

FOR LEASE

5771 VETERANS PKWY

5652 Lorenzo Rd Columbus, GA 31904



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	4,724 SF
Available SF:	4,724 SF
Lot Size:	17,071 SF
Year Built:	2006
Zoning:	NC

PROPERTY OVERVIEW

Well-positioned in North Columbus, this spacious office building offers excellent accessibility via Veterans Parkway and Whitesville Road. Its central location ensures quick, convenient access to all areas of Columbus and places you near major retail, industrial, and business districts—ideal for both your team and your clients.

The building features multiple private offices, a welcoming reception area, a kitchen and breakroom, as well as generous storage space. Ample onsite parking is available for both visitors and company vehicles. This flexible space is well-suited for a variety of business needs.

Tripp Crawford
(706) 984-1251
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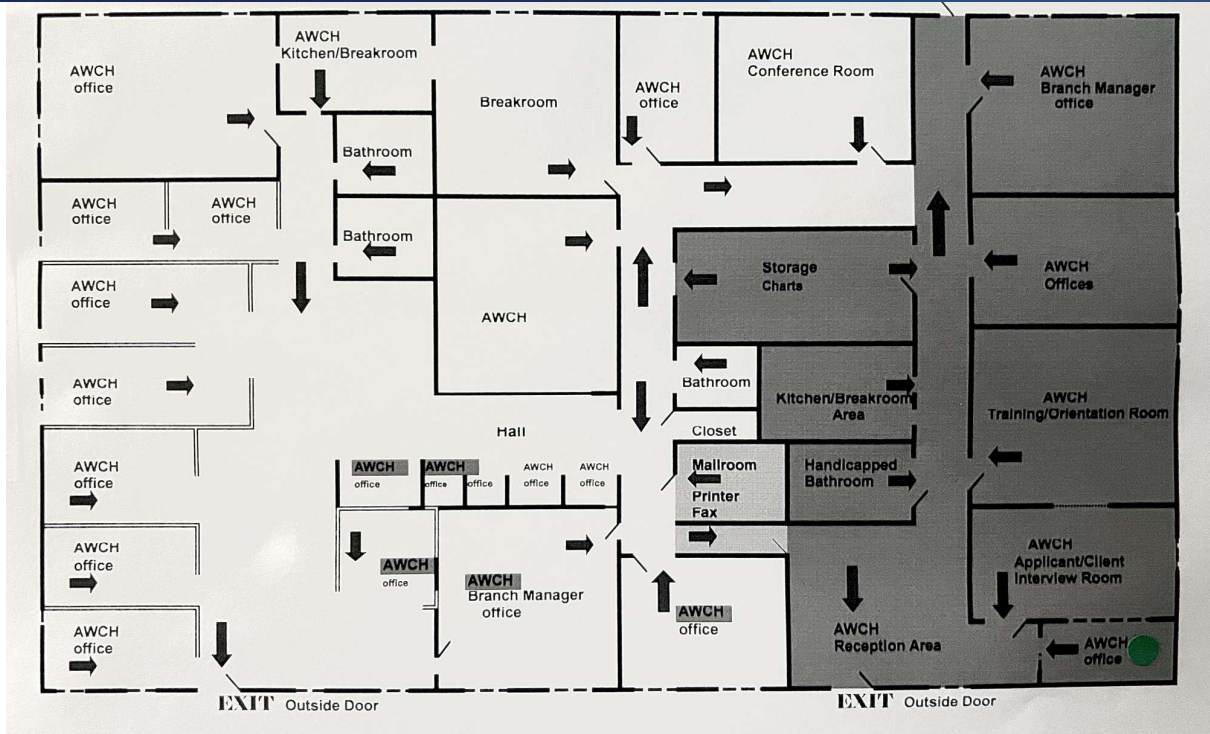
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**COLDWELL BANKER
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PROPERTY HIGHLIGHTS

- Multiple private offices
- Welcoming reception area
- Kitchen/breakroom
- Generous storage space
- Two entrances: Off Veteran's Pkwy or Whitesville Rd.
- Ample onsite parking for visitors and company vehicles



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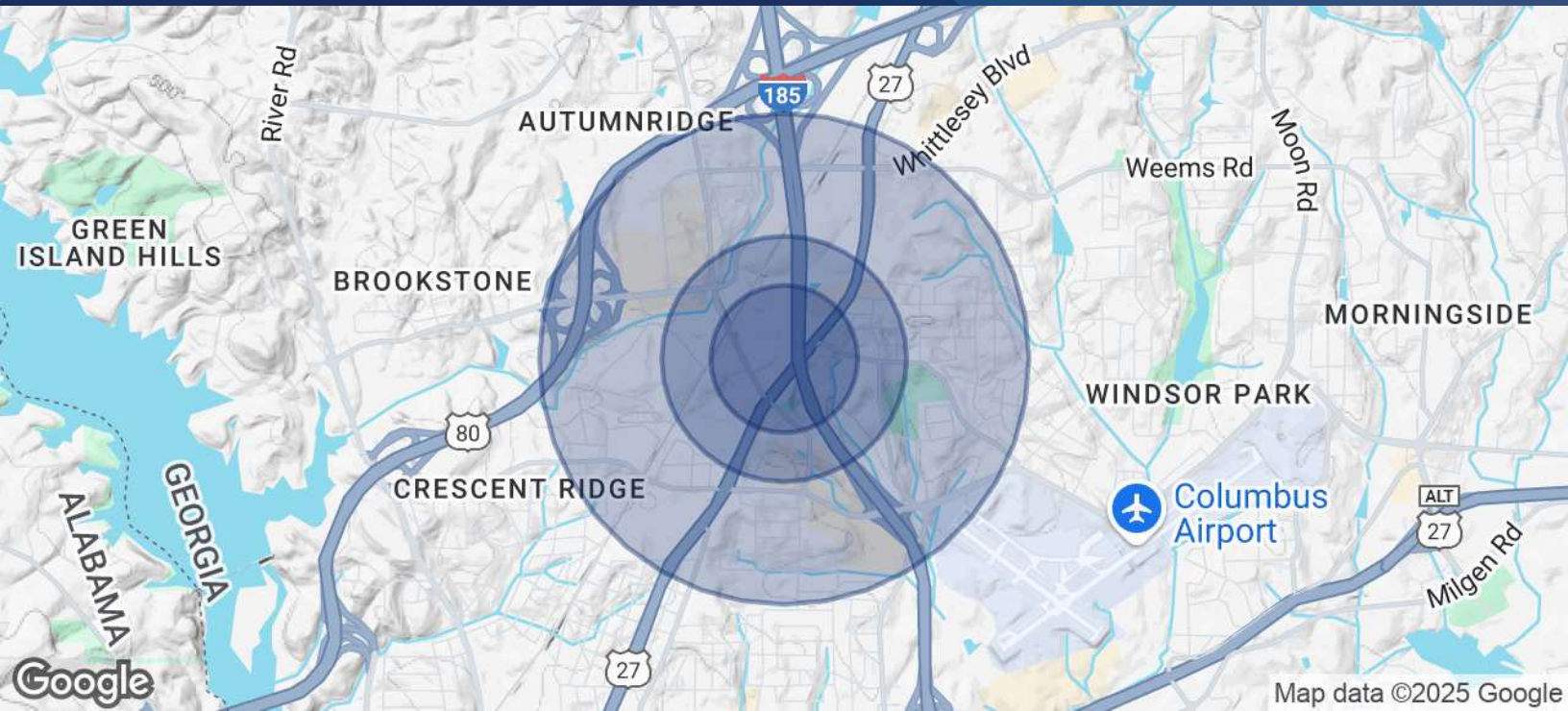


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	461	1,314	4,591
Average Age	36	36	39
Average Age (Male)	35	35	37
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	227	645	2,038
# of Persons per HH	2	2	2.3
Average HH Income	\$77,208	\$76,924	\$73,685
Average House Value	\$173,779	\$172,199	\$182,180

Demographics data derived from AlphaMap

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