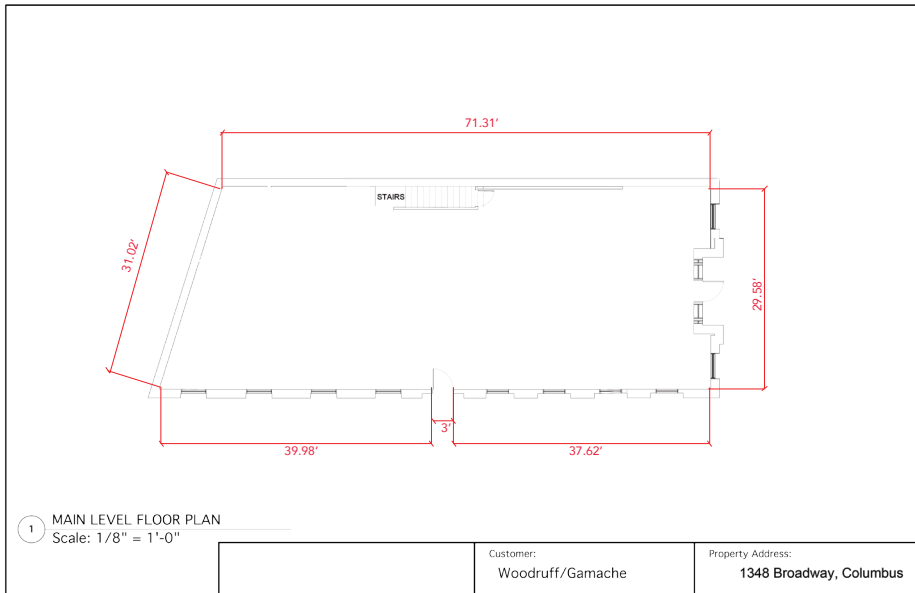
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