



Health Services Center

2100 Comer Avenue Columbus, Georgia

Property Highlights

- Flexible terms, turn-key lease with custom TI
- Off-street parking, on-site security & numerous amenities
- Located 1 block from Piedmont Columbus Regional Hospital

Property Overview

Currently configured as a regional health services center, the property consists of +/-43,520 RSF of contiguous 2nd Floor space in an attractive, well-maintained medical facility.

May be subdivided, reconfigured, or expanded to suit. A generous TI package and competitive terms are available for long-term tenants.

Offering Summary

Available SF:	+/- 43,520 RSF
Building Size:	211,500 SF
Lease Rate:	Negotiable
Lot Size:	6 Acres

[View Property Video](#)

For More Information

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Offering Summary

Lease Rate:	Negotiable
Building Size:	211,500 SF
Available SF:	13,400 - 55,560 SF
Lot Size:	6 Acres
Year Built:	1993
Renovated:	2015
Zoning:	NC Neighborhood Commercial
Market:	West GA/East AL
Submarket:	Columbus/Phenix City
Traffic Count:	10,900

Property Overview

Currently occupied by Columbus Health Dept. and configured as a large, full-service medical practice, this facility is available July 1, 2020. Consisting of +/-43,520 RSF located in the west/south wings of the 2nd Floor, the space is contiguous, easily modified, may be subdivided to +/-13,400 SF, or completely reconfigured. Experienced owner will provide custom TI for long-term tenants.

The facility and its 6-acre campus are 100% ADA-compliant and include multiple waiting/reception areas, 45+ exam rooms, multiple treatment rooms, isolation areas, several labs, a full-service pharmacy, and clinical/admin support offices. Additional features also include a large drive-through and covered patient entry, on-site security, campus-wide video surveillance and panic alarm systems, and emergency generator.

Located in Midtown, 1 block from Piedmont Columbus Regional Hospital, a 580 bed medical center with this region's only Level II Trauma Center. The property is served by public transportation with over 50 daily stops covering multiple routes.



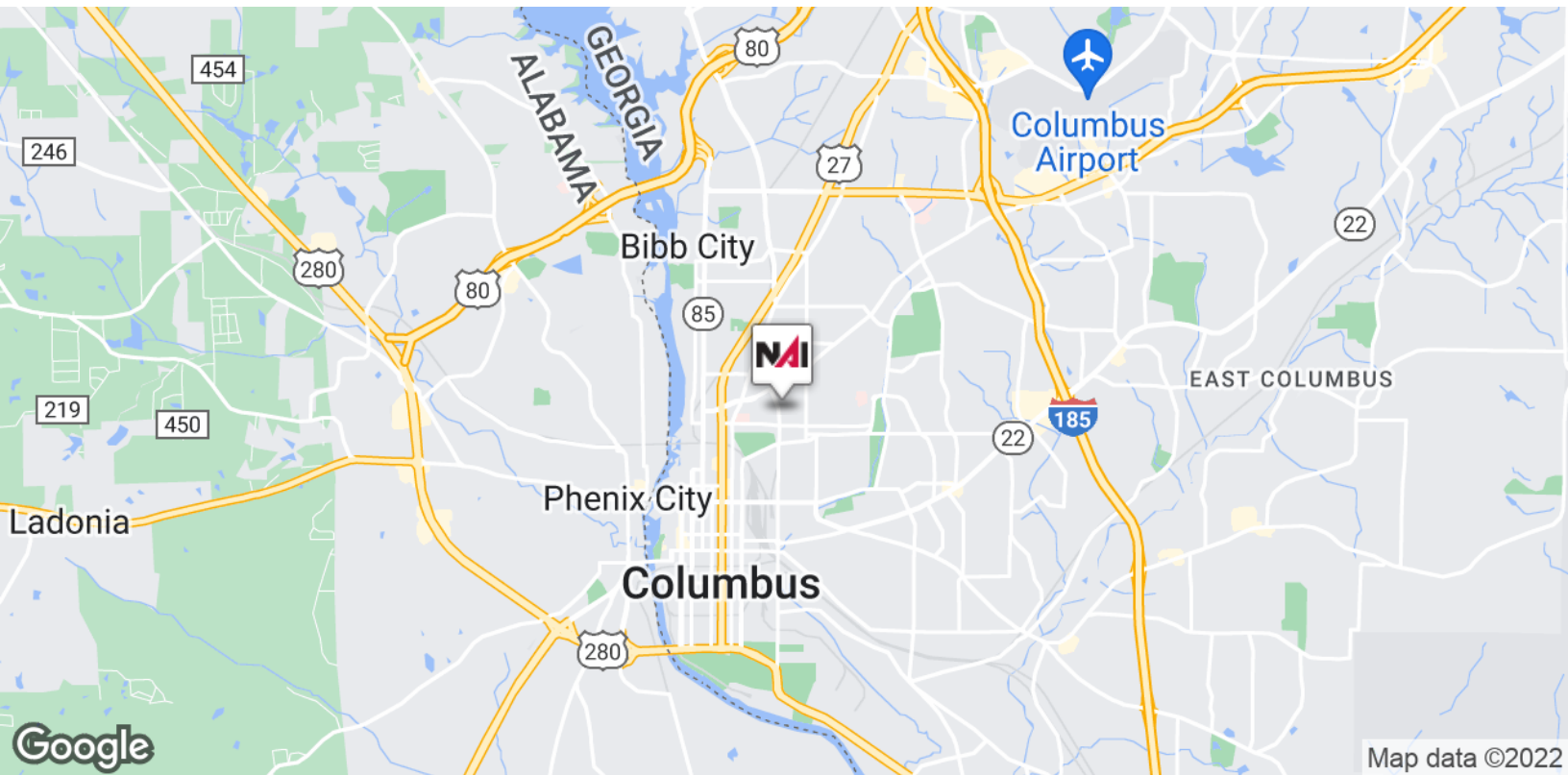
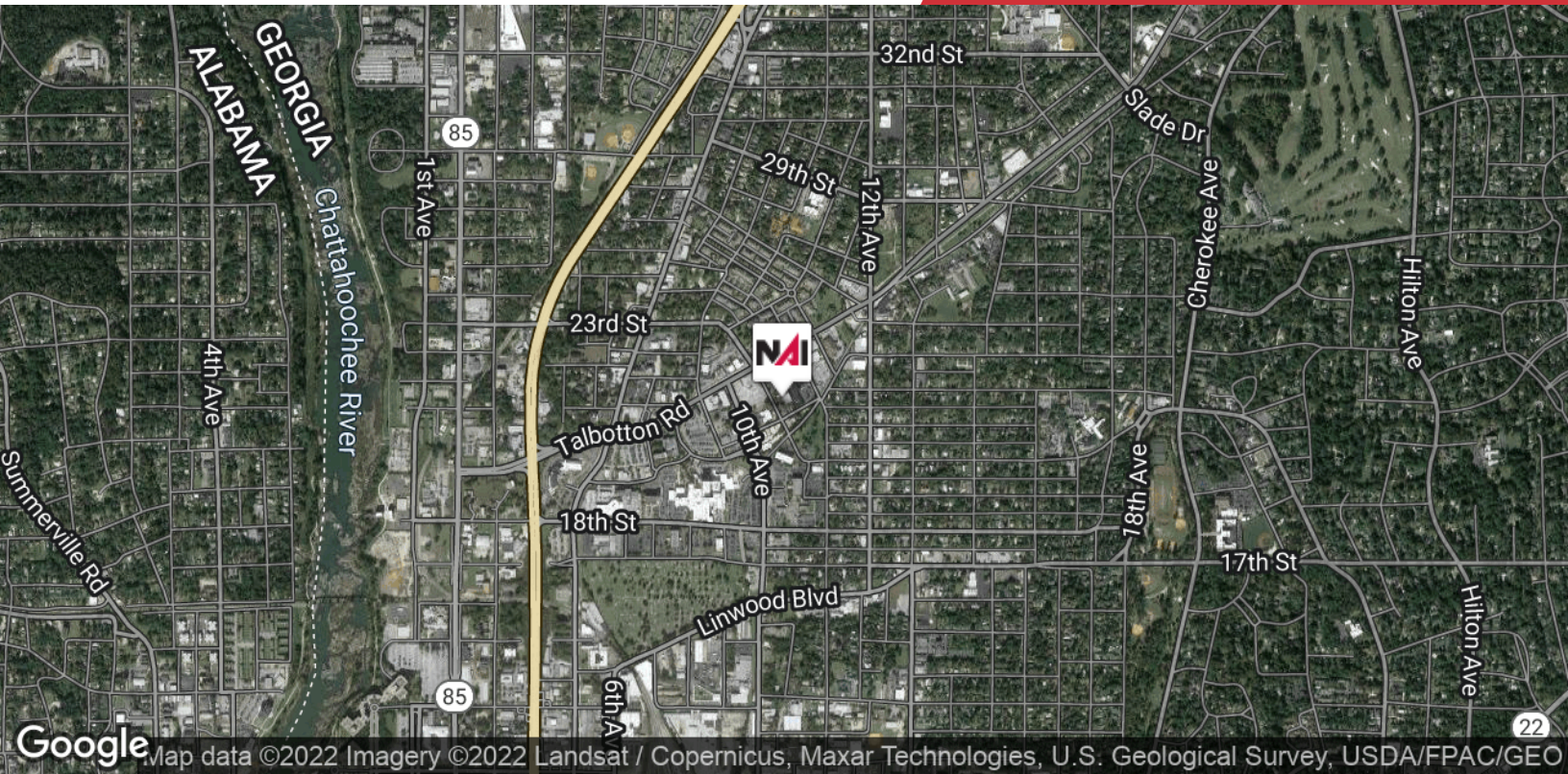
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5607 Whitesville Road
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**Available Lease Space
+/- 43,520 RSF**

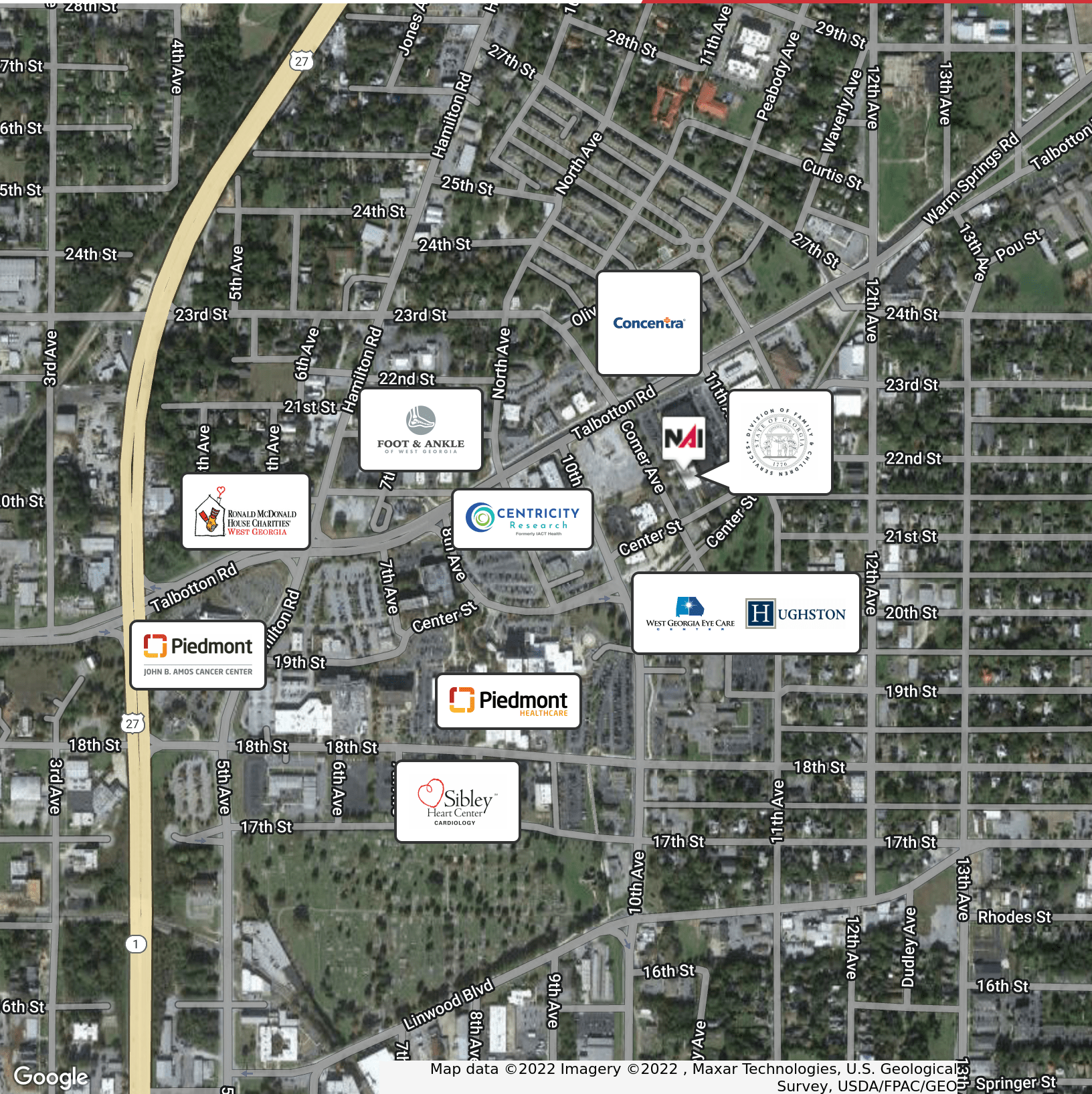


**2100 COMER AVENUE
2nd Floor Plan**



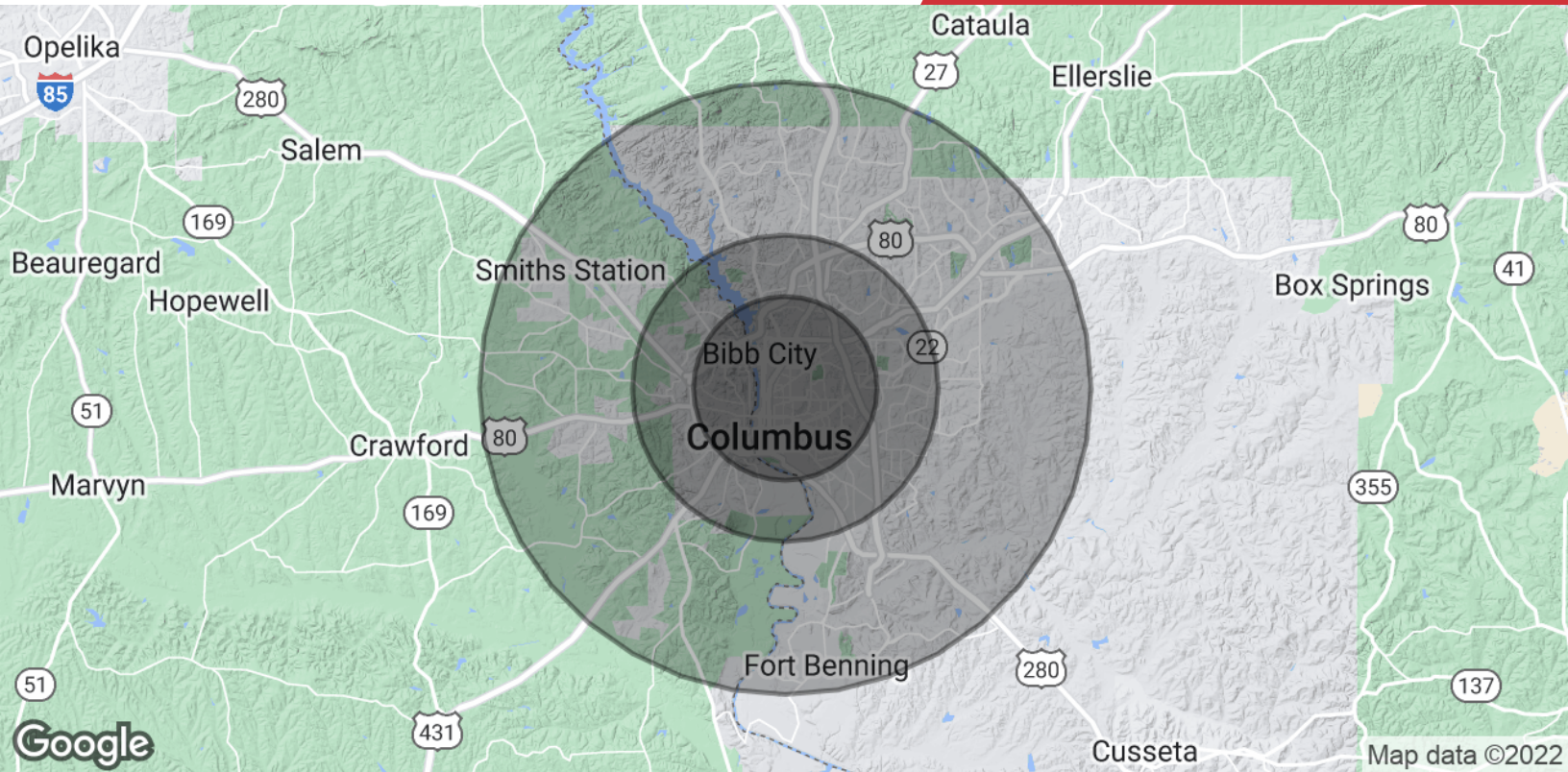
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Population	3 Miles	5 Miles	10 Miles
Total Population	53,244	113,088	259,284
Average Age	36.5	36.9	35.8
Average Age (Male)	34.9	34.6	34.1
Average Age (Female)	37.4	39.0	37.9
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	27,903	55,110	114,239
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$43,587	\$48,736	\$57,102
Average House Value	\$166,025	\$175,082	\$146,552

** Demographic data derived from 2020 ACS - US Census*