



1100 Brookstone Centre Pkwy

Columbus, Georgia 31904

Property Highlights

- +/- 44,240 SF modern office building
- Prime location in Brookstone Office Park
- 100 parking spots (2.27/1,000)
- Sale-Lease Back Potential
- Strong Corporate Credit

Property Overview

1100 Brookstone Centre Parkway is a well-maintained, two-story office building totaling +/- 44,000 SF (22,000 SF per floor), built in 2007 and located in Columbus's desirable CO zoning district. The main level is fully occupied by Flournoy Development Group and Flournoy Construction Group (a.k.a. Batson-Cook Flournoy), who share common areas and are open to leasing, vacating, or relocating to accommodate a transaction.

The ground floor, previously occupied by FCG, is currently vacant and features finished office space along with access to shared amenities including a training room, gym, break room, locker rooms, and storage. This flexible layout and prime location offer strong potential for both investors and end-users in a growing office market.

Offering Summary

Sales Price:	Negotiable
Lease Type:	Full Service
Lease Rate:	Negotiable (FS)
Building:	+/- 44,240 SF
Available SF:	+/- 22,000 SF
Minimum Subdivide:	+/- 10,000 SF

For More Information

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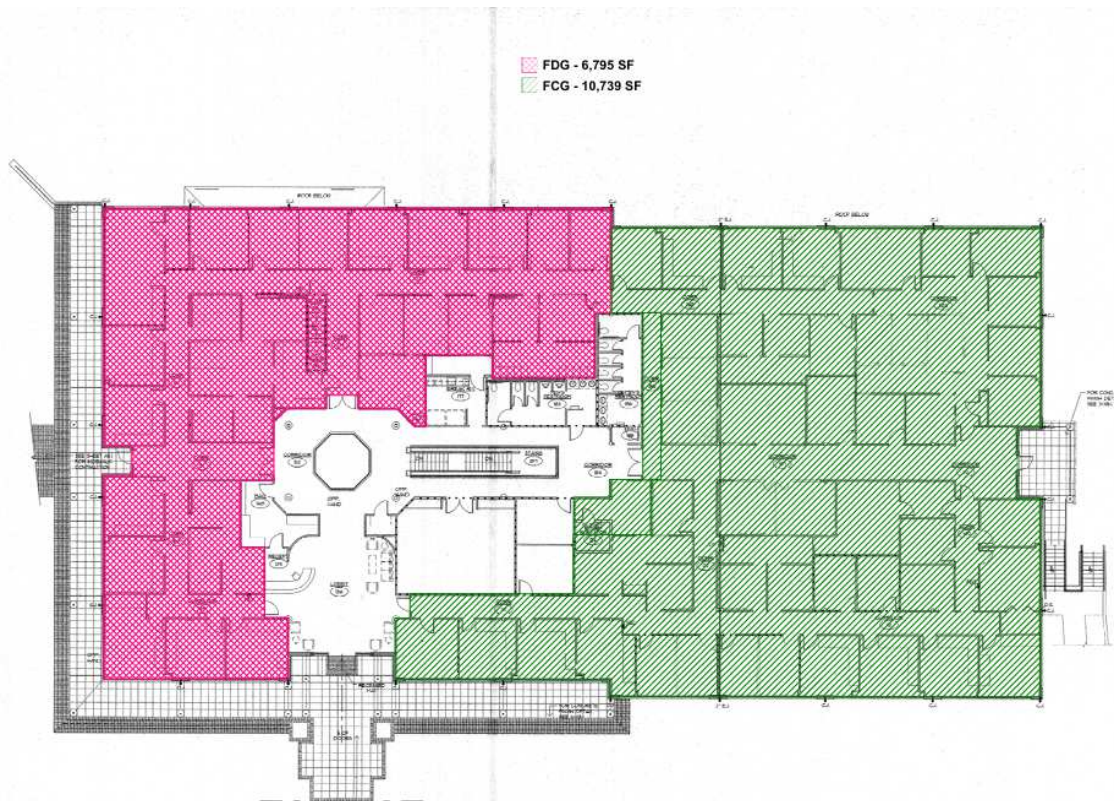
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Sale Lease Back | Outright Purchase

- The 44,000 SF Building may be purchased subject to a sale-leaseback agreement with the owner or purchased outright with no lease. Pricing is subject to negotiation based on proposed sale terms.
- SALE LEASE BACK
- Assumes a lease back of the entire main floor of the building (22,000 SF), and the remaining space on the ground floor (22,000 SF) of the Building to be available for lease.
- OUTRIGHT PURCHASE
- Assumes the owner will vacate the Building upon closing of a sale, unless otherwise agreed to.
- PRICING SUBJECT TO DEAL TERMS, PLEASE CONTACT THE BROKER FOR DETAILS.

For Lease

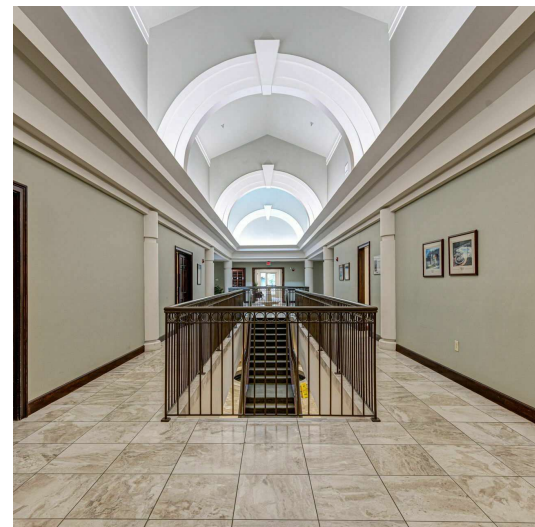
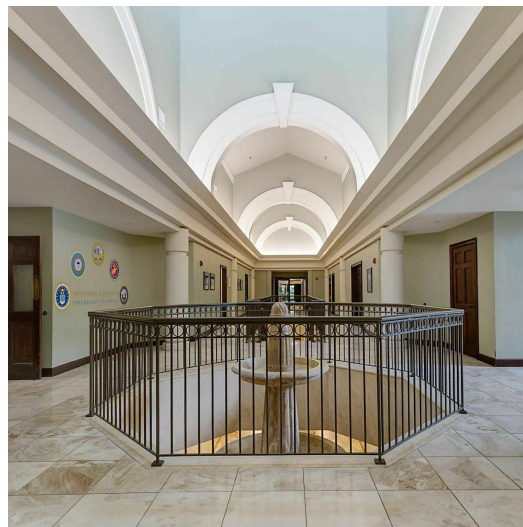
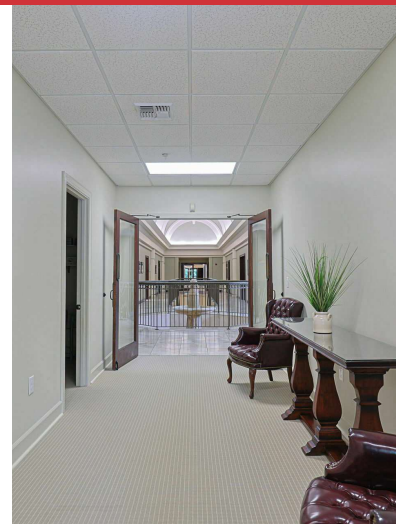
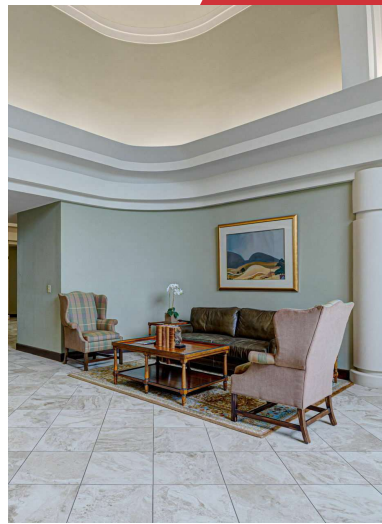
- The ground floor, comprised of up to 22,000 SF of space, is available for lease.
- May be subdivided; however, the minimum square footage required to do so is 10,000 SF.
- If space is subdivided, the owner will create a common area foyer for access.
- A tenant allowance may be available based on the term length, rate, and tenant credit.
- PRICING SUBJECT TO DEAL TERMS, PLEASE CONTACT BROKER FOR DETAILS.

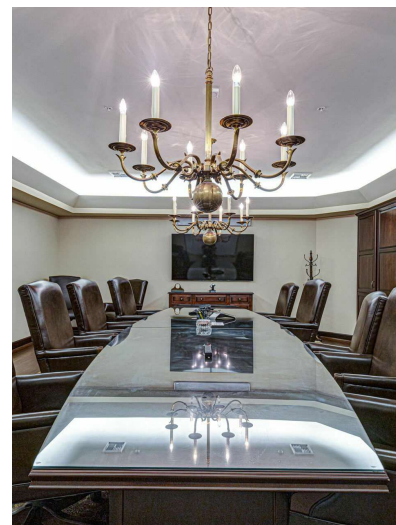
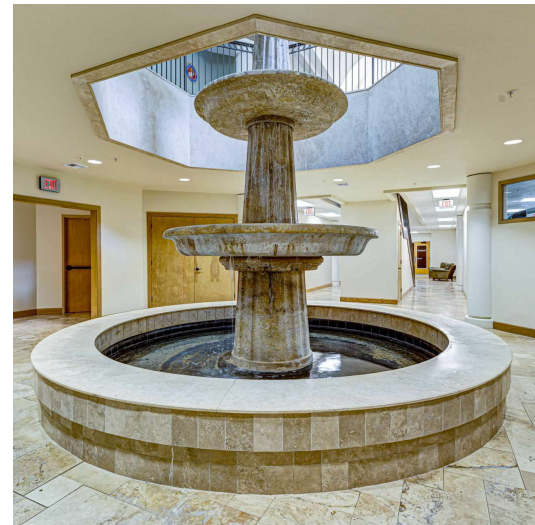
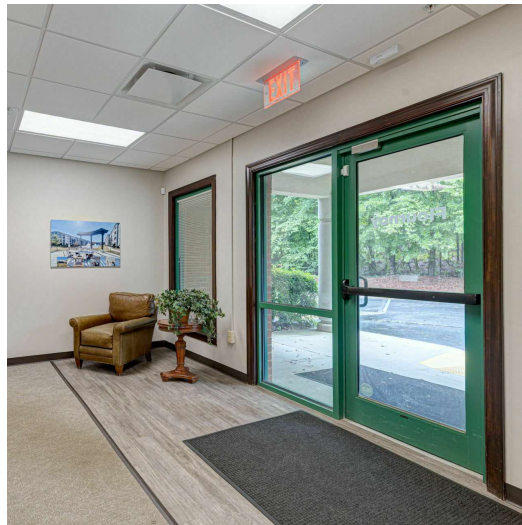




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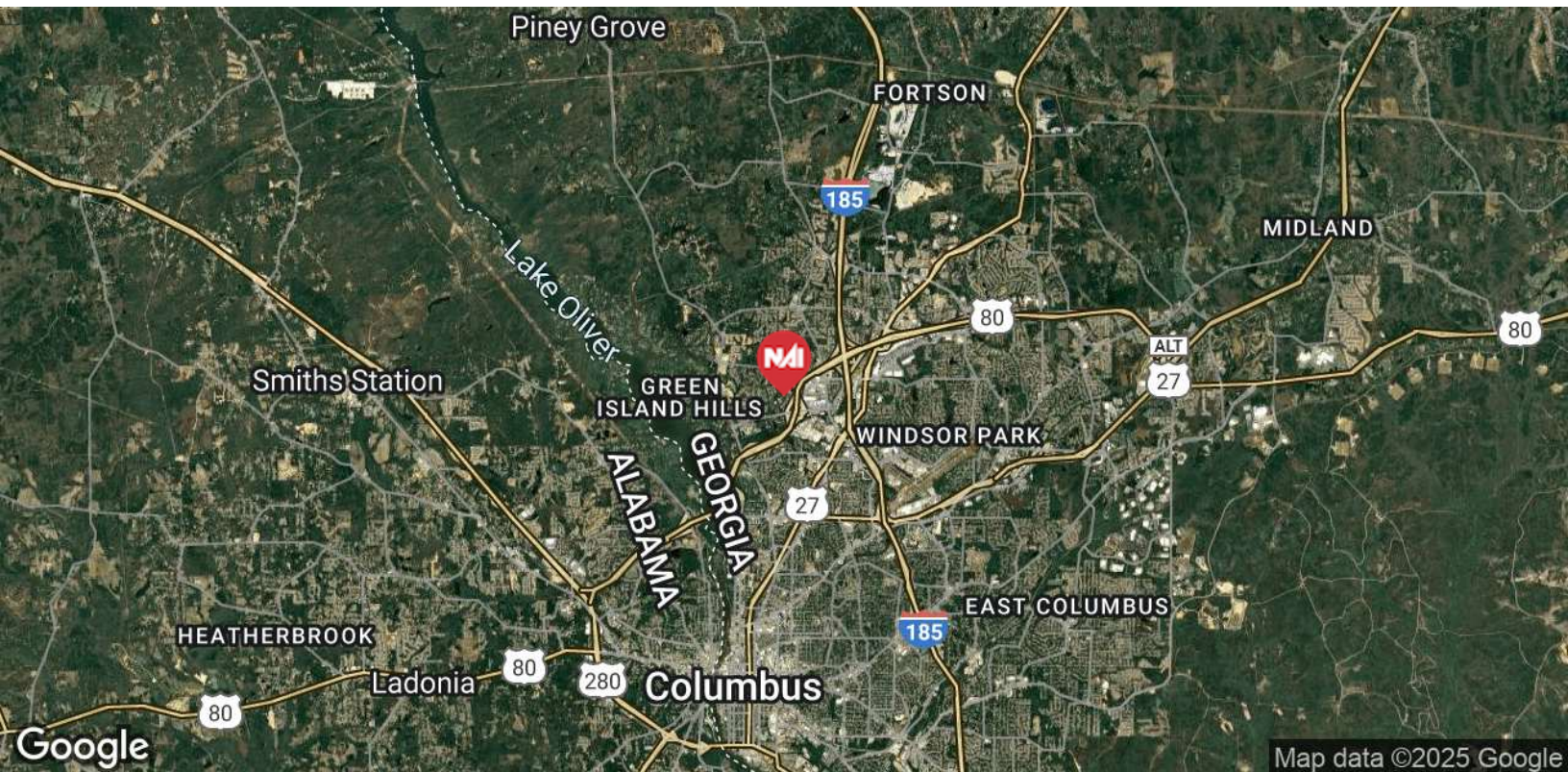
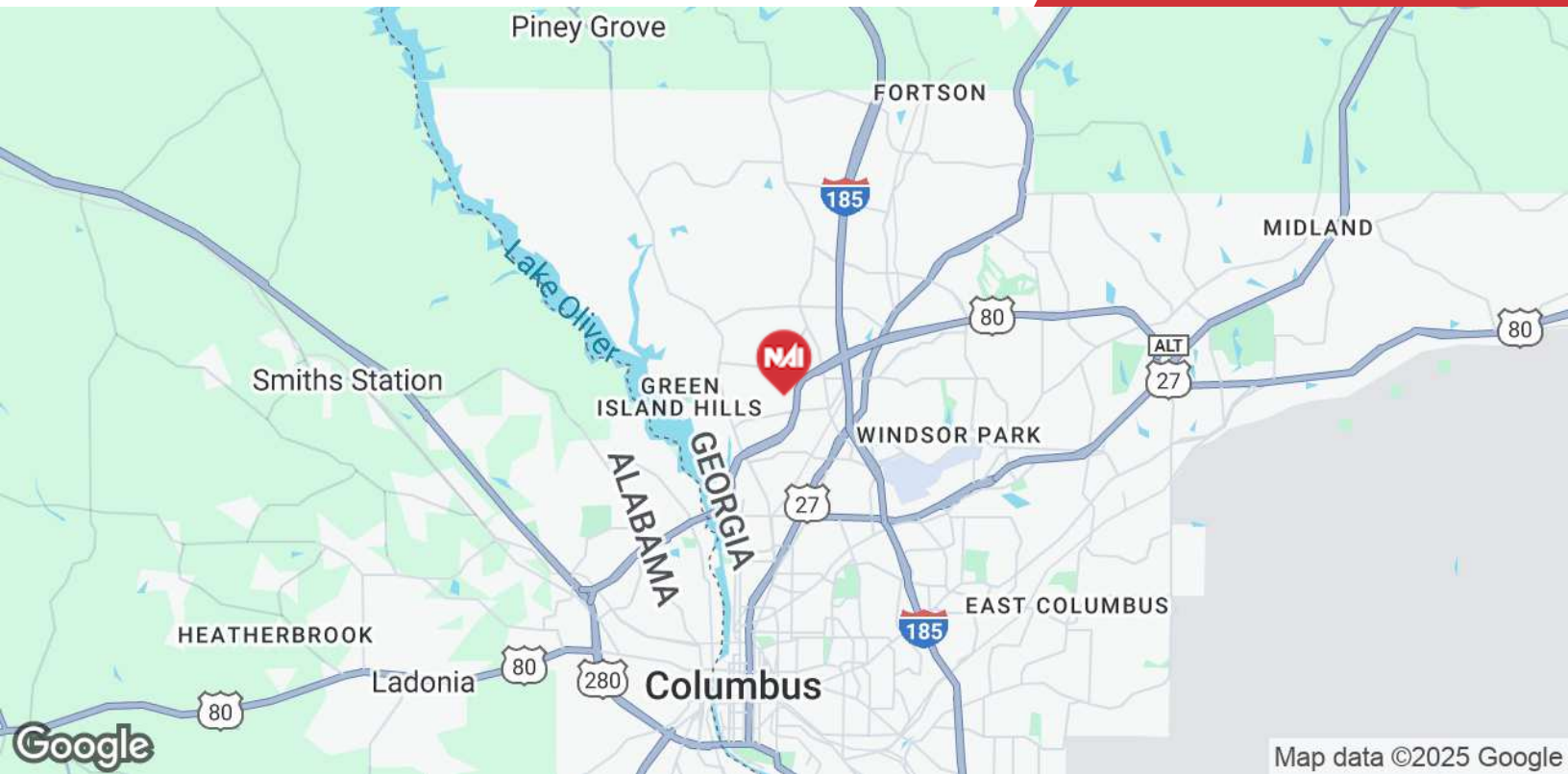


Google

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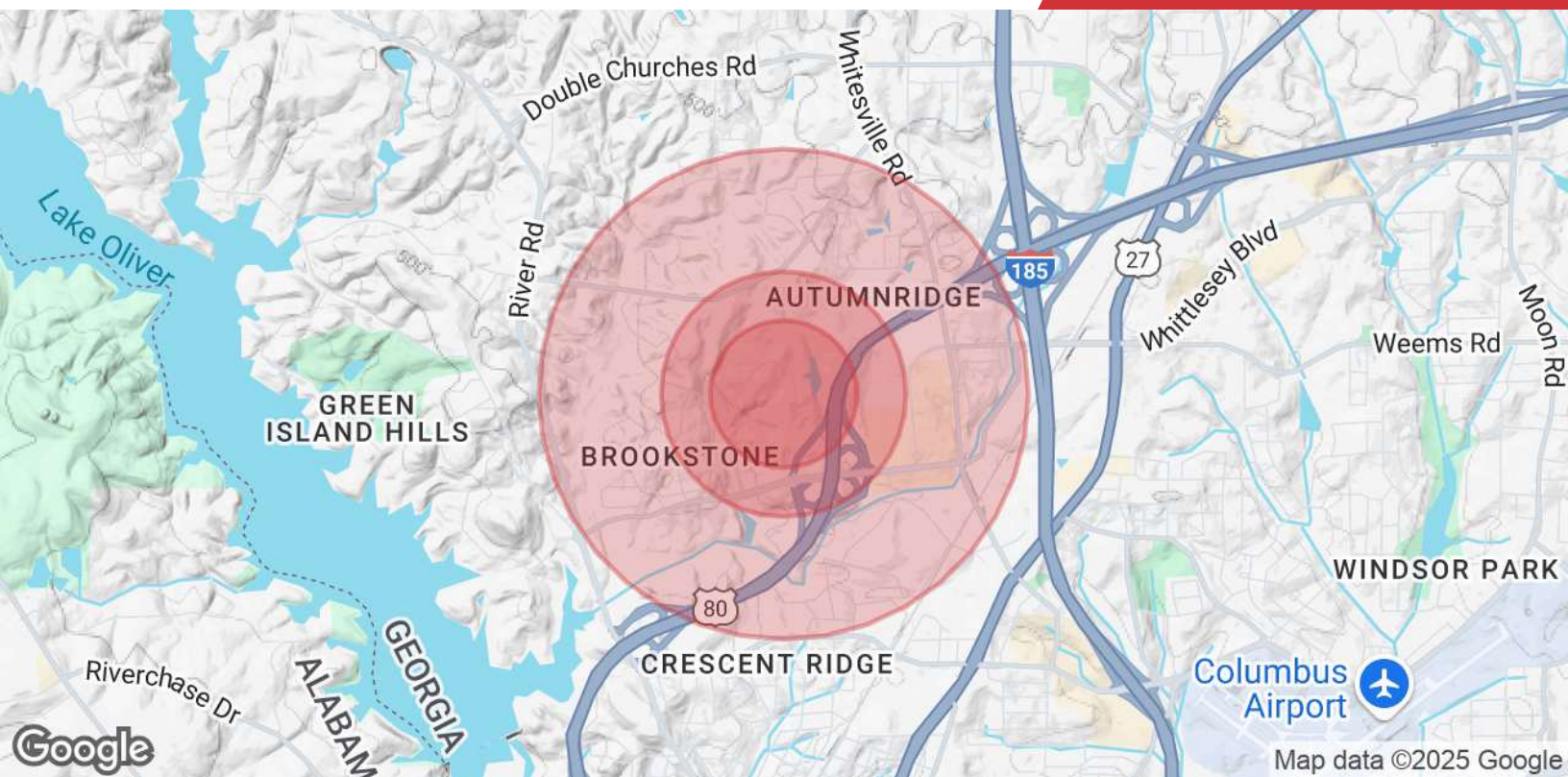
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	306	816	3,584
Average Age	43	44	43
Average Age (Male)	41	42	41
Average Age (Female)	44	46	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	118	319	1,411
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$131,530	\$134,831	\$124,998
Average House Value	\$364,482	\$383,015	\$349,957

Demographics data derived from AlphaMap