

BUILDING
SPACES
FOR LEASE

THE RANKIN

1000 BROADWAY COLUMBUS, GA 31901



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WOODRUFF **W** **BROKERAGE**
COMPANY

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PROPERTY SUMMARY

[VIDEO](#)[360° VIRTUAL TOUR](#)

PROPERTY DESCRIPTION

Introducing 1006 Broadway in Columbus, GA – an exceptional lease opportunity for your business. This space, ideally suited for 10-30 people, boasts a listed lease rate plus proportional share of utilities. The premises are in excellent condition, offering a seamless transition for your operations. This property provides a desirable blend of modern functionality and prime location, ensuring that your business is poised for success. Don't miss the chance to secure this outstanding commercial space for lease and elevate your business to new heights at 1006 Broadway.

PROPERTY HIGHLIGHTS

- Listed lease rate plus proportional share of utilities.
- Space is in excellent condition
- Beautiful hardwood floors, tall ceilings
- Great visibility on Broadway
- Contains two wide open spaces perfect for retail or could be built out for office use.
- On-street parking is available
- 2 city garages are located within a block of the space.

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG; NNN)
Number of Units:	3
Available SF:	2,296 - 2,630 SF
Lot Size:	1.15 Acres
Building Size:	49,784 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,347	25,669	57,071
Total Population	5,009	58,646	136,982
Average HH Income	\$48,032	\$58,739	\$65,162

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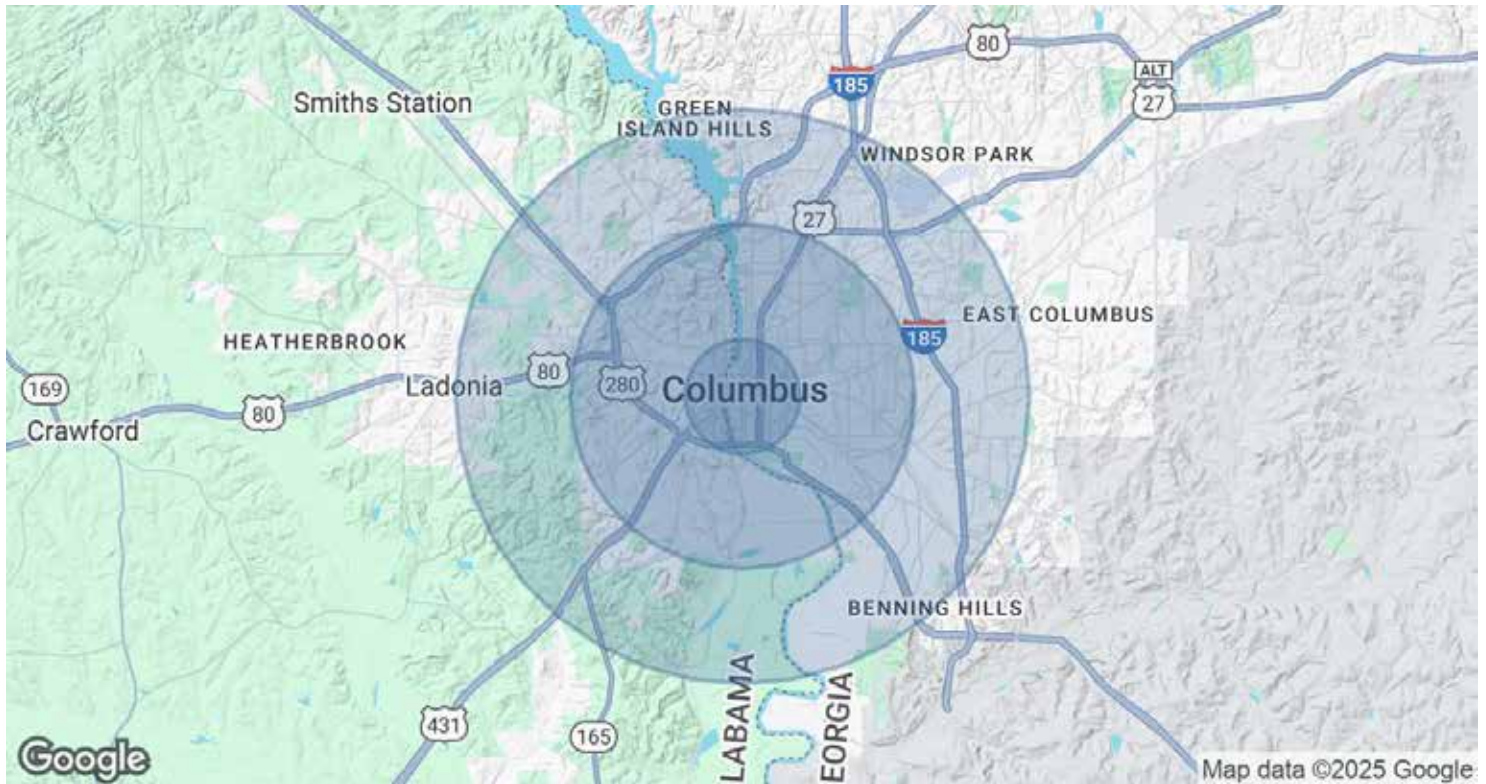
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,009	58,646	136,982
Average Age	37	38	39
Average Age (Male)	36	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,347	25,669	57,071
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$48,032	\$58,739	\$65,162
Average House Value	\$300,726	\$189,118	\$206,979

Demographics data derived from AlphaMap

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LOCATION DESCRIPTION



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Discover the prime location of our property in the heart of Columbus, GA, where historic charm meets modern convenience. Situated in the vibrant downtown, the area is surrounded by a diverse mix of restaurants, cafes, and local shops, perfect for a quick break or casual lunch meeting. Just a short walk away, professionals can find themselves immersed in the rich cultural scene at the RiverCenter for the Performing Arts or exploring the stunning Chattahoochee RiverWalk. With convenient access to major thoroughfares and public transportation, this dynamic location offers an ideal blend of work and play for discerning Office/Office Building tenants.

EXTERIOR DESCRIPTION

The spaces are located on the ground floor of the Rankin Building with great visibility- right on Broadway.

INTERIOR DESCRIPTION

Beautiful Hardwood Floors

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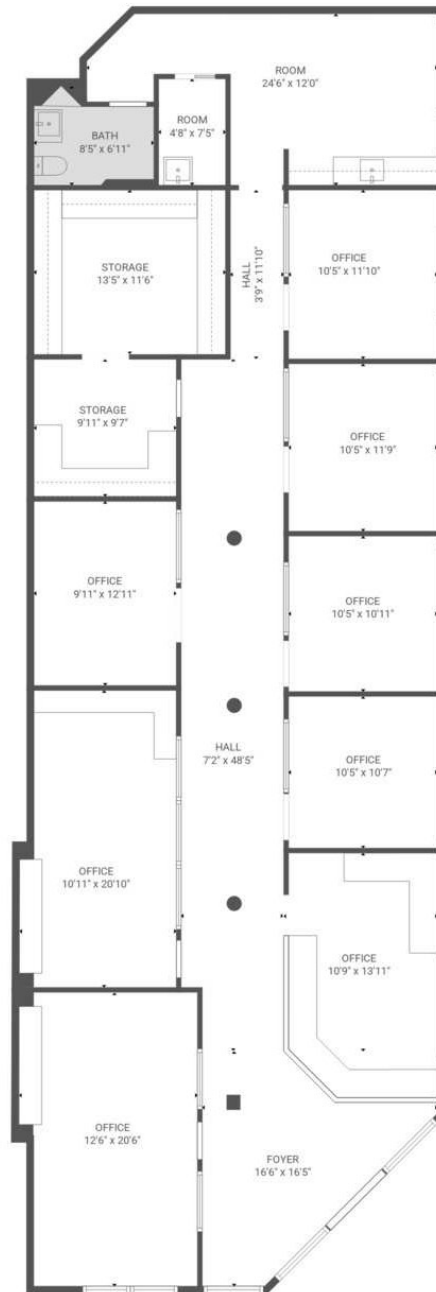
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FLOOR PLAN 1000 BROADWAY



TOTAL: 2037 sq. ft
FLOOR 1: 2037 sq. ft
EXCLUDED AREAS: STORAGE: 253 sq. ft, OFFICE: 148 sq. ft
WALLS: 114 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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2290GSI- 106

2630GSI- 108

LOBBY 101 300 SF

OFFICE 102 107 SF

OFFICE 103 105 SF

OFFICE 105 129 SF

STORAGE 102 A 42 SF

REC

W.C.

W.C.

CORR 104 289 SF

MIR 106 118 SF

MIR 107 118 SF

OFFICE 108 174 SF

MECHANICAL 111 107 SF

MECHANICAL 112 236 SF

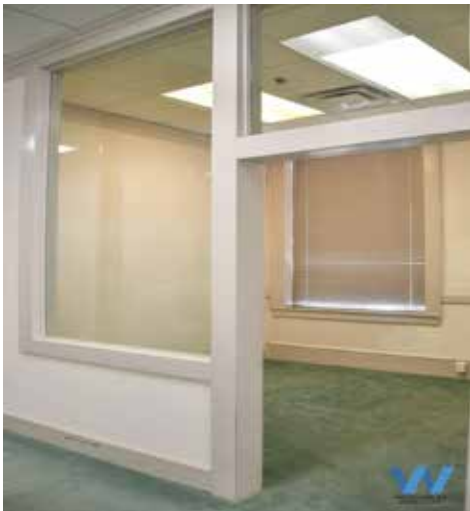
RETAIL 113 132 SF

SLAT WALL

Lease Type:	MG; NNN	Lease Term:	Negotiable
Total Space:	2,296 - 2,630 SF	Lease Rate:	\$17.50 SF/yr

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1006 Broadway- CSU Awning Space	3,688 SF	Modified Gross	\$17.50 SF/yr
1000 Broadway- Corner of Raymond James	2,446 SF	Modified Gross	\$17.50 SF/yr
1008 Broadway- Bookstore	2,630 SF	NNN	\$17.50 SF/yr

SUITE 1000 BROADWAY COLUMBUS, GA 31901, COLUMBUS, GA 31901



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FOOD FLAV CREATED BY CUREASA APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED



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RETAILER MAP



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MEET SCOTT & MARY



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