

FOR SALE

1000 CENTRE BROOK CT
1000 Centre Brook Ct Columbus, GA 31904



OFFERING SUMMARY

Sale Price:	\$3,495,000
Building Size:	17,963 SF
Lot Size:	3.789 Acres
Number of Units:	1
Zoning:	CO

PROPERTY OVERVIEW

Fully built-out 17,963 SF Ambulatory Surgery Center and medical office building offered for sale in North Columbus' premier Brookstone Centre Office Park. The facility features two operating rooms, dedicated decontamination and clean rooms, two pre-op beds, three post-op beds, six exam rooms, an X-ray room, three waiting areas, and elevator access.

Previously operated under a Letter of Non-Reviewability, providing significant regulatory value. Situated on 3.789± acres with ample parking and convenient access to Interstate 185 and U.S. Route 80.

Carson Cummings
(706) 289-2468
carson@cummingscre.com



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COMMERCIAL**
KENNON & PARKER

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LOCATION INFORMATION

OFFICE PARK

BROOKSTONE CENTRE

Street Address	1000 Centre Brook Ct
City, State, Zip	Columbus, GA 31904
County	Muscogee

PROPERTY HIGHLIGHTS

- Turnkey 17,963 SF Ambulatory Surgery Center with functional surgical layout and immediate occupancy potential
- Two Operating Rooms with dedicated decontamination and clean rooms, plus pre-op and post-op recovery areas
- Six Exam Rooms + X-Ray Room, supporting multi-specialty or surgical practices
- Elevator-served two-story building (11,144 SF ground floor / 6,825 SF second floor)
- Second floor includes two large offices and a fitness facility.
- Previously operated under a Letter of Non-Reviewability
- 3.789± Acre Site with Ample Parking in a Class A Brookstone office park setting
- Convenient access to Interstate 185 and U.S. Route 80 | Lease Rate: \$17.36 SF NNN

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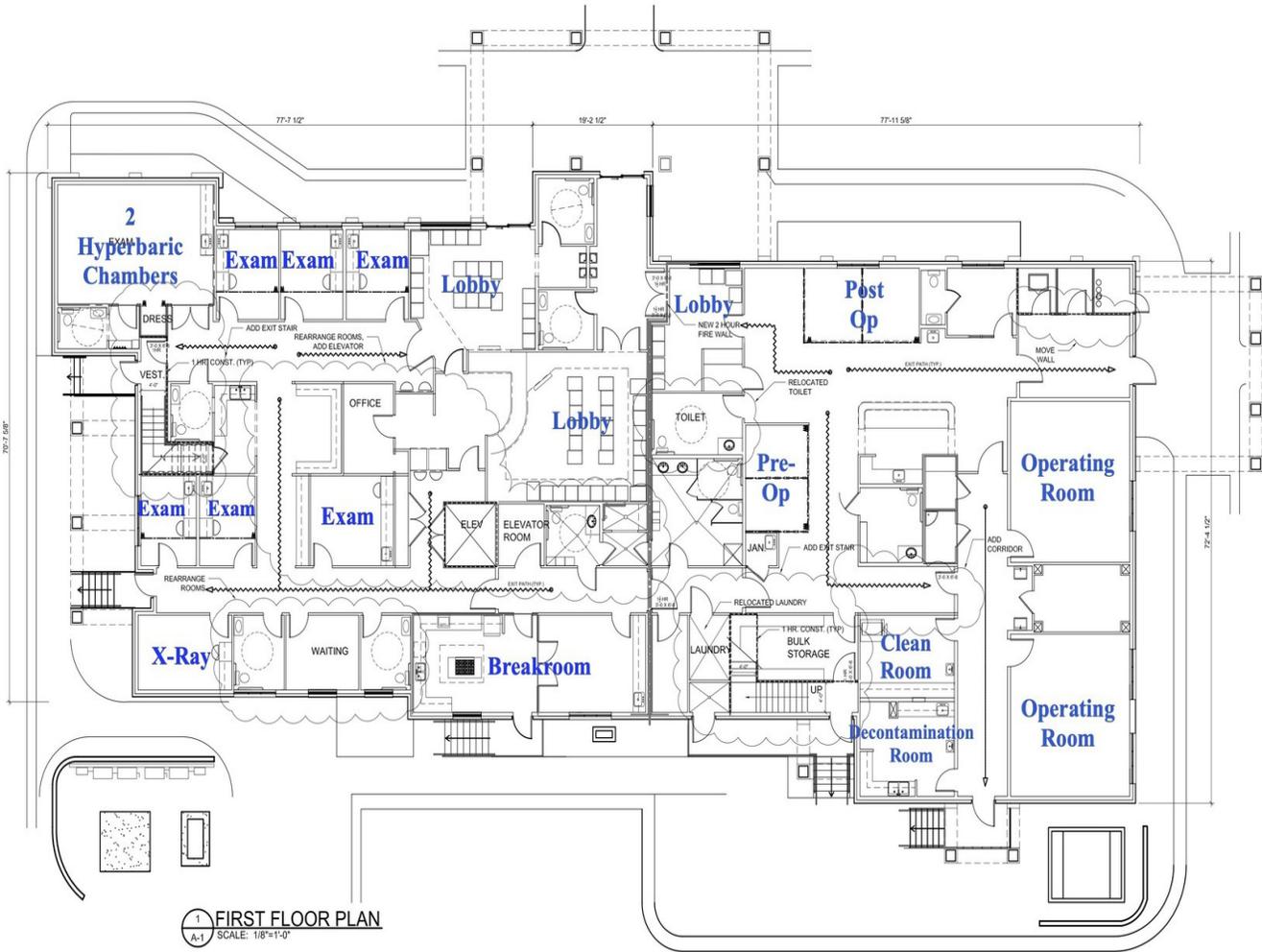
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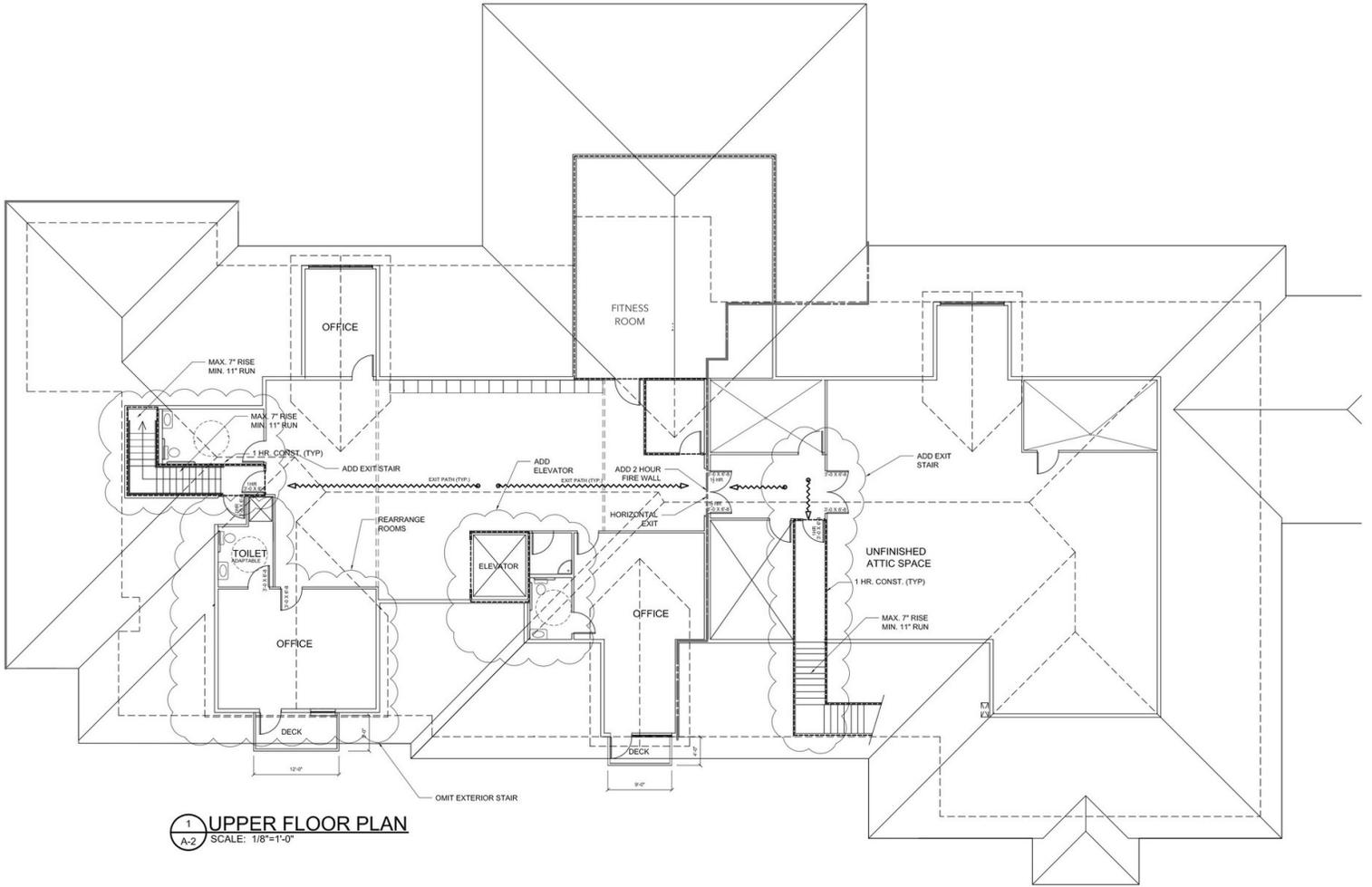
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1 UPPER FLOOR PLAN
A-2 SCALE: 1/8"=1'-0"

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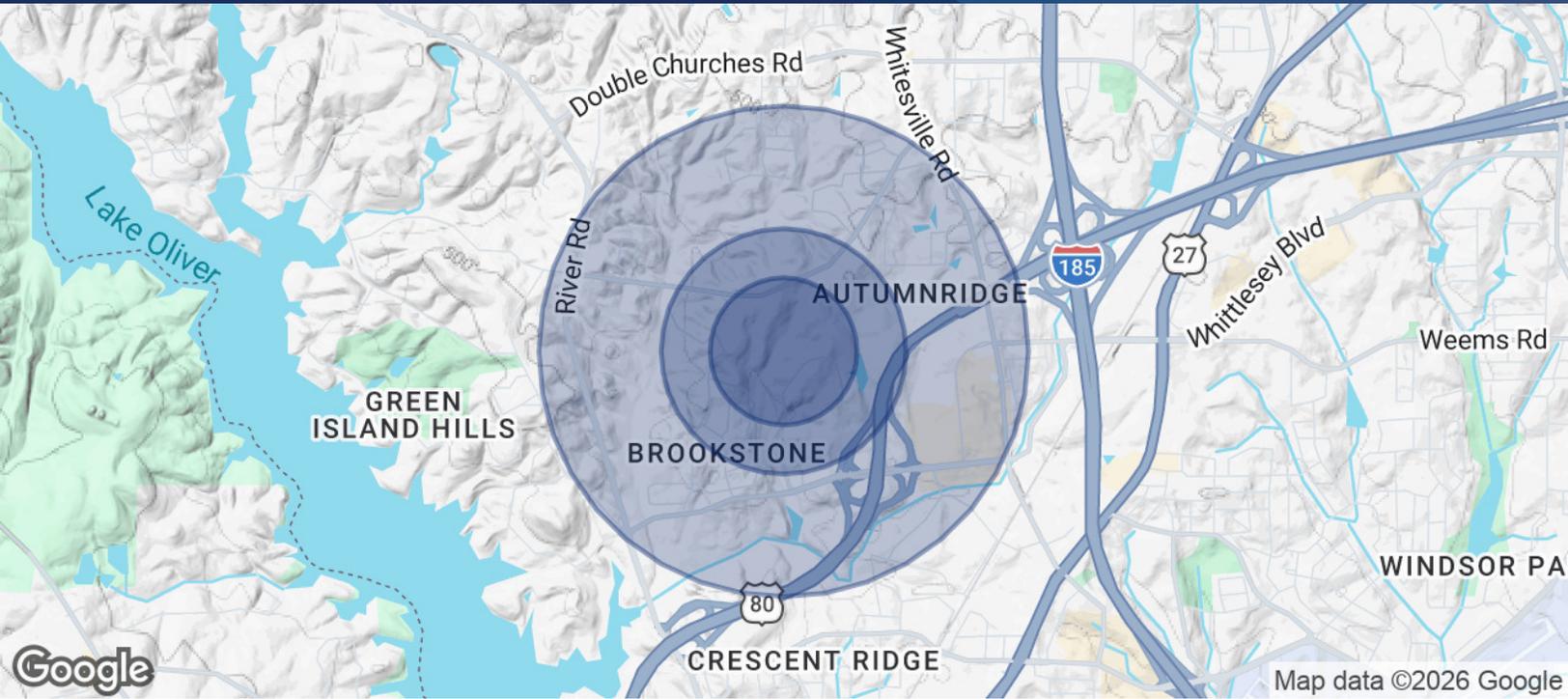
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	226	1,197	4,730
Average Age	46	44	44
Average Age (Male)	44	43	42
Average Age (Female)	48	46	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	90	469	1,854
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$138,801	\$135,188	\$131,952
Average House Value	\$405,301	\$385,019	\$371,934

Demographics data derived from AlphaMap

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