



## Former VA Medical Office

1310 13th Avenue  
Columbus, Georgia 31901

### Property Highlights

- Located in Midtown
- +/- 24,657 SF : Can be Subdivided
- Modified Gross Lease: \$11.50 SF/Yr
- Reception, private office space, lab room, exam rooms, bathrooms that are handicapped equipped, elevator service between two (2) floors, and conference room
- Ample Parking: Approximately 170 Spaces

### Offering Summary

<b>Lease Rate:</b>	\$11.50 SF/yr (MG)
<b>Building Size:</b>	+/- 24,657 SF
<b>Available SF:</b>	+/- 24,657 SF
<b>Lot Size:</b>	+/- 1.17 Acres

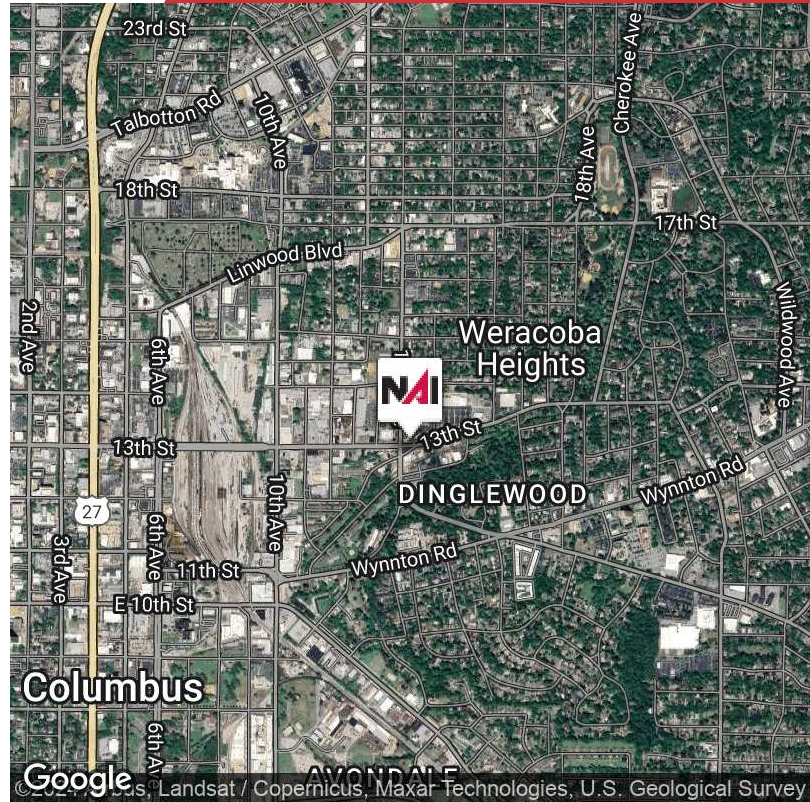
### Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	280	1,199	3,657
<b>Total Population</b>	537	2,419	7,660
<b>Average HH Income</b>	\$48,174	\$49,736	\$55,417

### For More Information

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<b>Zoning:</b>	GC

**Property Overview**

+/- 24657 SF two (2) story medical office is available for lease and can be subdivided. The lease rate of this space is \$11.50 SF/Yr and is a modified gross lease. This building features a reception area, private office space, conference room, lab room, exam rooms and an elevator service between the two (2) floors. All bathrooms are handicapped equipped and the interior has fresh paint. Ample parking is available for employees & visitors as there are approximately 170 parking spaces.

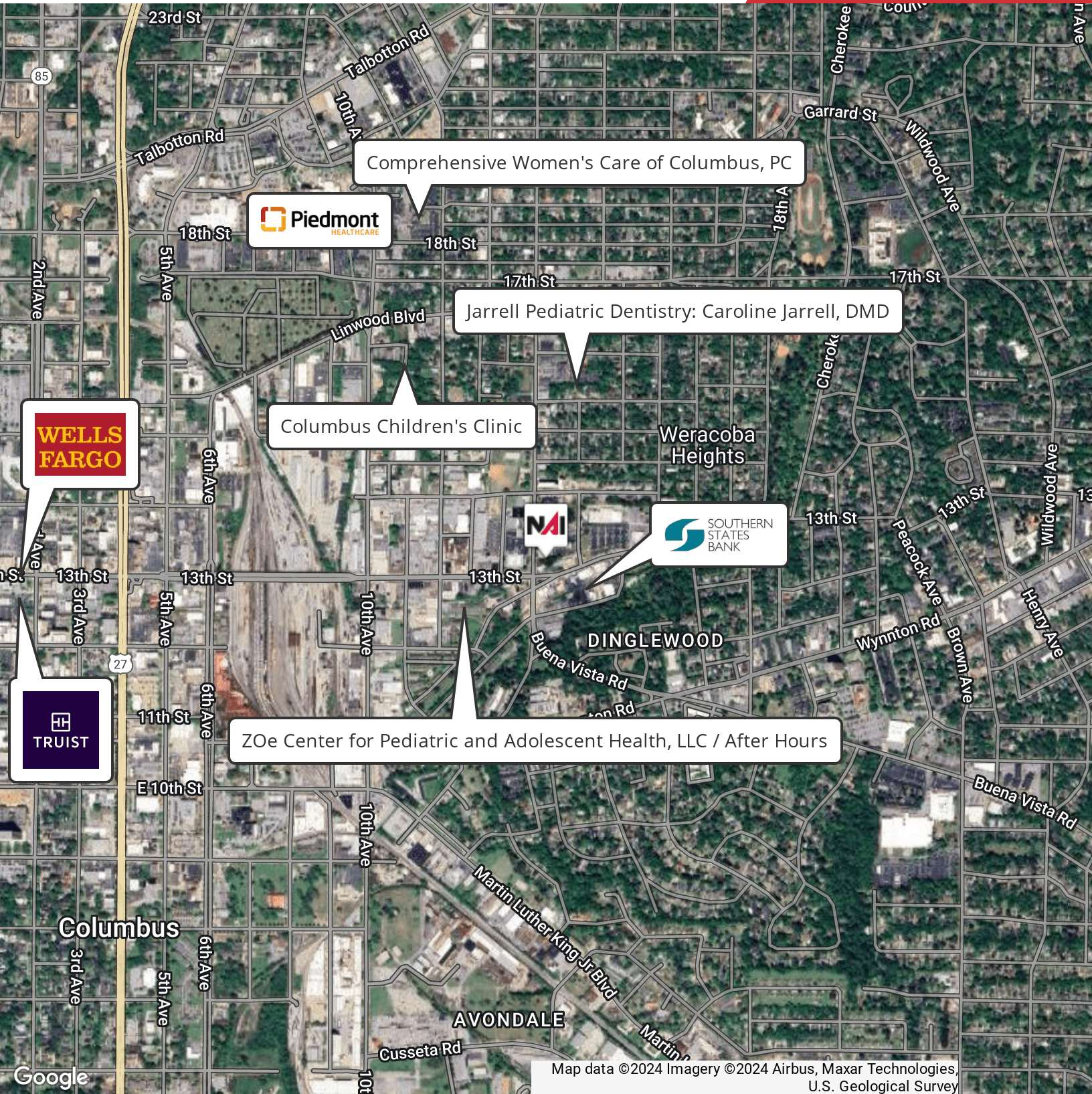
Call listing Broker for more information, questions or showings:  
706-562-3616 | 706-660-5418 office



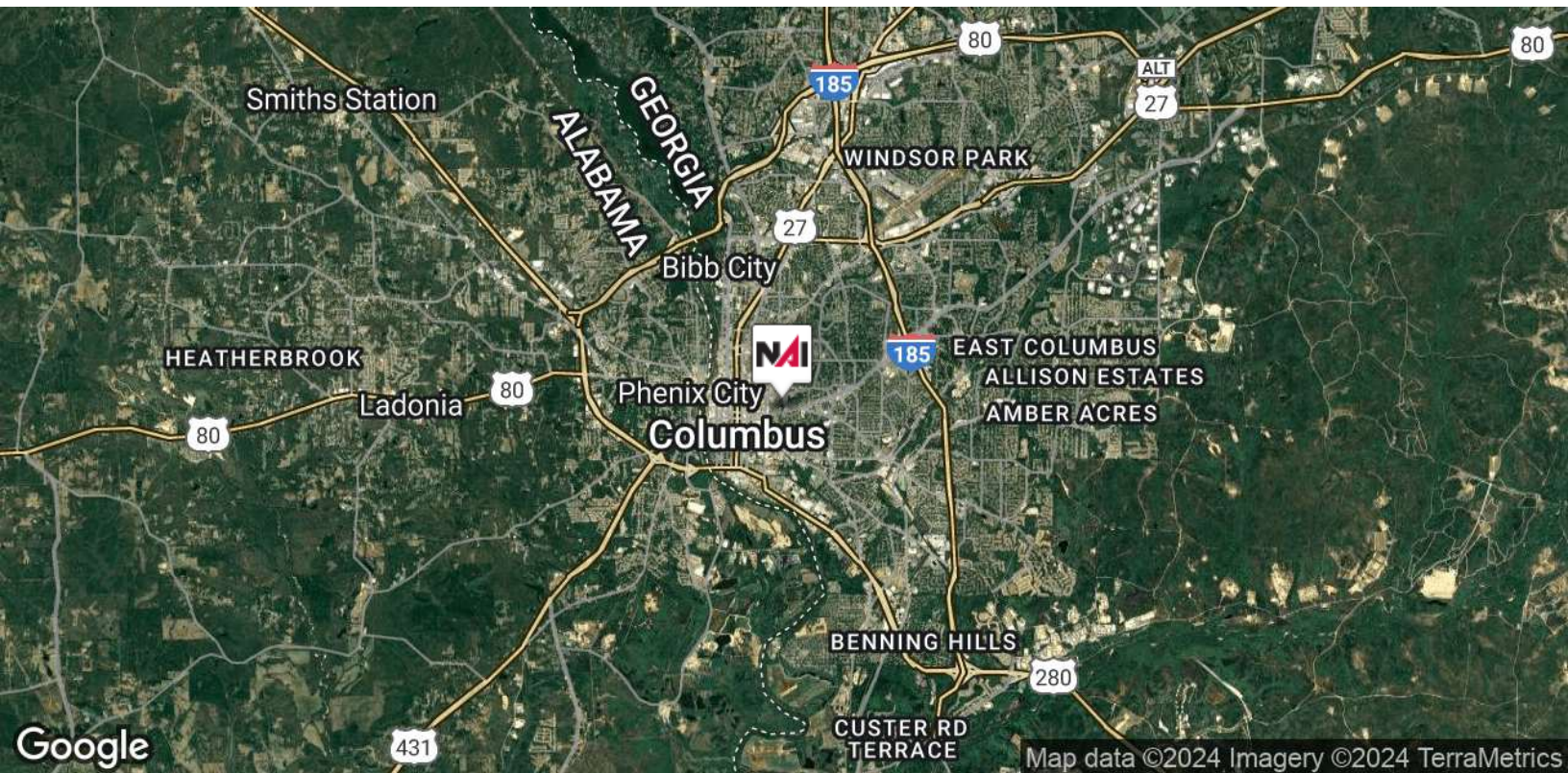
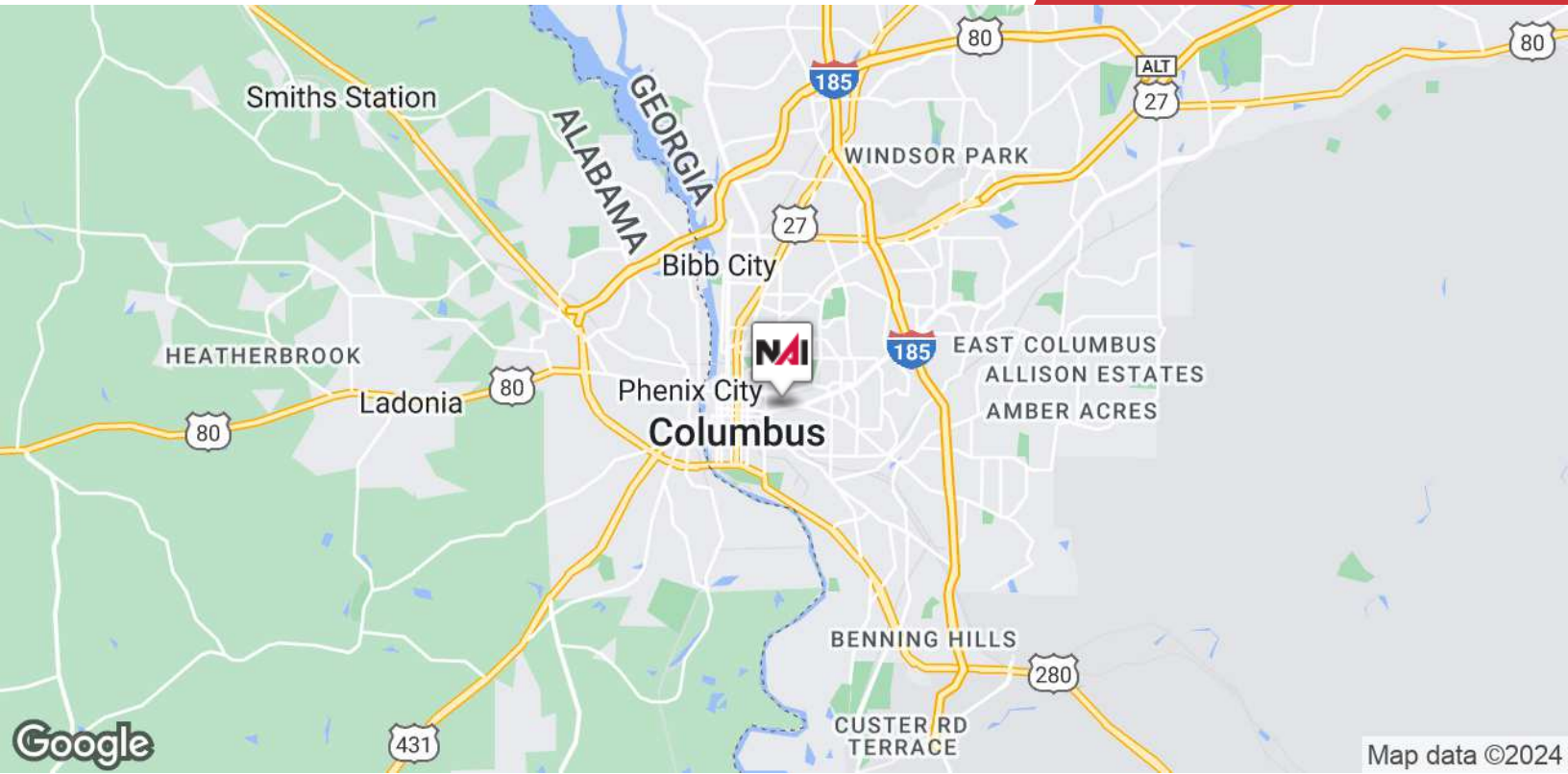
GROSS INTERNAL AREA  
 FLOOR 1: 7081 sq. ft, FLOOR 2: 11906 sq. ft  
 TOTAL: 18988 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



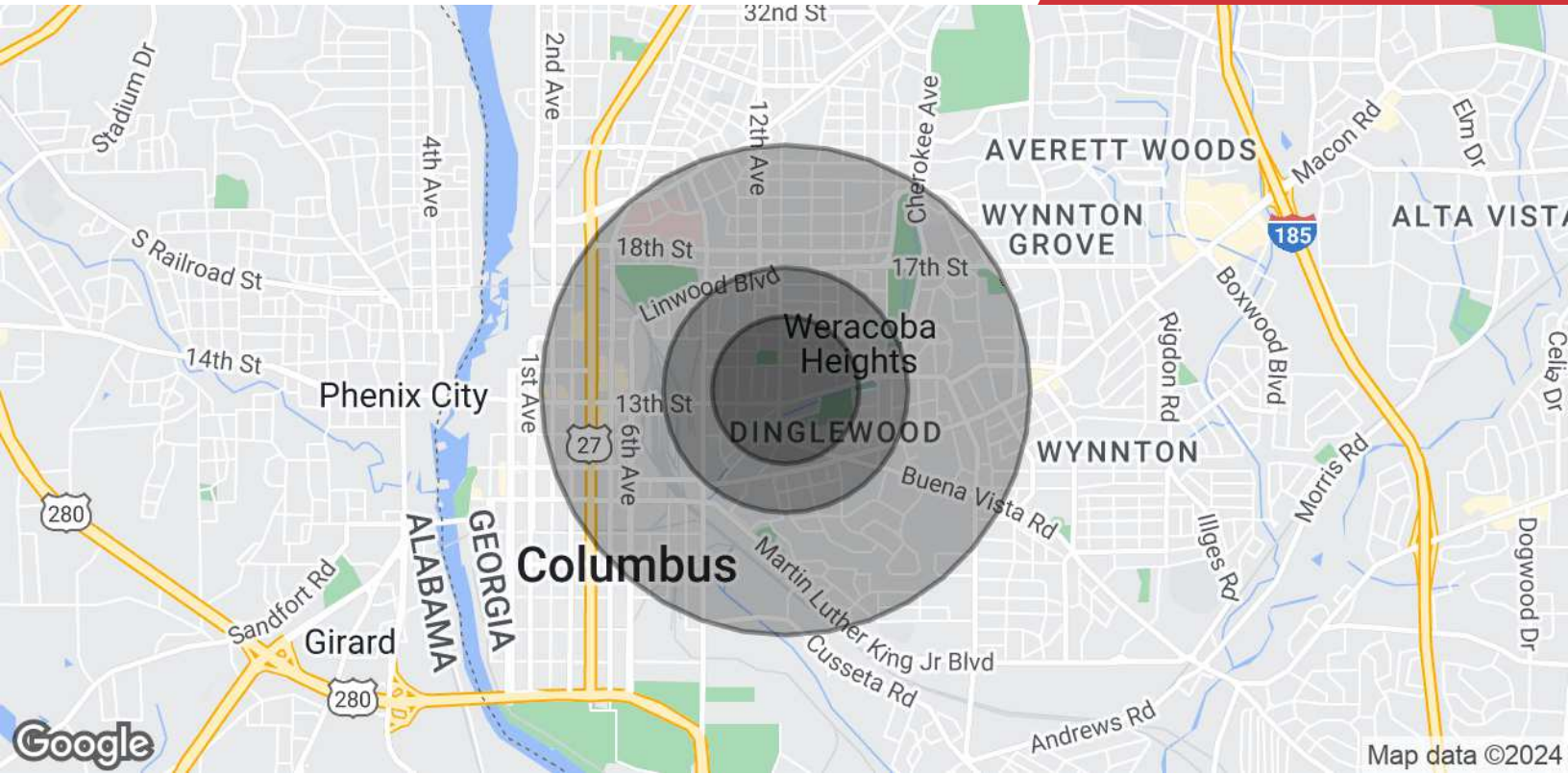


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**G2cre.com**



Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	537	2,419	7,660
<b>Average Age</b>	42	40	40
<b>Average Age (Male)</b>	41	39	39
<b>Average Age (Female)</b>	42	41	41
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	280	1,199	3,657
<b># of Persons per HH</b>	1.9	2	2.1
<b>Average HH Income</b>	\$48,174	\$49,736	\$55,417
<b>Average House Value</b>	\$200,583	\$223,230	\$243,561

Demographics data derived from AlphaMap