



Hidden Lake Office Suites

2429 Norris Road, Columbus, Georgia 31907

Property Overview

Hidden Lake Office Suites is a professionally property-managed office building with 5 total suites ranging from 600 SF to 2,580 SF.

Located off Macon Road with close proximity to I-185.

Many suites have updated flooring, paint, and LED lights. Contact Broker for more information.

Offering Summary

Lease Rate:	\$950.00 - 1,650.00 per month (MG)
Available SF:	600 - 1,800 SF

For More Information

Amy D. Gill, MICP, MRP

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agill@g2cre.com | GA #381793



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	600 - 1,800 SF	Lease Rate:	\$950.00 - \$1,650.00 per month

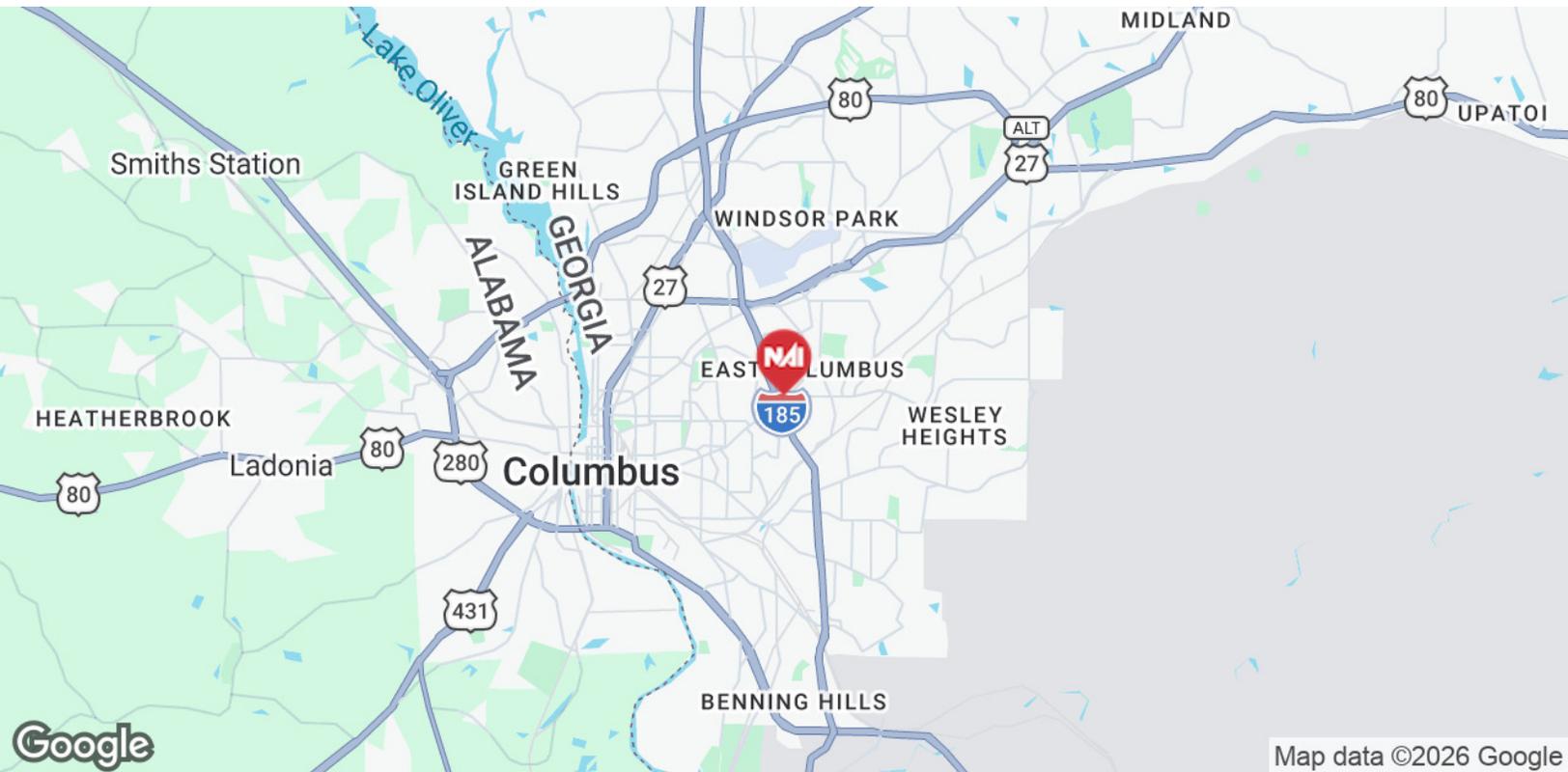
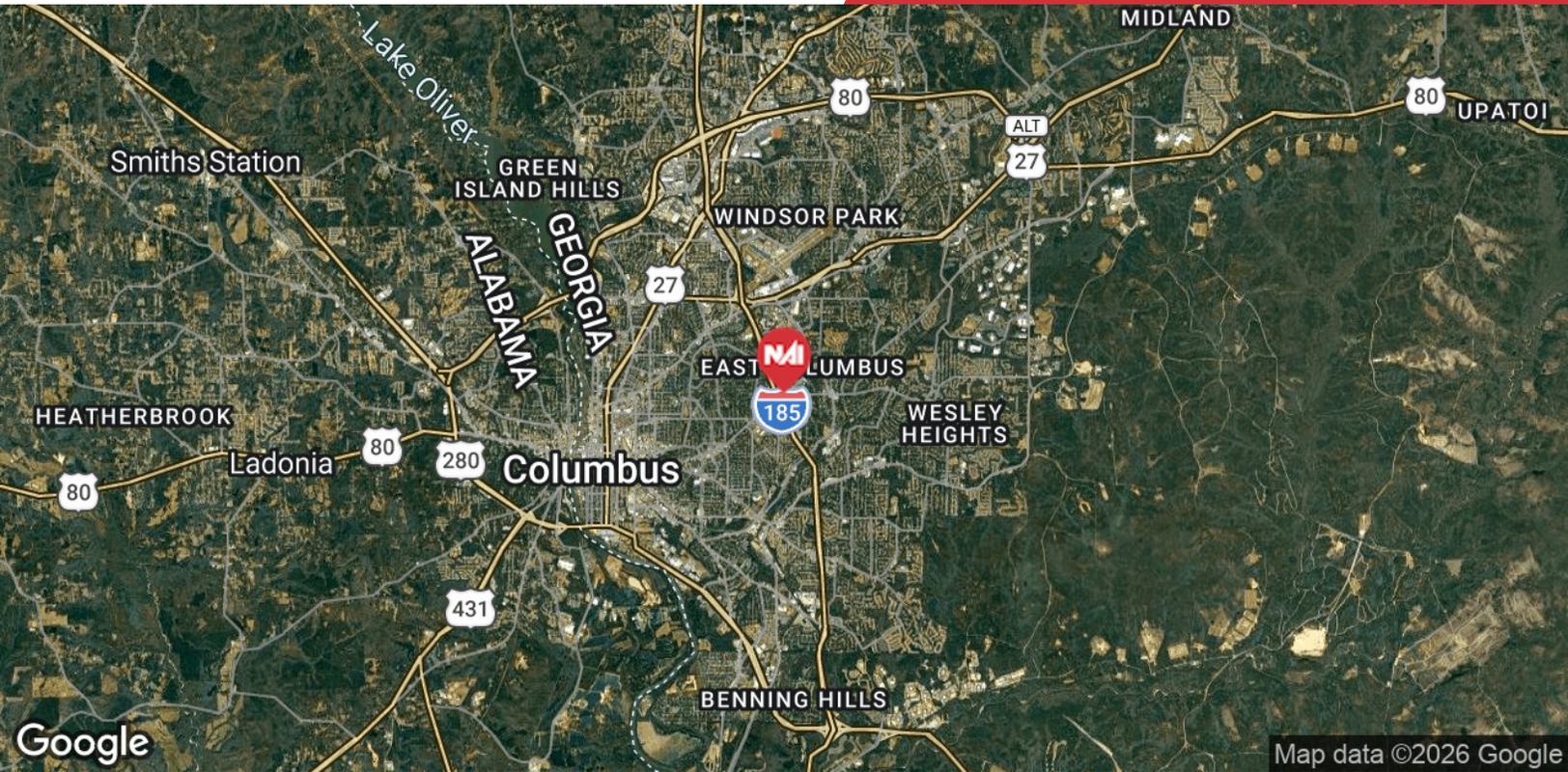
Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
Suite 1	Available 1,800 SF	Modified Gross	\$1,650 per month	Large Waiting Area, a bathroom, and 2 private offices on the first floor. Three private offices, a bathroom, and a kitchenette on the bottom floor.
Suite 2	Available 1,300 SF	Modified Gross	\$1,600 per month	Available 1/1/26.
Suite 4	Available 600 SF	Modified Gross	\$950 per month	Suite 4 has 600 SF. The suite has a reception area, one bathroom, a private office, and a kitchenette. Recently updated floors and paint.



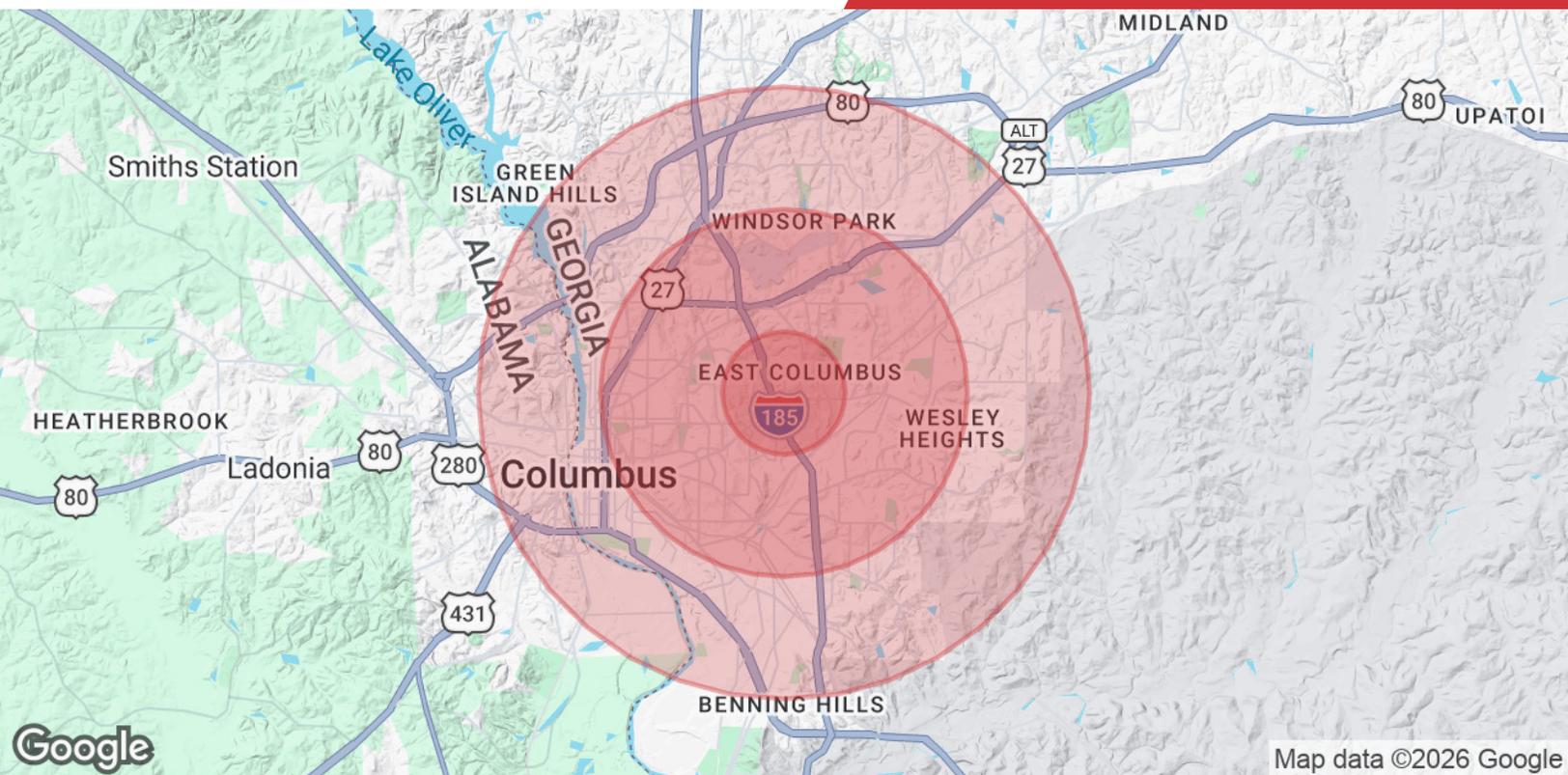
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,403	71,276	167,982
Average Age	33.6	35.9	35.6
Average Age (Male)	31.6	33.8	33.7
Average Age (Female)	33.9	37.6	37.3
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,953	30,737	69,087
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$64,021	\$51,195	\$48,824
Average House Value	\$208,048	\$157,483	\$141,991

* Demographic data derived from 2020 ACS - US Census

Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.