NAI G2CRE

For Lease

+/- 688 - 1,628 SF

Office Space

Governor's Place

3575 Macon Rd

Columbus, Georgia 31907

Property Highlights

- Ideal for office, retail, or medical use
- Strong visibility along Macon Road
- Ample on-site parking
- Various floor plans and suite sizes available

Property Overview

Governor's Place at 3575 Macon Road is a well-maintained, multi-building office park located along one of Columbus's primary commercial roadways, offering flexible space options ideal for office, retail, or medical use. The property features multiple buildings, strong visibility from Macon Road, convenient access for clients and employees, and proximity to established residential areas, retail, and medical services, making it a versatile and attractive location for a wide range of professional users.

Offering Summary

Lease Rate:	$15 SF/yr (NNN)
Available SF:	+/- 688 - 1,628 SF
Lot Size:	+/- 3.39 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	323	747	2,627
Total Population	735	1,838	7,046
Average HH Income	$79,851	$83,635	$92,313

For More Information

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Lease Information

Lease Type:	NNN	**Lease Term:**	Negotiable
Total Space:	688 - 1,413 SF	**Lease Rate:**	$15 SF/yr

Available Spaces

Suite	Size (SF)	Type	Description
Unit 6	833 SF	NNN	+/- 833 SF office space.
Unit 10	1,209 SF	NNN	+/- 1,209 office space featuring a reception area, three private offices, a large great room, and a private restroom.
Unit 11	990 SF	NNN	+/- 990 SF office space featuring a reception area, three private offices, and a private restroom. Fresh paint throughout. Could be combined with Unit 13 for a total of +/- 1,937 SF.
Unit 13	947 SF	NNN	+/- 947 SF office space featuring a reception area, three private offices, and a private restroom. Could be combined with Unit 11 for a total of +/- 1,937 SF.
Unit 17	688 SF	NNN	+/- 688 SF office space featuring a reception area, three private offices, and a private restroom. Fresh paint throughout.
Unit 27	1,150 SF	NNN	+/- 1,150 SF office space.
Unit 28/29	1,413 SF	NNN	+/- 1,413 SF office space.

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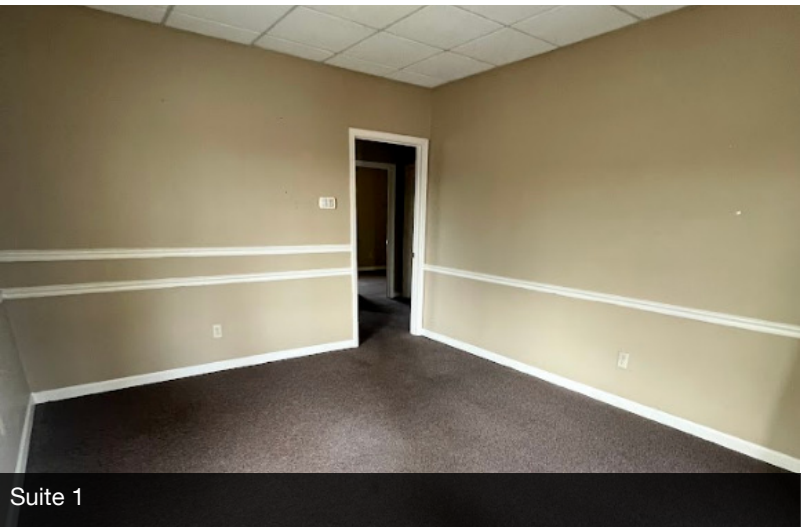
Additional Photos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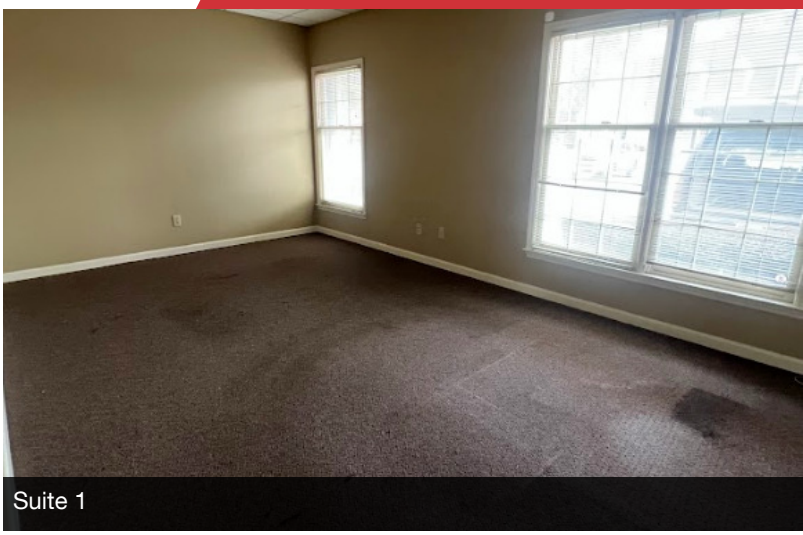
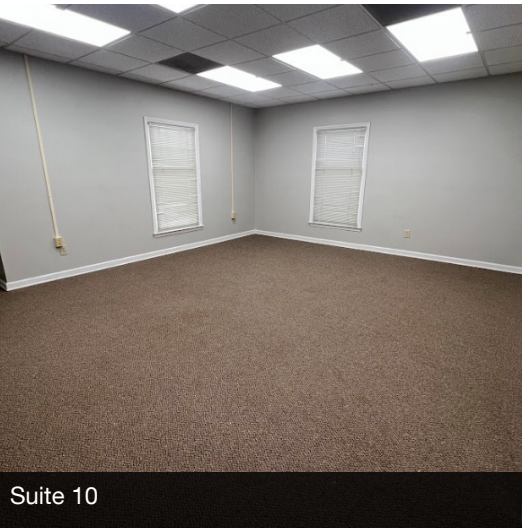
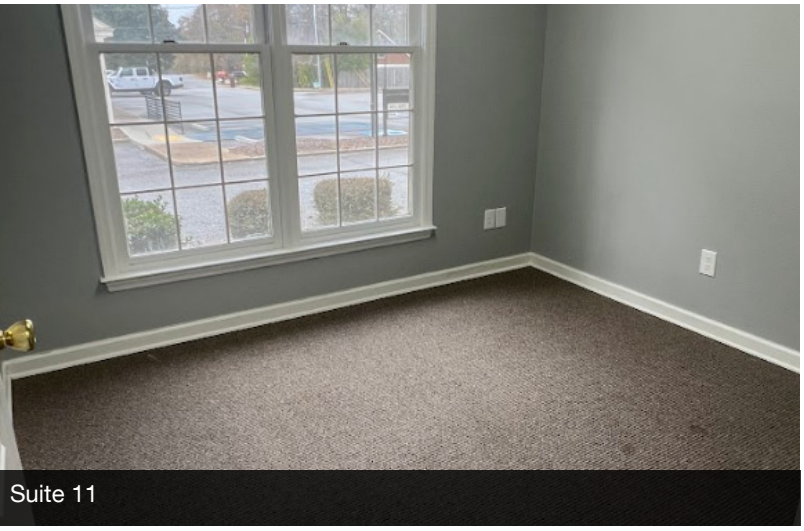

Suite 1


Suite 10

Suite 10

Suite 10


Suite 11

Suite 11

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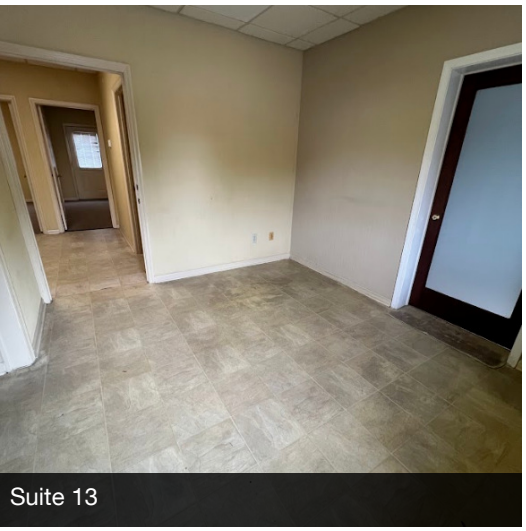
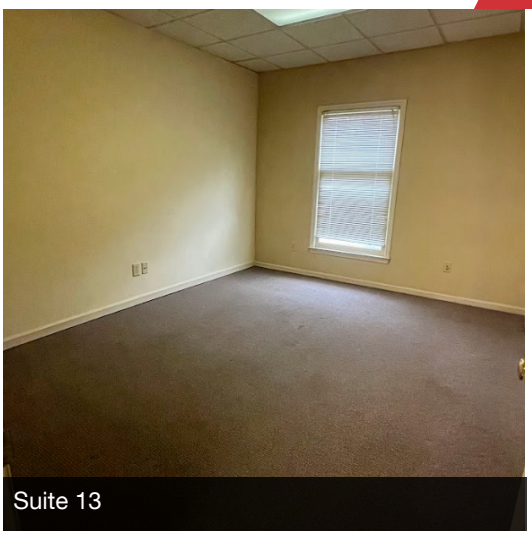
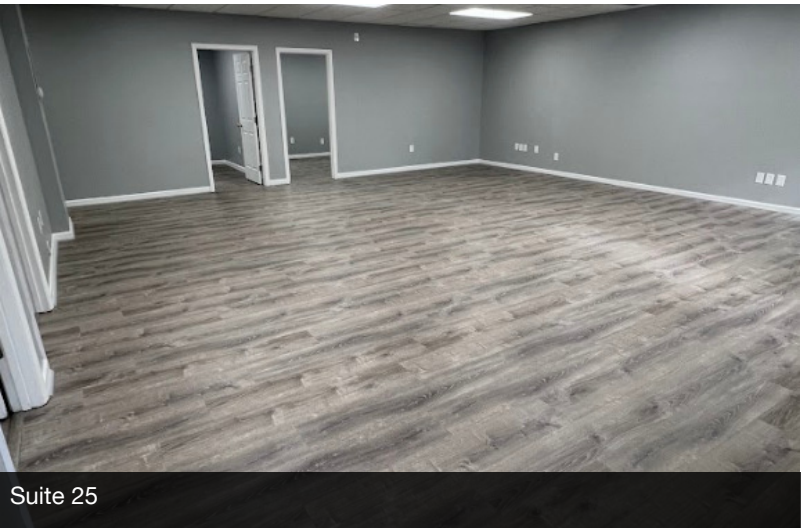
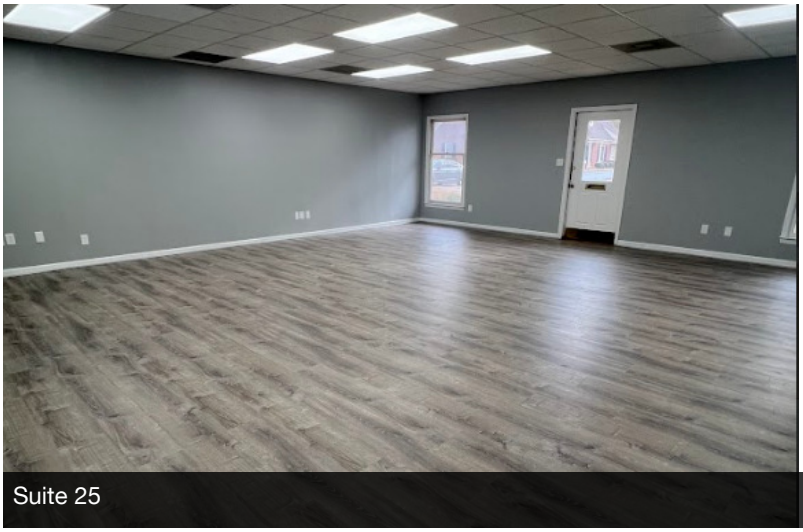

Suite 13


Suite 13

Suite 13


Suite 25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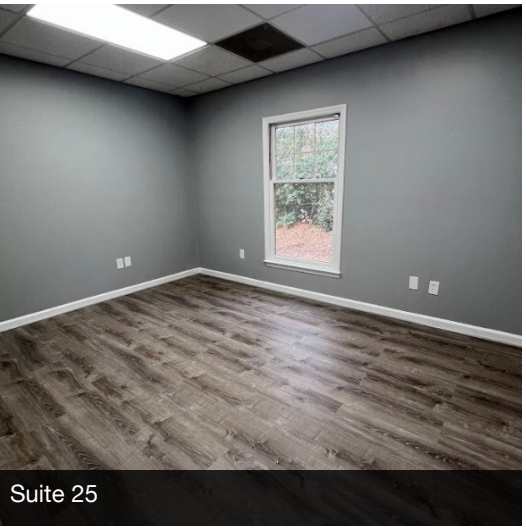
Suite 25

Suite 25

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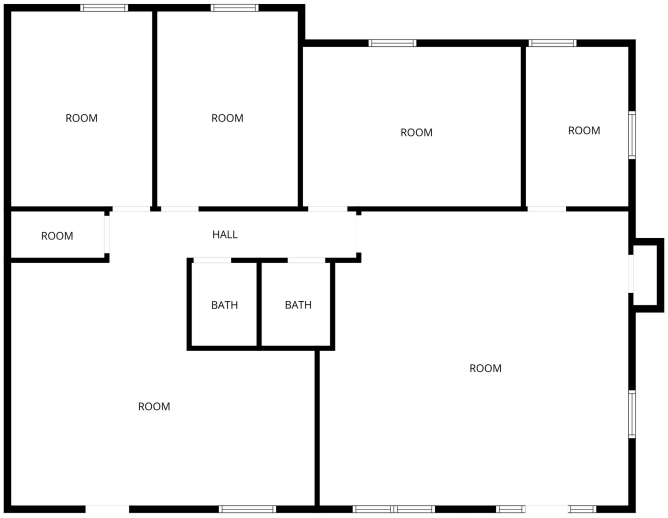
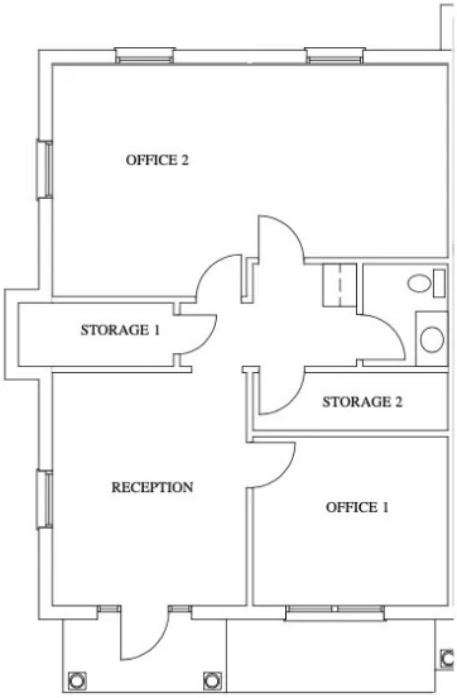
Floor Plans



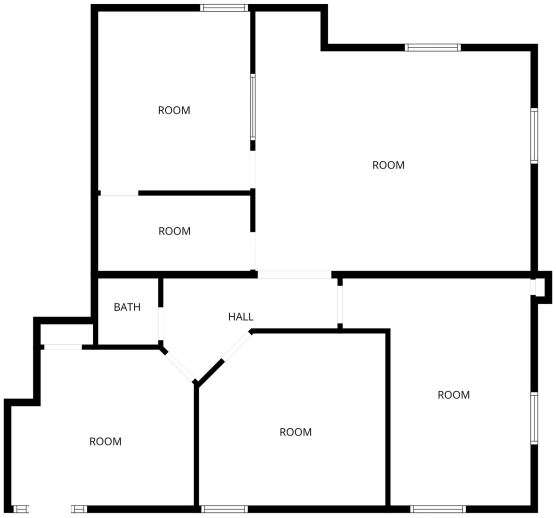
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 2/3



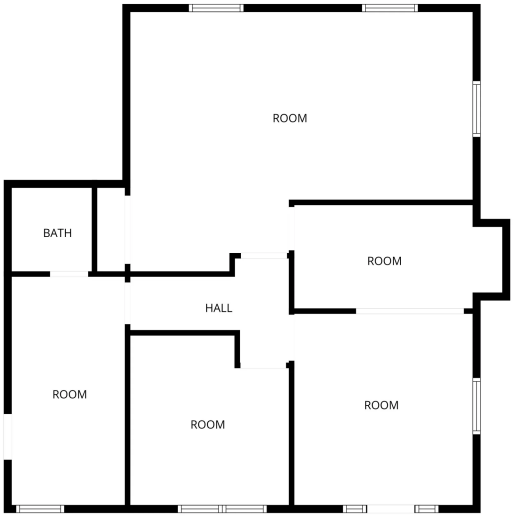
SUITE #6
833 S.F.

Suite 6



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 10



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Suite 11

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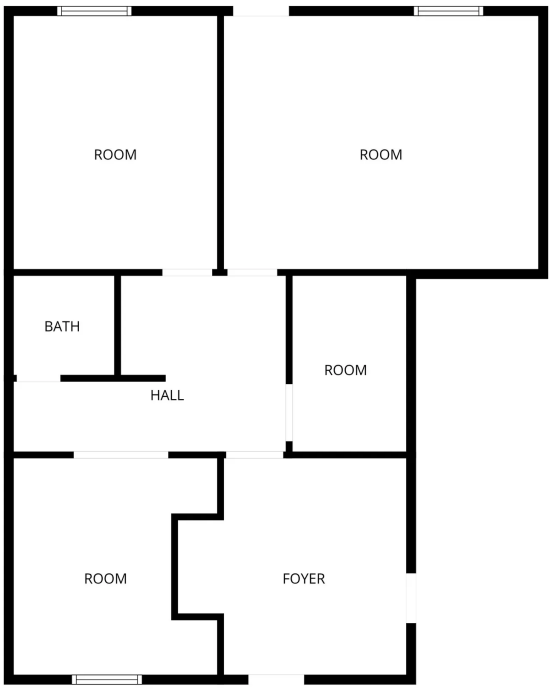

Suite 12

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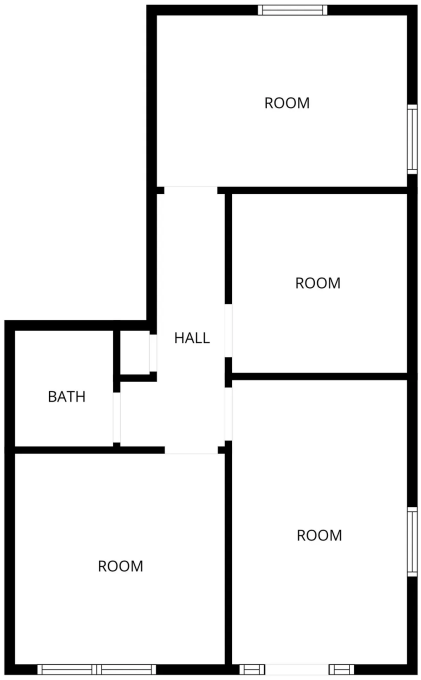

Suite 17

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Suite 25

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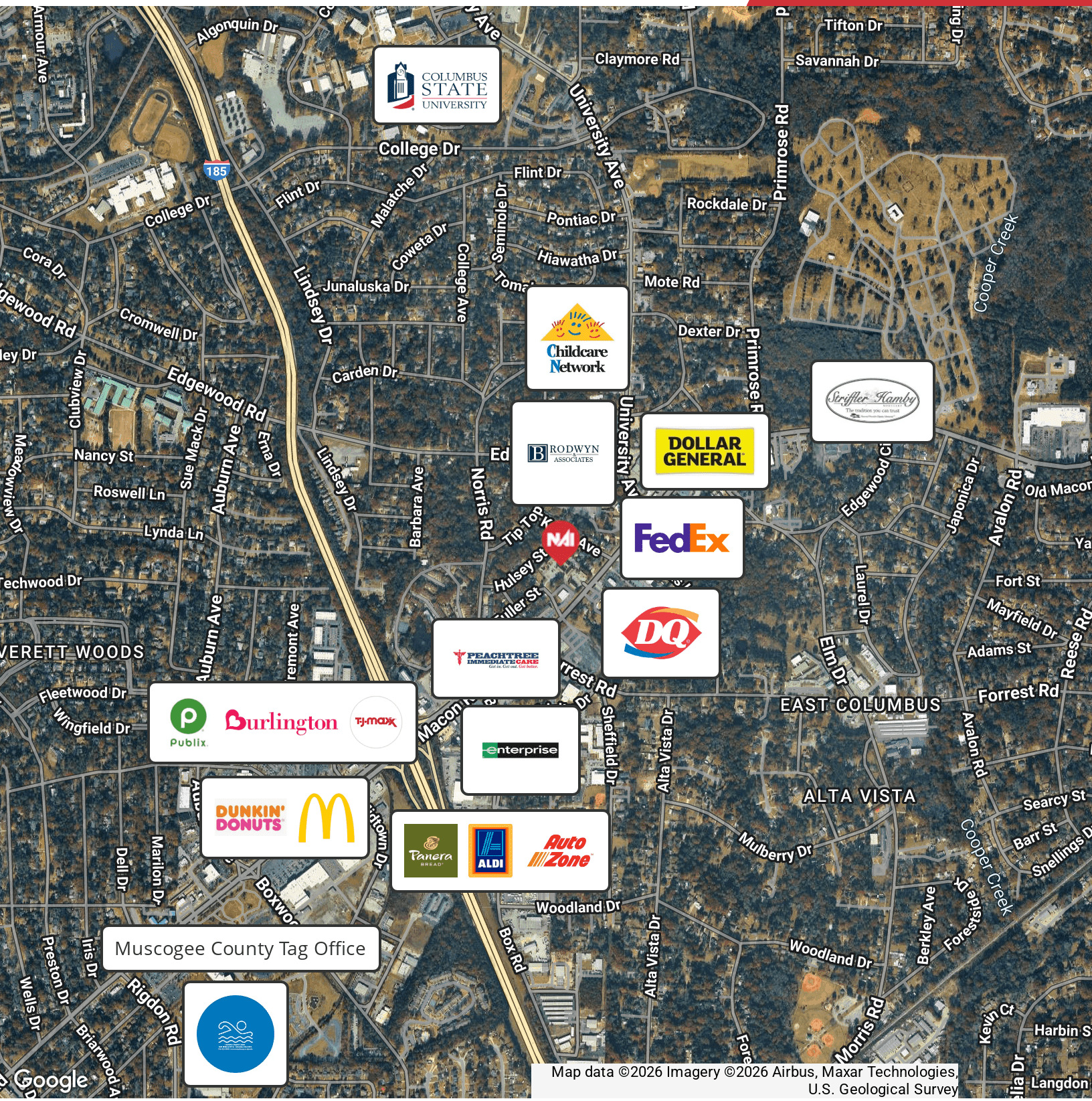
Retailer Map



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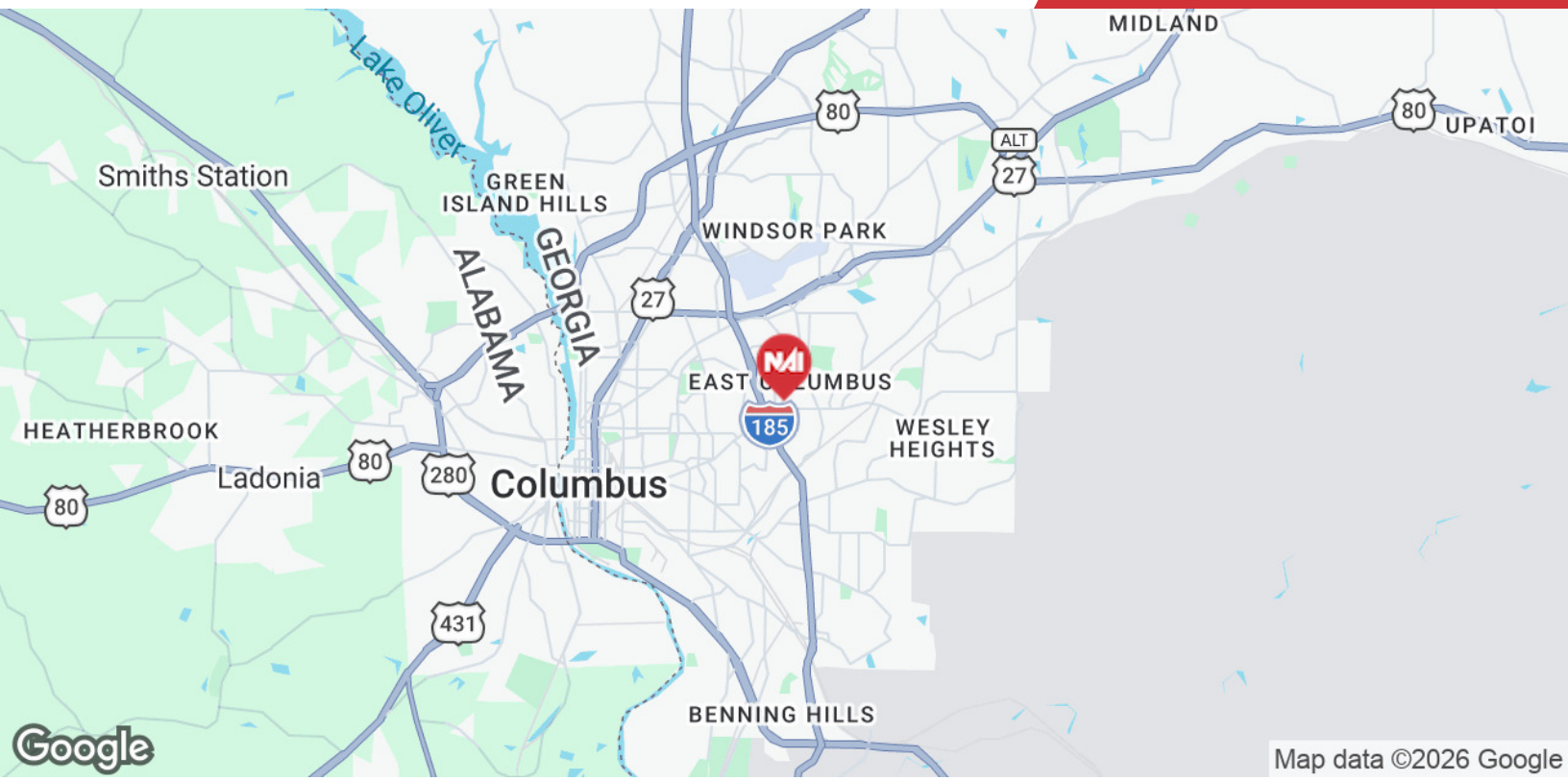
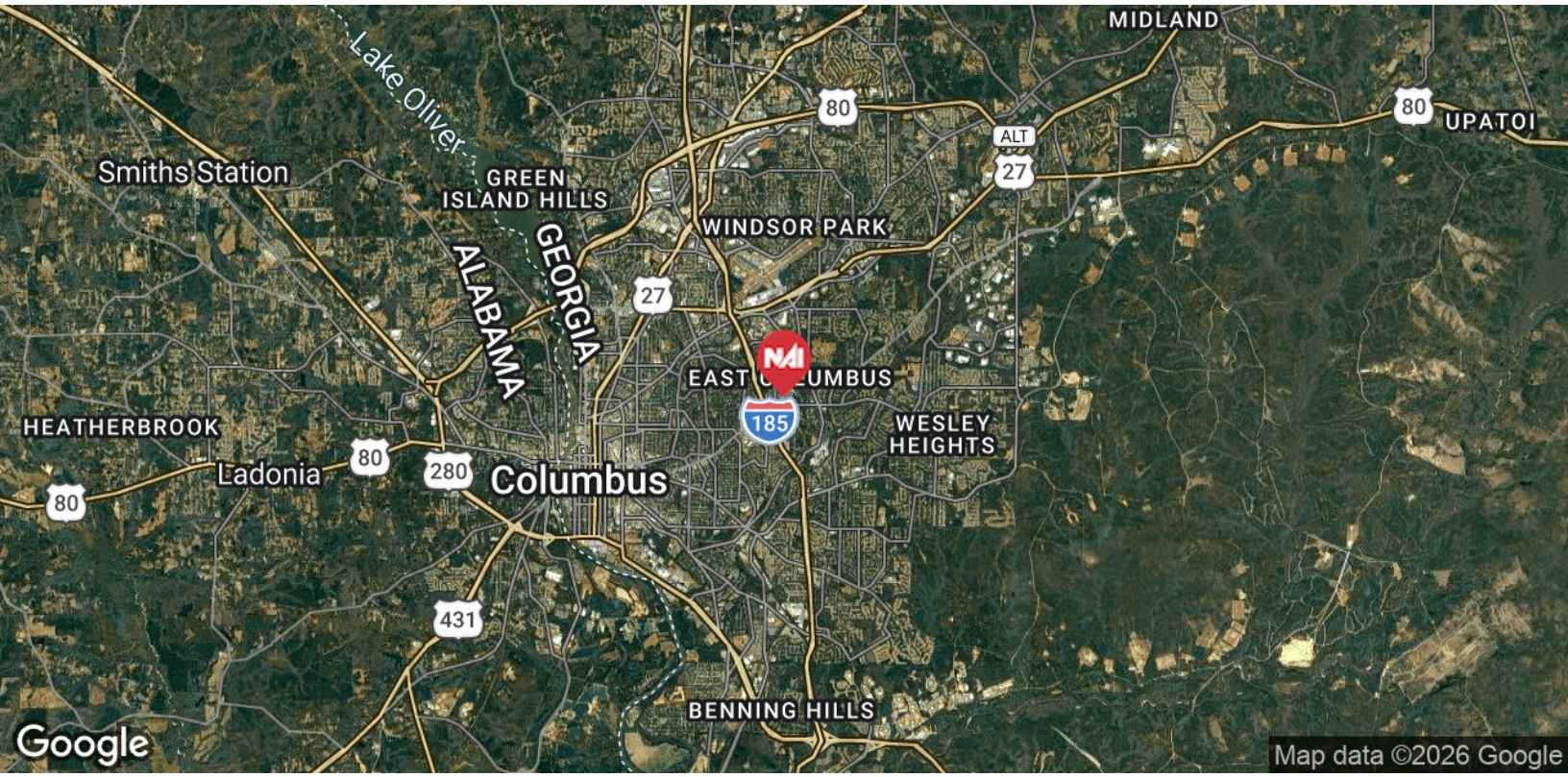
Location Maps





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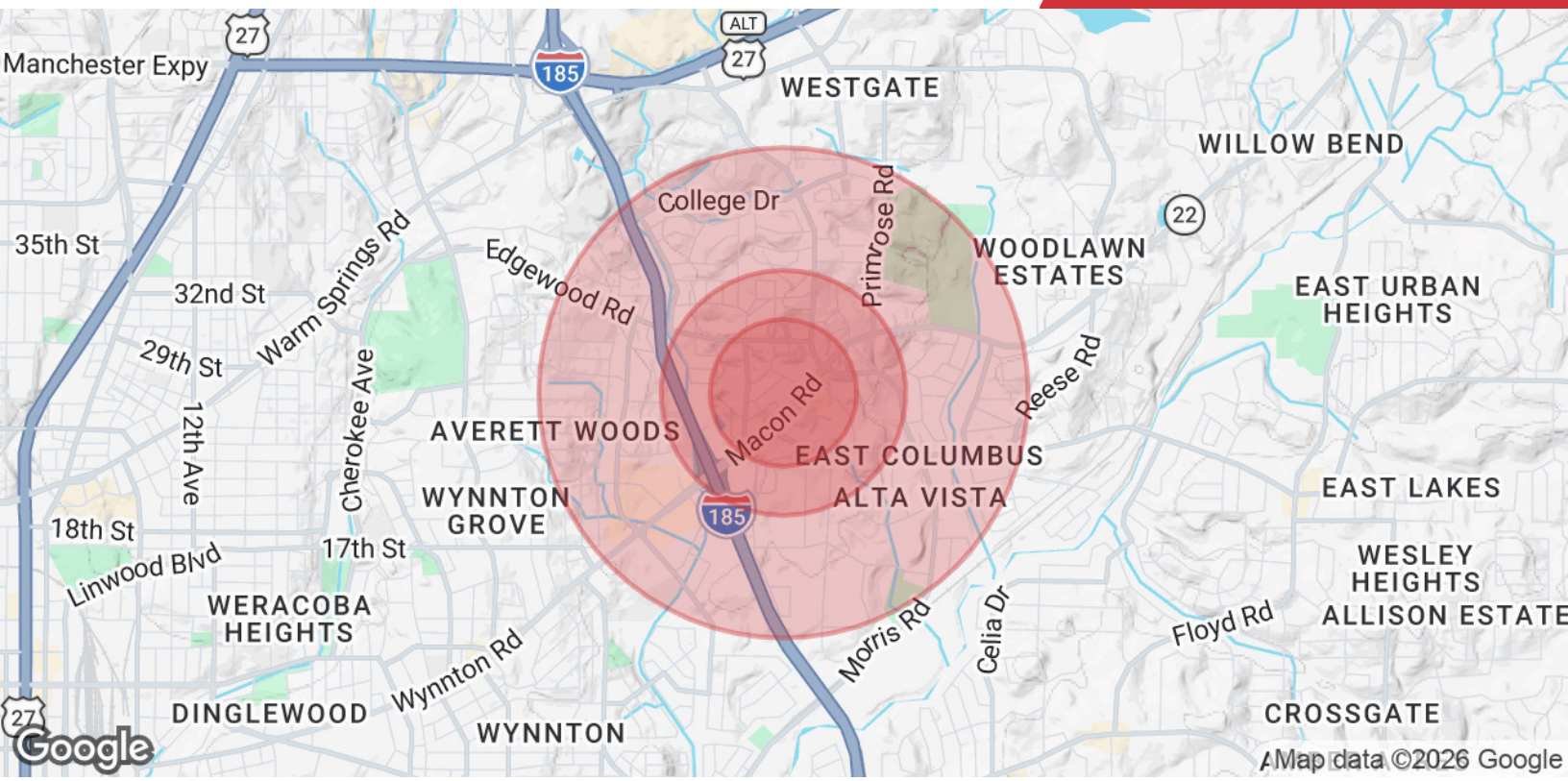
Demographics



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	735	1,838	7,046
Average Age	41	39	38
Average Age (Male)	39	37	36
Average Age (Female)	43	41	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	323	747	2,627
# of Persons per HH	2.3	2.5	2.7
Average HH Income	$79,851	$83,635	$92,313
Average House Value	$238,913	$257,300	$284,531

2020 American Community Survey (ACS)

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