

FOR SUBLEASE

Class A Office

+/-42,045 SF | \$11.50/SF NNN



Class A Muscogee Technology Park Office

6175 Technology Parkway
Columbus, GA 31820

Property Highlights

- Class A offices, move-in ready
- Configured for call center, customer service, or back office operations
- Upscale design, fixtures, and amenities

Property Overview

+/-42,045 SF flagship Class A office located in Technology Park available for sublease. The space features upscale design, a spacious 2-story reception area and atrium, open floor plans and includes conference and breakout rooms, and executive and manager offices on each floor. Extensive network cabling throughout the facility provides "plug and play" capability for a call center or similar user.

Offering Summary

| | |
|-----------------------|--------------------|
| Sublease Rate: | \$11.50/SF NNN |
| Building Size: | +/-431,840 SF |
| Available SF: | Up to +/-42,045 SF |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 565 | 7,793 | 23,288 |
| Total Population | 1,646 | 20,419 | 60,603 |
| Average HH Income | \$94,929 | \$75,712 | \$68,940 |

For More Information

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Executive Summary



Main Entrance

Property Summary

| | |
|--------------------------------------|-------------------------|
| Sublease Rate: | \$11.50/SF NNN |
| Building Size: | +/-431,840 SF |
| Total Available SF, 2 Floors: | +/-42,045 SF |
| 1st Floor: | +/-17,453 SF |
| 2nd Floor: | +/-24,592 SF |
| Year Built: | 1996 |
| Year Renovated: | 2018 |
| Zoning: | HMI Heavy Manufacturing |
| Parking: | 384 Spaces |

Property Details

Up to +/-42,045 SF Class A office available for sublease, former flagship headquarters of Russell Corporation. The property features attractive, upscale design and amenities and a 2-story reception area with atrium and skylights. The majority of the space is open-plan, designed for modular workstations and includes conference rooms, breakout and training rooms, informal huddle areas, and executive and manager offices along the perimeter of both floors.

Upgrades and additions by previous tenant include new finishes and an extensive data network throughout the space, making the facility an ideal "plug and play" opportunity for a call center, customer service, back office, or similar users. The property is clean, well-maintained, and move-in ready.

Neighboring businesses include MDV SpartanNash, Anthem BlueCross, Cessna Aircraft, XPO Logistics, and FedEx Ground. Located in Muscogee Technology Park at the intersection of Technology Parkway and Chattsworth Road with direct access to US Highway 80/Macon Road and less than 15 minutes to I-185

Photos



Reception Area



Reception Desk



Atrium

Additional Photos



2nd Floor Office & Atrium

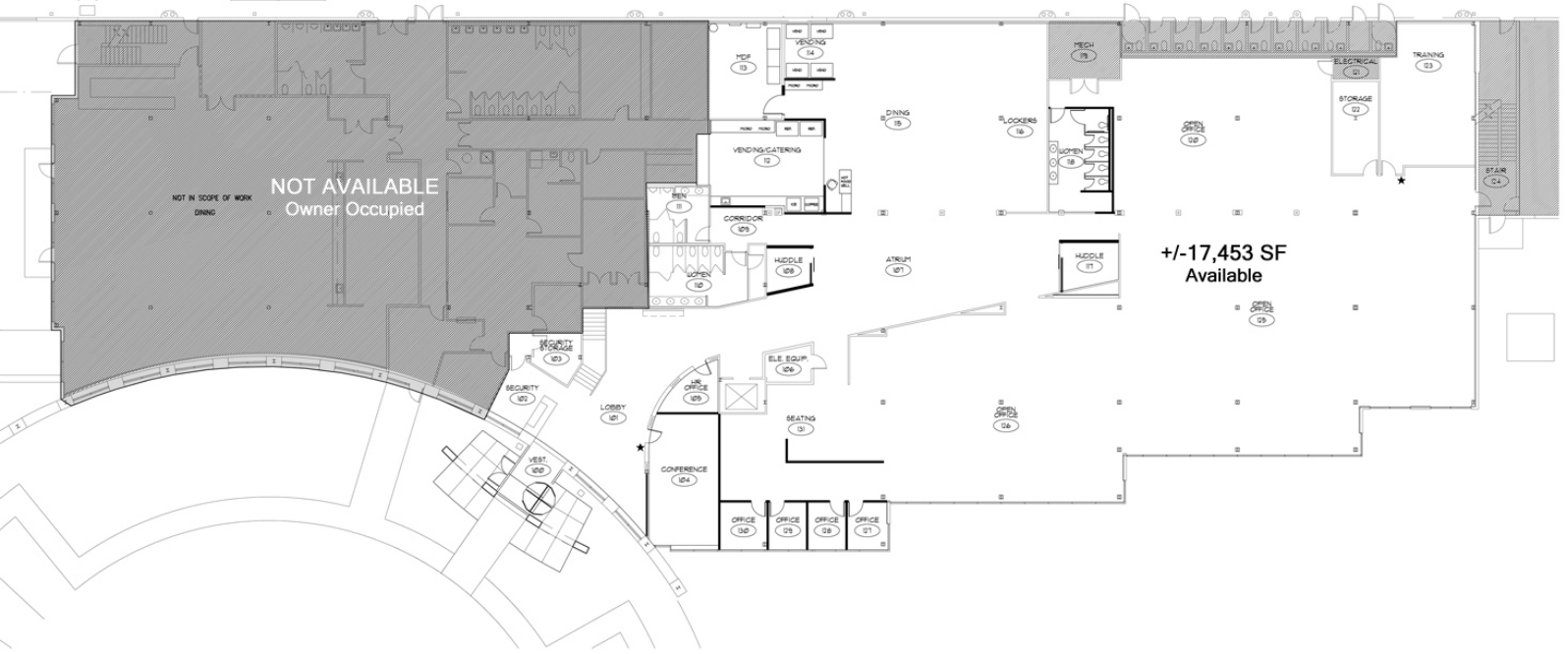


Break Area

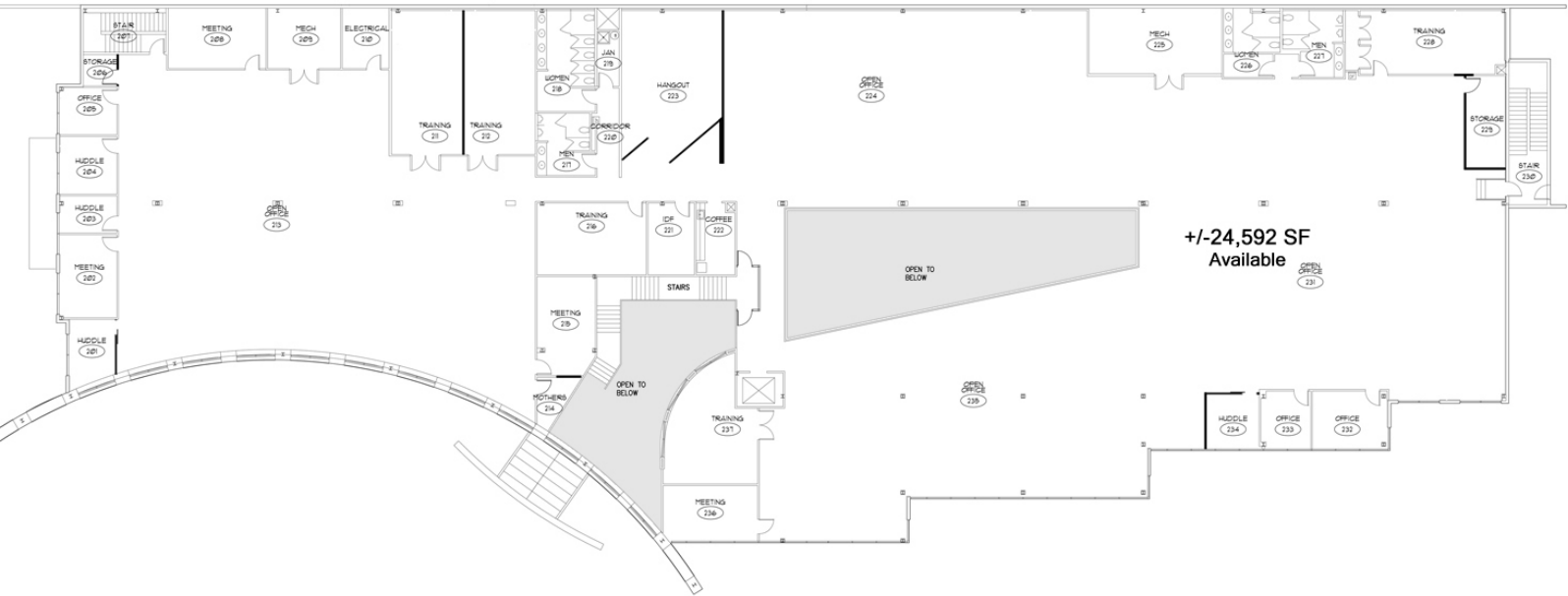


2nd Floor Offices

Floor Plans



1st Floor Plan

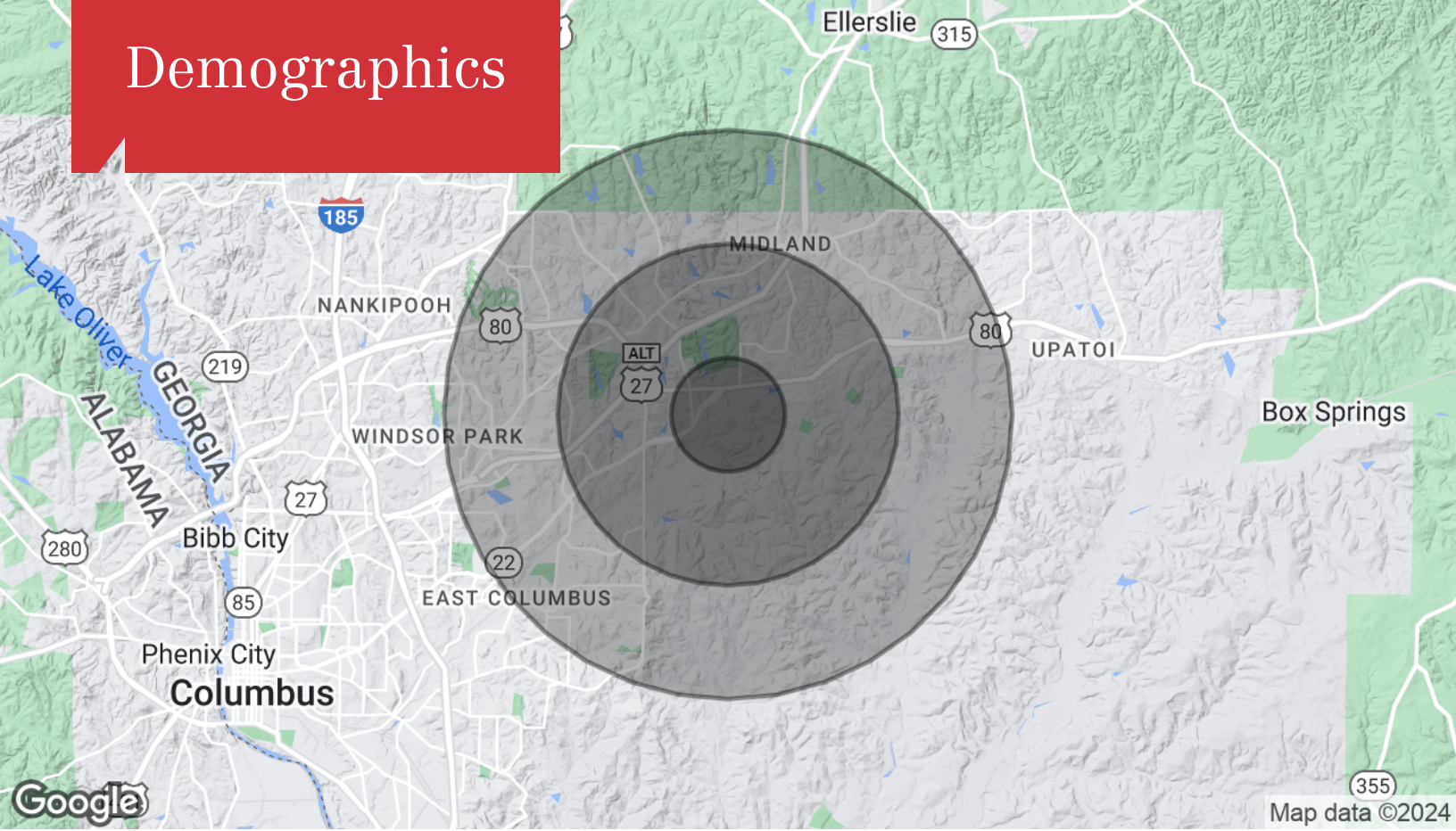


2nd Floor Plan

Location Maps



Demographics



| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 1,646 | 20,419 | 60,603 |
| Average Age | 35.4 | 34.4 | 35.1 |
| Average Age (Male) | 37.3 | 34.9 | 34.1 |
| Average Age (Female) | 34.1 | 37.3 | 37.6 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 565 | 7,793 | 23,288 |
| # of Persons per HH | 2.9 | 2.6 | 2.6 |
| Average HH Income | \$94,929 | \$75,712 | \$68,940 |
| Average House Value | \$219,807 | \$161,201 | \$163,031 |

* Demographic data derived from 2020 ACS - US Census