



MIXED USE SPACE

FOR LEASE

1506 6TH AVENUE, COLUMBUS GA 31901

Great opportunity to custom build Class A office space on the first floor of in the Swift Mill redevelopment.

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

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



COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**



COLD SHELL



PROPERTY INFORMATION

SF

11,858 ± SF (Can be subdivided)

FEATURES

- Blank canvas opportunity for custom space
- Huge windows offer incredible amounts of natural light
- Loft apartments upstairs
- Off street parking available
- Walking distance to breweries, restaurants, fetch dog park and retail shops

LEASE RATE

Cold shell - \$14.50 per SF

White box - \$20.50 per SF



VIRTUAL TOUR: [1506 6TH STREET](#)

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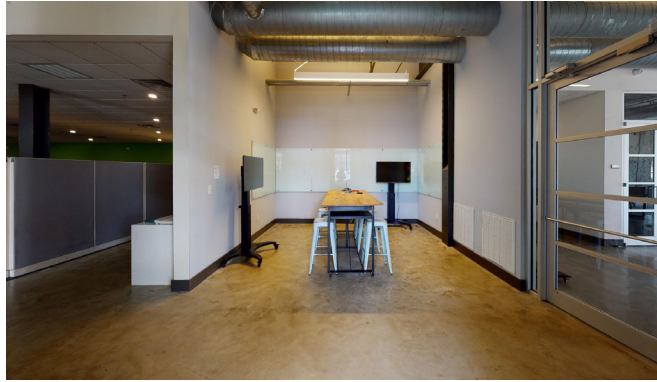
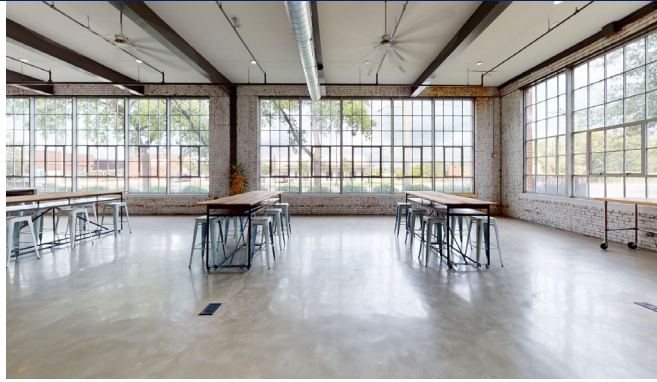
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POTENTIAL OFFICE SCENARIOS



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*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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