

FOR LEASE

RIVERFRONT BUILDING

33 West 11th Street Columbus, GA , GA 31901



LEASE RATE

\$20.00 SF/yr

LEASE TYPE

Modified Gross

Carson Cummings

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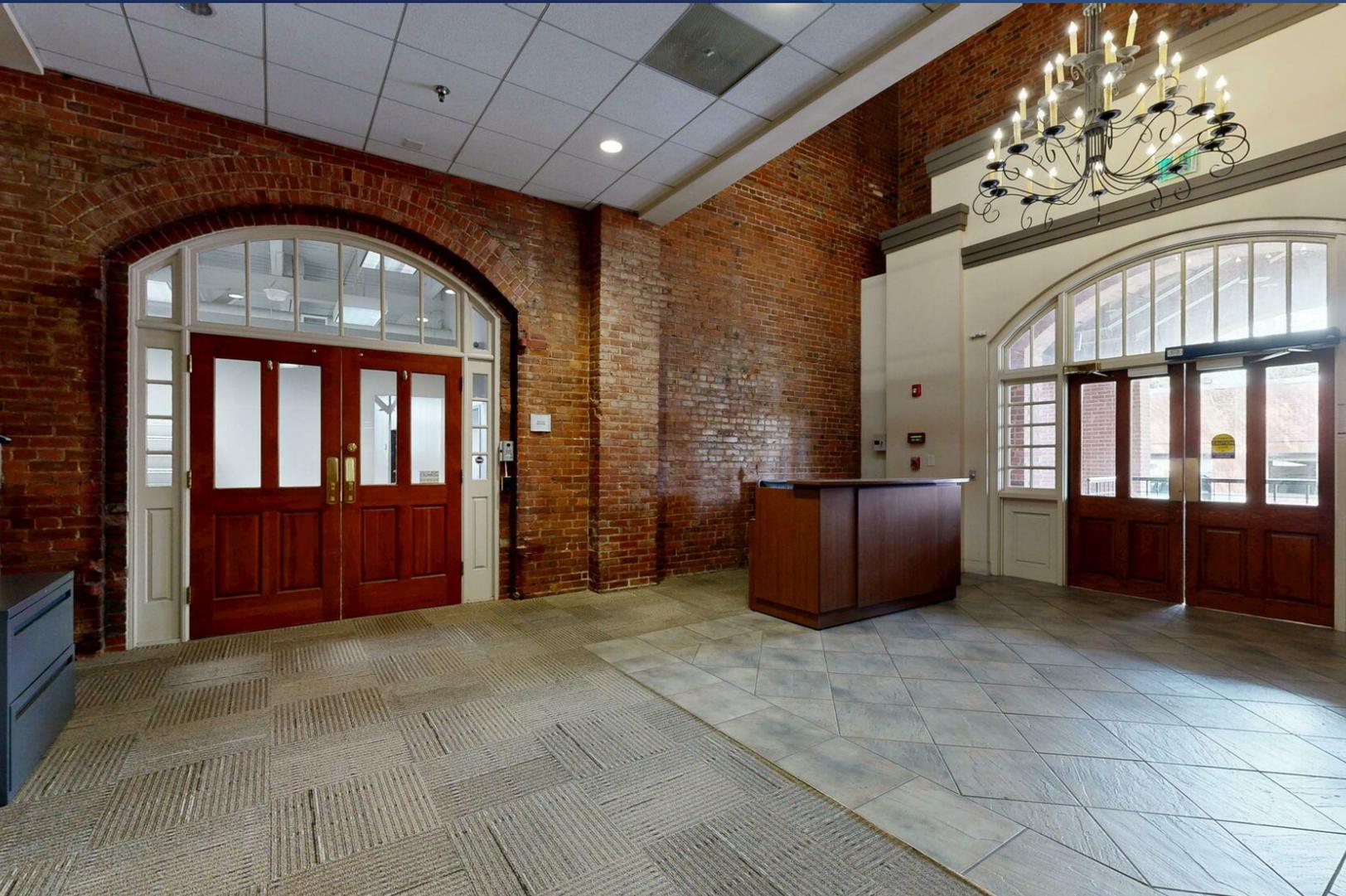


**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

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Lease Rate

\$20.00 SF/YR

OFFERING SUMMARY

Lease Type:	Modified Gross
Leasable SF:	8,000 SF - 72,000 SF
Floors	2 Floors/ 36,000 SF each

PROPERTY OVERVIEW

Position your business in the heart of Uptown Columbus at Riverfront Building, offering 72,000 square feet of premium, leasable space. Just steps from the 22-mile Columbus Riverwalk, this vibrant location enhances the daily experience for both employees and visitors. Surrounded by a mix of residential, office, hospitality, dining, and retail options, Riverfront Building delivers a dynamic and modern workplace environment. With direct access to GA Highway 80 and I-185, the location provides seamless connectivity to the rest of Columbus and the broader Southeast region.

Flexible leasing options are available to suit businesses of all sizes—from two full floors of 36,000 square feet each to customizable units starting at approximately 8,000 square feet.

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PROPERTY HIGHLIGHTS

- 72,000 SF of premium, leasable space in the heart of Uptown Columbus
- Steps from the 22-mile Columbus Riverwalk
- Surrounded by residential, office, hospitality, dining, and retail options
- Modern workplace environment designed to enhance employee and visitor experience
- Flexible leasing options: Two full floors of 36,000 SF each, divisible units starting at approximately 8,000 SF
- Convenient access to GA Highway 80 and I-185 for seamless regional connectivity



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UPPER FLOOR

UPPER FLOOR: 34,302 sq ft
LOWER FLOOR: 32,697 sq ft
TOTAL: 66,999

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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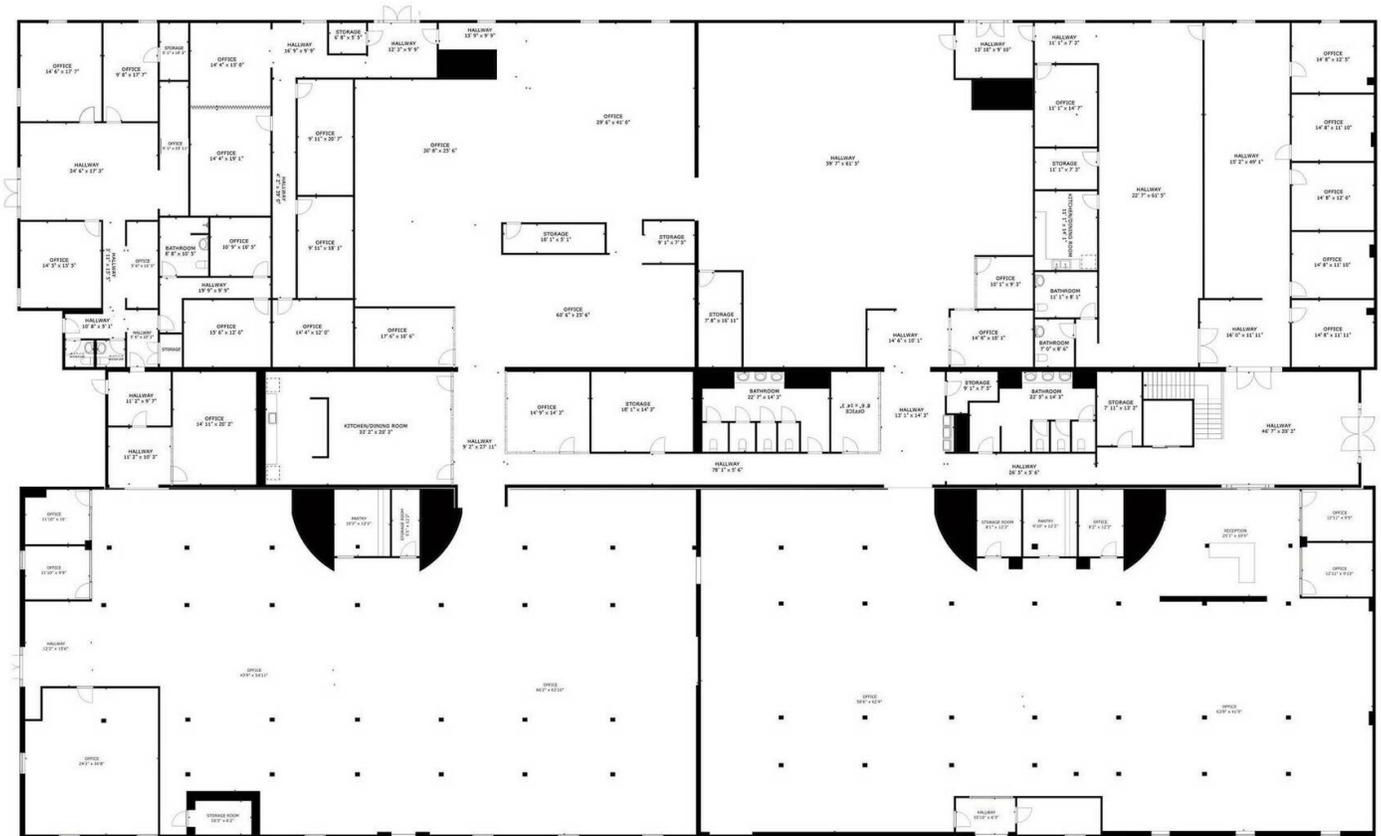


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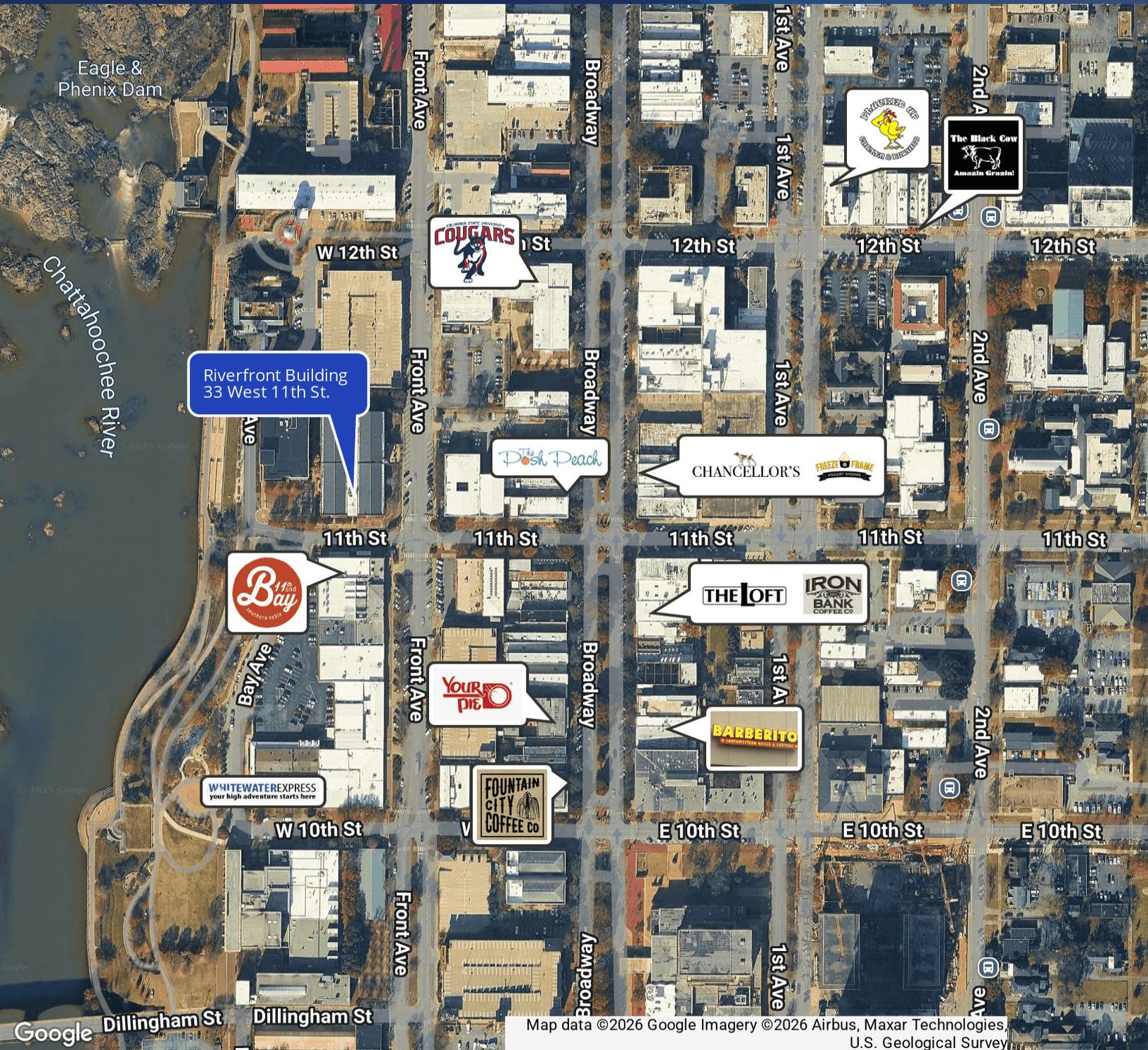


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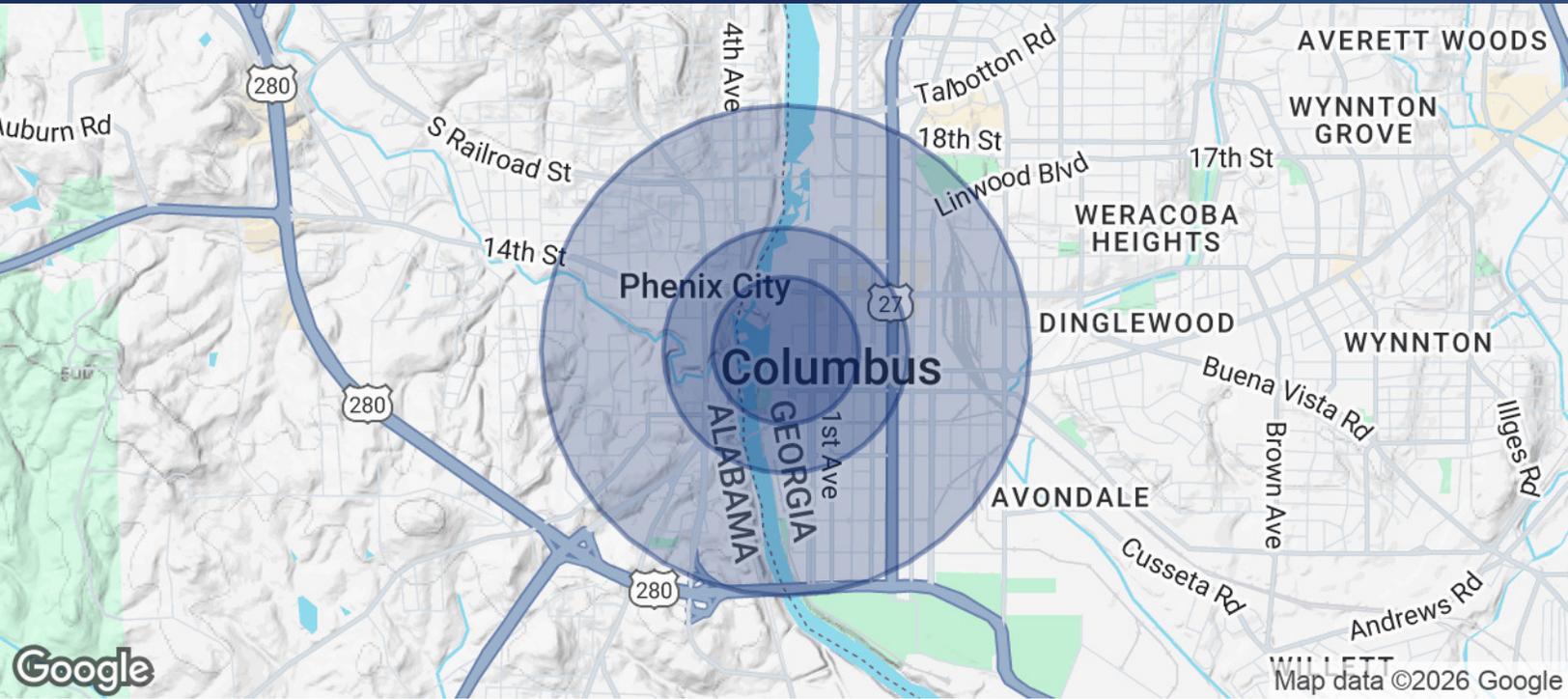


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,008	1,342	5,882
Average Age	37	37	38
Average Age (Male)	38	37	37
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	507	667	2,718
# of Persons per HH	2	2	2.2
Average HH Income	\$66,682	\$64,647	\$48,858
Average House Value	\$359,375	\$347,006	\$271,674

Demographics data derived from AlphaMap

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