



HERITAGE TOWER | FOR LEASE

18 NINTH STREET, COLUMBUS, GA 31901

This 5-story office building is located in the heart of Uptown Columbus, adjacent to the Government Center, River Center and Columbus State University.

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**



PROPERTY INFORMATION

ACREAGE*

3.0 Acres

SF*

140 - 1,596 SF

BUILDING SIZE*

20,000 SF

FEATURES

- In the heart of Uptown Columbus!
- Within walking distance to numerous restaurants
- Five-story office building, renovated in 2019
- Ample parking - 72 off-street spaces
- Full Service lease, power and janitorial included

LEASE RATE

Single offices start at \$375

Suites range from \$1200 - \$2400

ERNEST SMALLMAN IV, CCIM

c 706-888-6651

ernie@erniesmallman.com

1025 1st Ave | Columbus, GA 31901 | 706-256-1500



COLDWELL BANKER

**KENNON, PARKER,
DUNCAN & DAVIS**

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.



SUITE	TENANT	SIZE (SF*)	LEASE TYPE	LEASE RATE
First Floor, Suite 105	Available	360 SF	Full Service Gross	\$875/month
Third Floor, Suite 303	Available	170 SF	Full Service Gross	\$450/month
Fourth Floor, Suite 402	Available	1,596 SF	Full Service Gross	\$2,300/month
Fourth Floor, Suite 403	Available	145 SF	Full Service Gross	\$425/month
Fourth Floor, Suite 406	Available	145 SF	Full Service Gross	\$425/month
Fourth Floor, Suite 408	Available	145 SF	Full Service Gross	\$425/month

ERNEST SMALLMAN IV, CCIM
 c 706-888-6651
 ernie@erniesmallman.com
 1025 1st Ave | Columbus, GA 31901 | 706-256-1500

