

For Lease

Office Building

1,713 - 3,750 SF | Negotiable



500 18th Street

500 18th Street
Columbus, Georgia 31901

Property Highlights

- Class B Medical Office Space
- Modified Gross Leases
- Onsite, Responsive Property Management Staff
- Piedmont Columbus Regional Midtown Campus

Property Overview

Class "B" Medical Office is located on the Piedmont Columbus Regional Midtown Medical Campus. Full Service Modified Gross leases are available with aggressive lease concessions for qualified tenants. Onsite, Responsive Property Management Staff. Variety of spaces in various buildings on the medical campus. Contact Broker for more details.

Offering Summary

Lease Rate:	Negotiable
Building Size:	10,192 SF
Available SF:	1,713 - 3,750 SF
Lot Size:	1.3 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,474	27,228	54,447
Total Population	7,988	63,864	131,206
Average HH Income	\$27,273	\$42,057	\$46,582

Available Spaces	Lease Rate	Space Size
B20	Negotiable	3,242 SF
B30	Negotiable	1,713 SF
B50	Negotiable	3,750 SF

For More Information

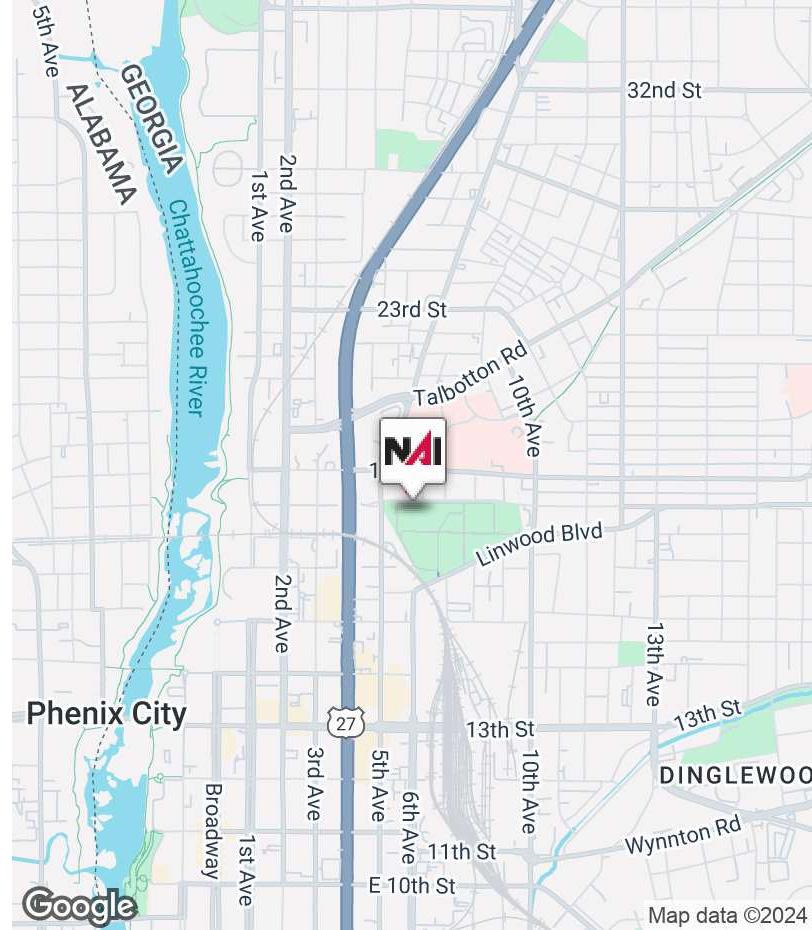
Jack Hayes, SIOR, CCIM, MICP

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For Lease

Office Building

1,713 - 3,750 SF | Negotiable



Offering Summary

Lease Rate:	Negotiable
Building Size:	10,192 SF
Available SF:	1,713 - 3,750 SF
Lot Size:	1.3 Acres
Year Built:	1982
Zoning:	RO - Residential Office

Property Overview

Class "B" Medical Office is located on the Piedmont Columbus Regional Midtown Medical Campus. Full Service Modified Gross leases are available with aggressive lease concessions for qualified tenants. Onsite, Responsive Property Management Staff. Variety of spaces in various buildings on the medical campus. Contact Broker for more details.

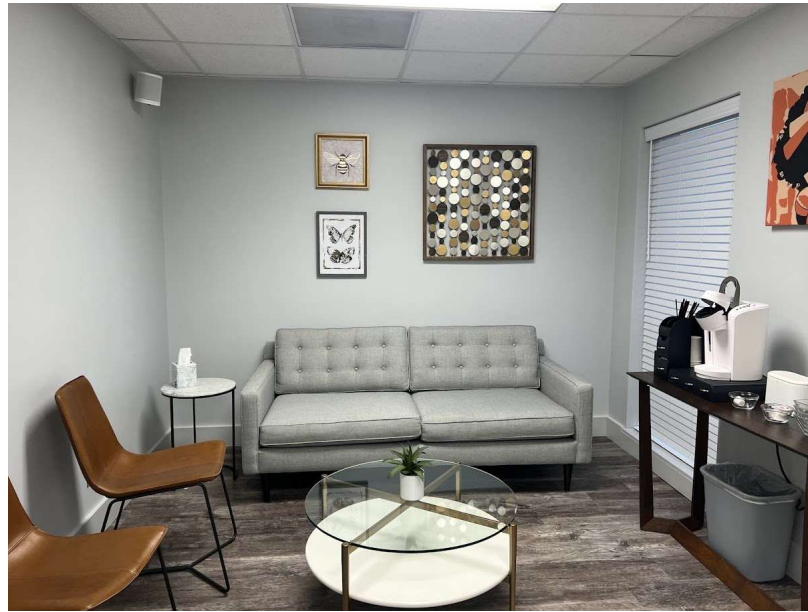
Available spaces: B20, B30 & B50. B20 has been recently updated and is move-in ready! Neutral paint scheme is seen throughout with hardwood floors. Reception and the large waiting room / lobby area greet you upon entrance. Formerly used as a medical office, there are approximately 5 exam rooms and 3 lab rooms. There are currently 2 designated regular office spaces along with 2 designated M.D. office spaces. Suite B20 also entails a breakroom and approximately 2 bathrooms.

B50 is a large open co-work space with private office, kitchen and two restrooms.

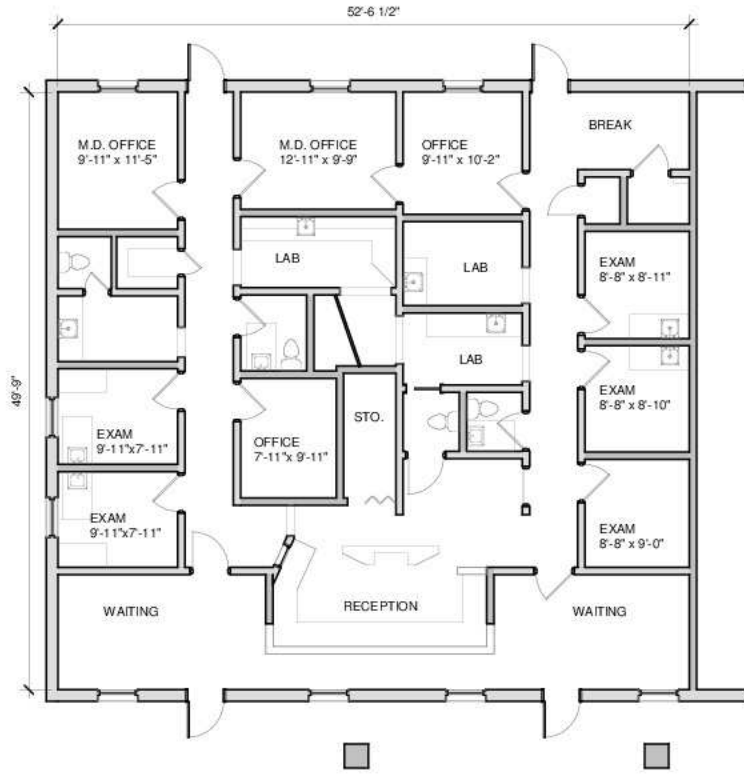
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- Onsite, Responsive Property Management Staff
- Piedmont Columbus Regional Midtown Campus

Suite B20 Photos



B20 Floor Plan



THIS DRAWING IS FOR SQUARE FOOTAGE CALCULATIONS ONLY - ANY EXACT DIMENSIONS TO BE VERIFIED PRIOR TO EXECUTION OF WORK.



500 18TH STREET
PHYSICIANS REALTY TRUST

EXISTING

Project Number:
Date:
Drawn By:
Checked By:
Revised:

YY-##
09/17/13
Author
Checker

Sheet Description
SUITE B-20
EXISTING

X-1

Suite B50 Photos



B50 Floor Plan

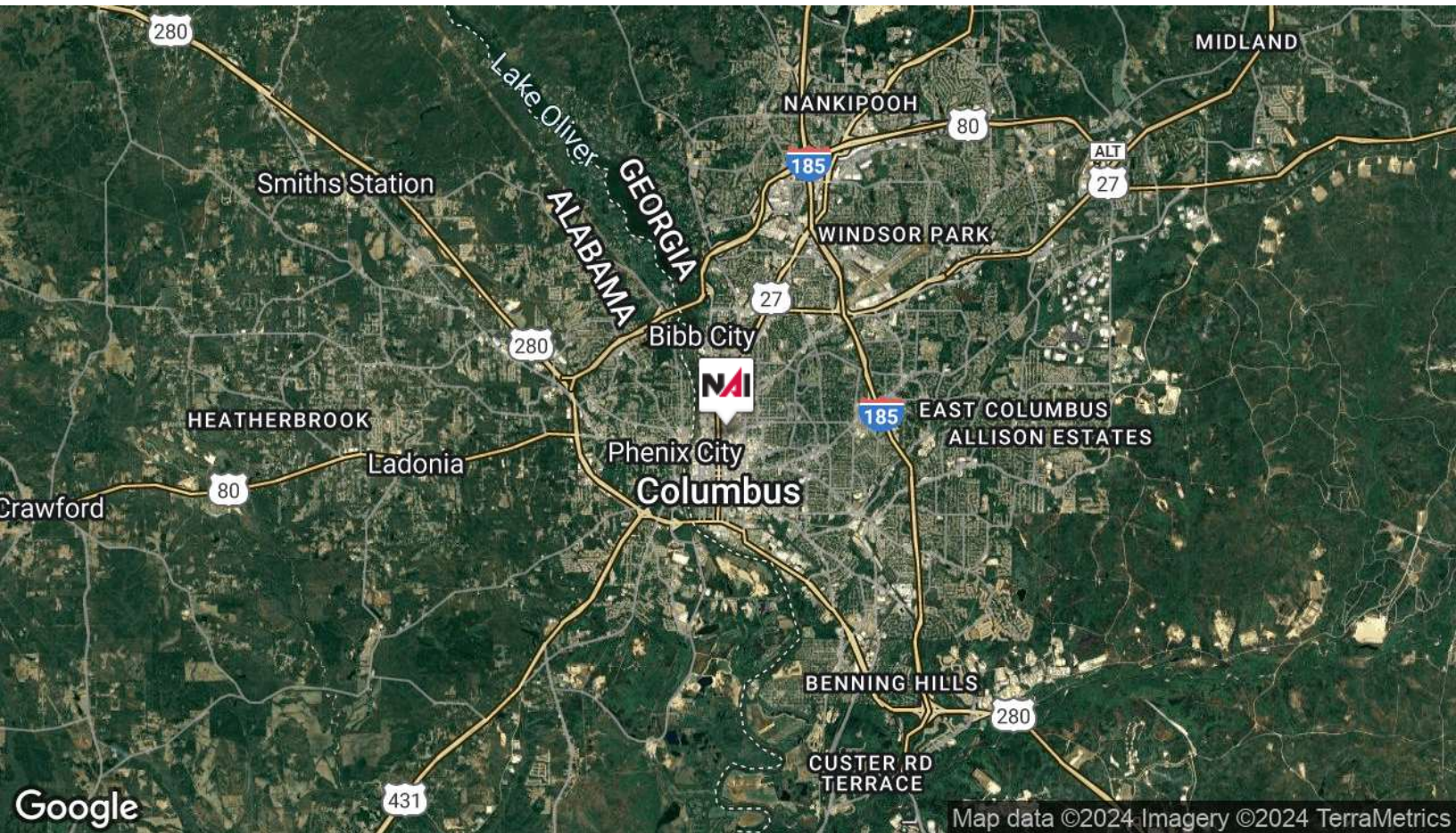
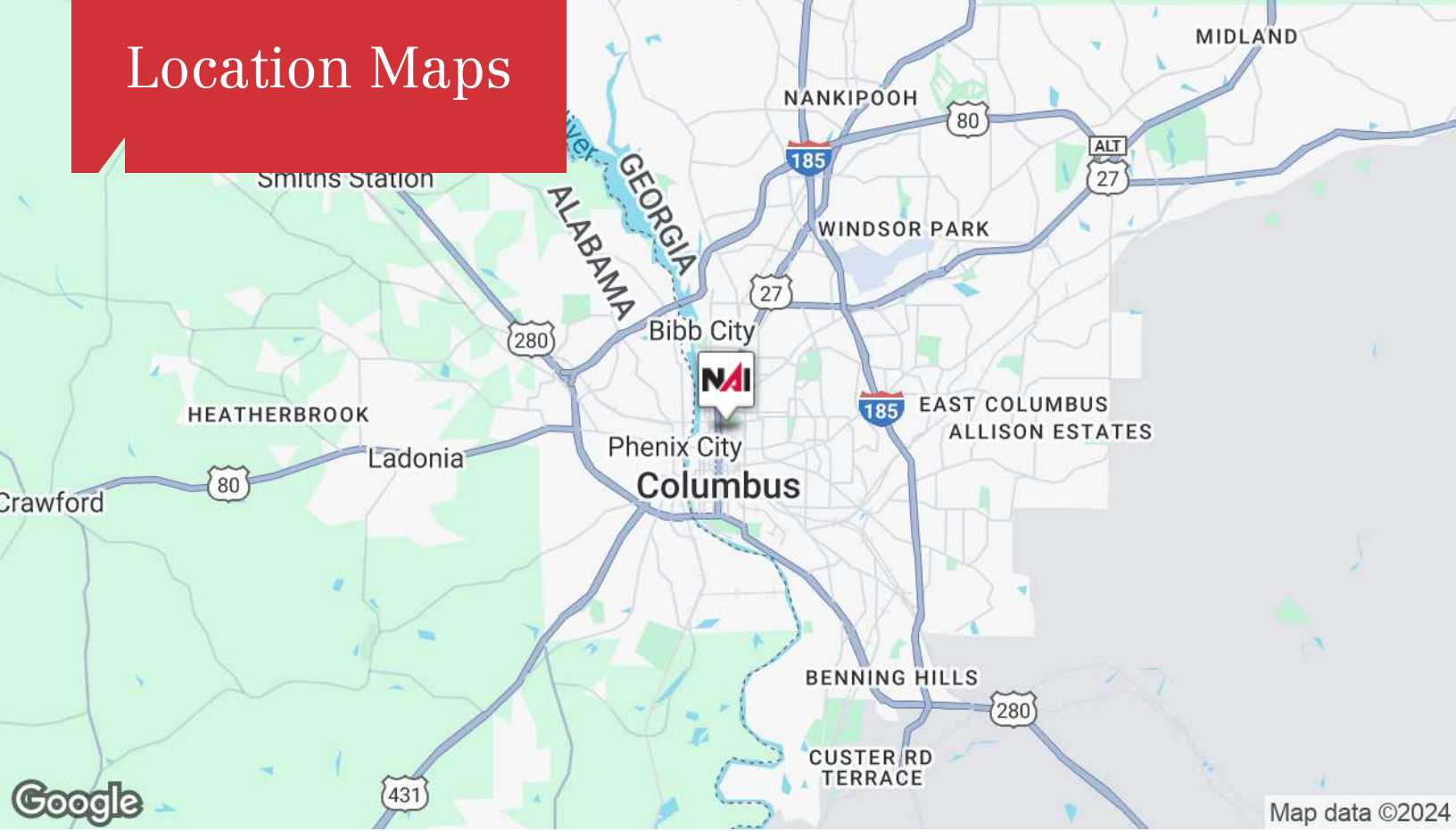
Columbus GA 500 Medical Properties

500 18th Street
1st Floor, Suite B-50
Columbus, GA

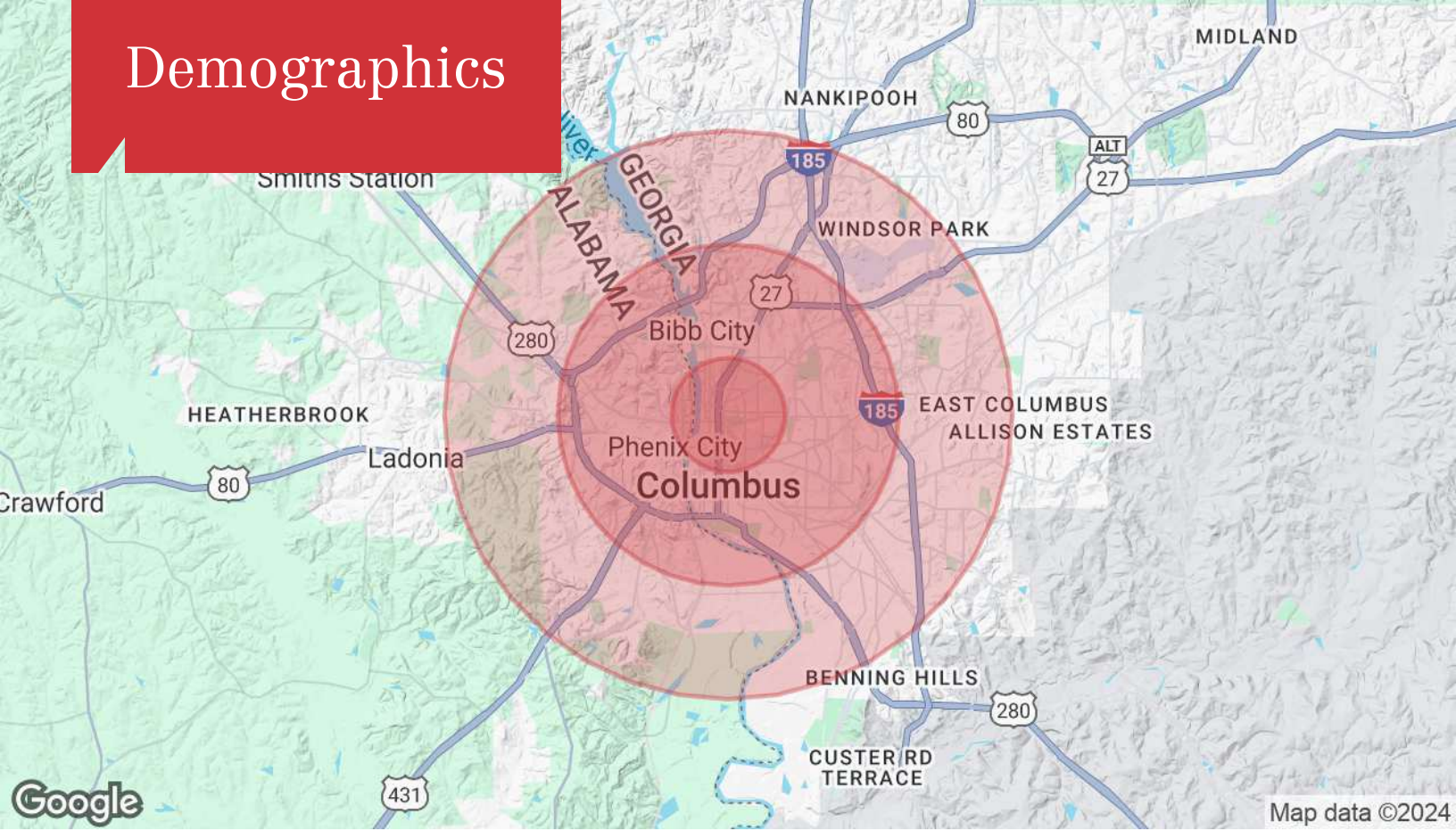
Work Areas	QTY	Common Areas	QTY
Open Area	1	Kitchen	1
Rooms	1	Utility Areas	2
		Bathroom	2



Location Maps



Demographics



Population	1 Mile	3 Miles	5 Miles
Total Population	7,988	63,864	131,206
Average Age	36.7	35.5	35.4
Average Age (Male)	35.4	33.0	33.4
Average Age (Female)	38.2	37.3	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,474	27,228	54,447
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$27,273	\$42,057	\$46,582
Average House Value	\$83,231	\$163,549	\$147,671

2020 American Community Survey (ACS)