

FOR LEASE

2300 BROOKSTONE CENTRE PARKWAY

2300 Brookstone Centre Pkwy Columbus, GA 31904



LEASE RATE

\$10.50 SF/yr

Carson Cummings

706 289 2468

carson@cummingscre.com

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KENNON, PARKER,
DUNCAN & DAVIS

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PROPERTY DESCRIPTION

Located in one of Columbus' Premier office locations, 2300 Brookstone Centre Parkway offers approximately 35,000 SF of office space. This stand-alone office building sits on 7.7 acres of land with 250 parking spaces. The large open interior can accommodate a variety of businesses. The space is divisible to 17,000 square feet. Set against the backdrop of a 6.5-acre nature preserve with walking trails enhances the work environment at 2300 Brookstone Centre Parkway.

PROPERTY HIGHLIGHTS

- Approximately 35,000 SF of office space
- Stand-alone building on 7.7 acres of land
- 250 parking spaces for tenants and visitors
- Large open interior suitable for various businesses

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Number of Units:	1
Available SF:	35,303 SF
Lot Size:	327,233 SF
Building Size:	35,303 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	364	1,612
Total Population	359	918	4,078
Average HH Income	\$139,263	\$138,834	\$124,508

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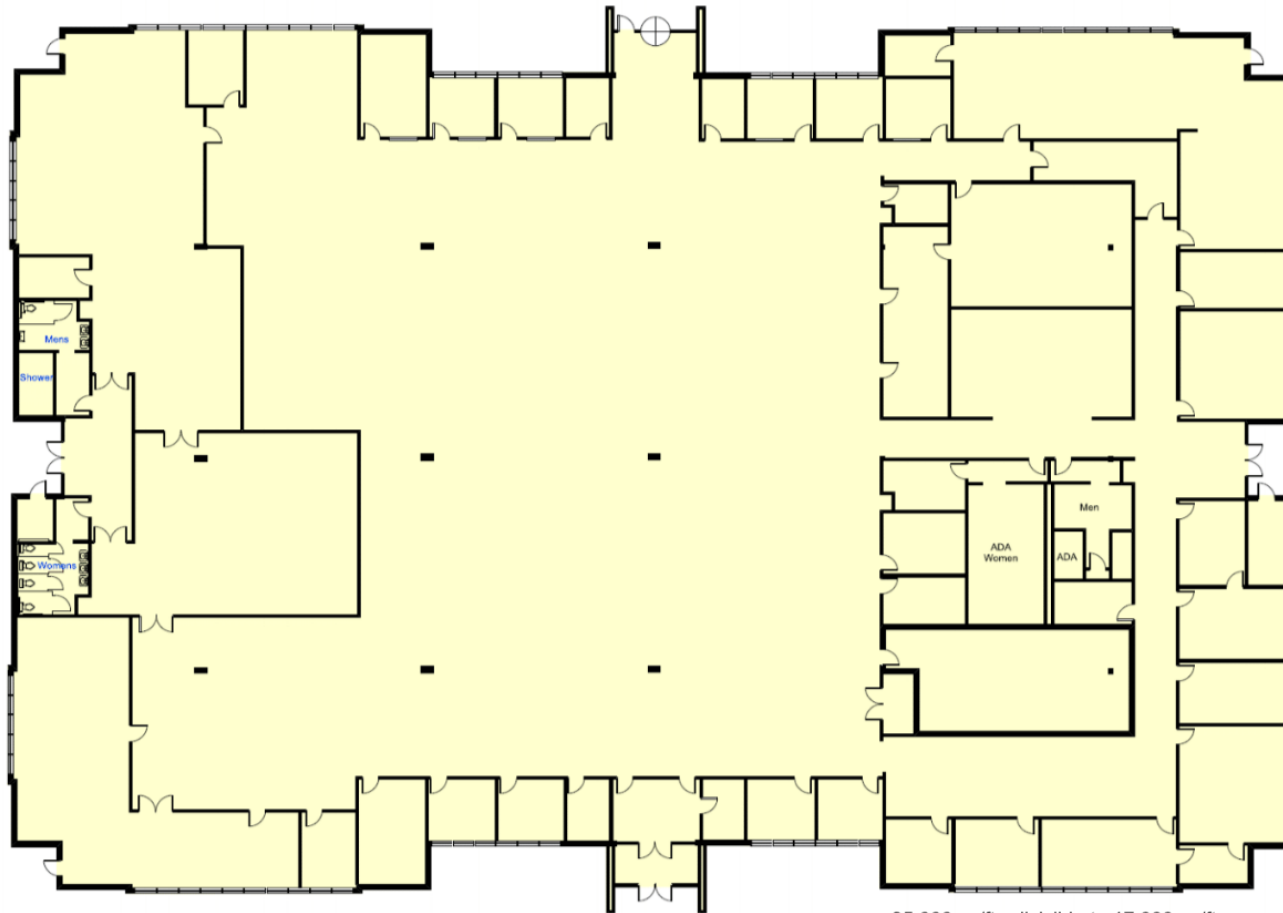
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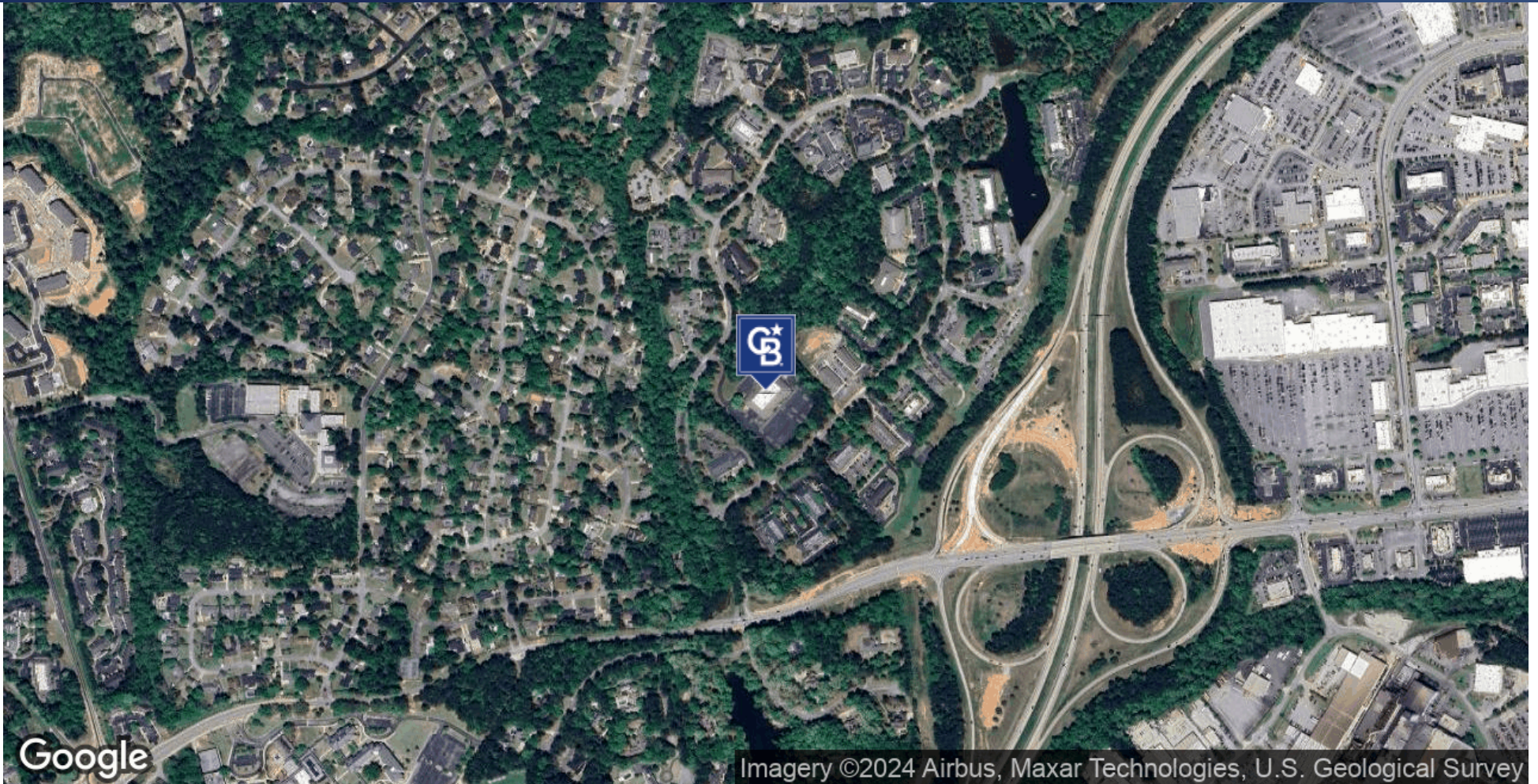
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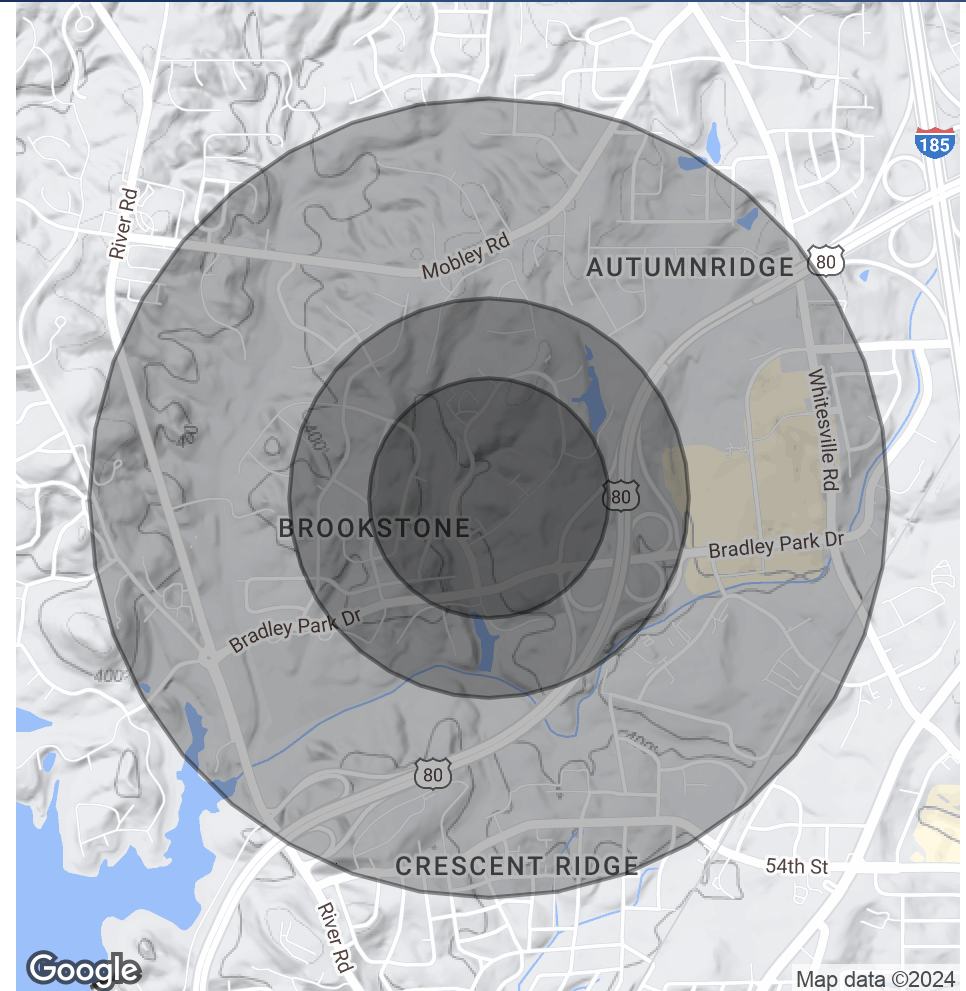
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	918	4,078
Average Age	46	46	44
Average Age (Male)	44	44	42
Average Age (Female)	48	48	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	364	1,612
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$139,263	\$138,834	\$124,508
Average House Value	\$407,892	\$405,547	\$352,481

Demographics data derived from AlphaMap



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