

OFFICE
BUILDING
FOR LEASE

ROTHSCHILD BUILDING

1214 1ST AVE COLUMBUS, GA 31901



WENDY ELLIOTT
(706)-325-3412
wendy.elliott@woodruffre.com

Wendy Elliott
WOODRUFF **W** BROKERAGE
COMPANY

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

The Rothschild Building was built in the mid 1800's. This historic gem is located on 1st Avenue between 12th Street and 13th Street centrally located in the heart of the downtown financial district. It is zoned CRD (Central Riverfront District). This is an ideal location for law firms, financial companies, professional contractors and medical supply companies. Walking distance to Federal Court House, Restaurants, Synovus & Global Payments.

PROPERTY HIGHLIGHTS

- Rate includes utilities & janitorial's
- Uptown Columbus
- Space is in Excellent Condition
- High ceilings, exposed brick, natural light
- Fully Built-Out as Law Office, Professional or Creative Office
- 1 Private Office
- Parking Lot available
- Zoned CRD

OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Gross)
Number of Units:	16
Available SF:	1,470 SF
Building Size:	29,700 SF

WENDY ELLIOTT

(706)-325-3412

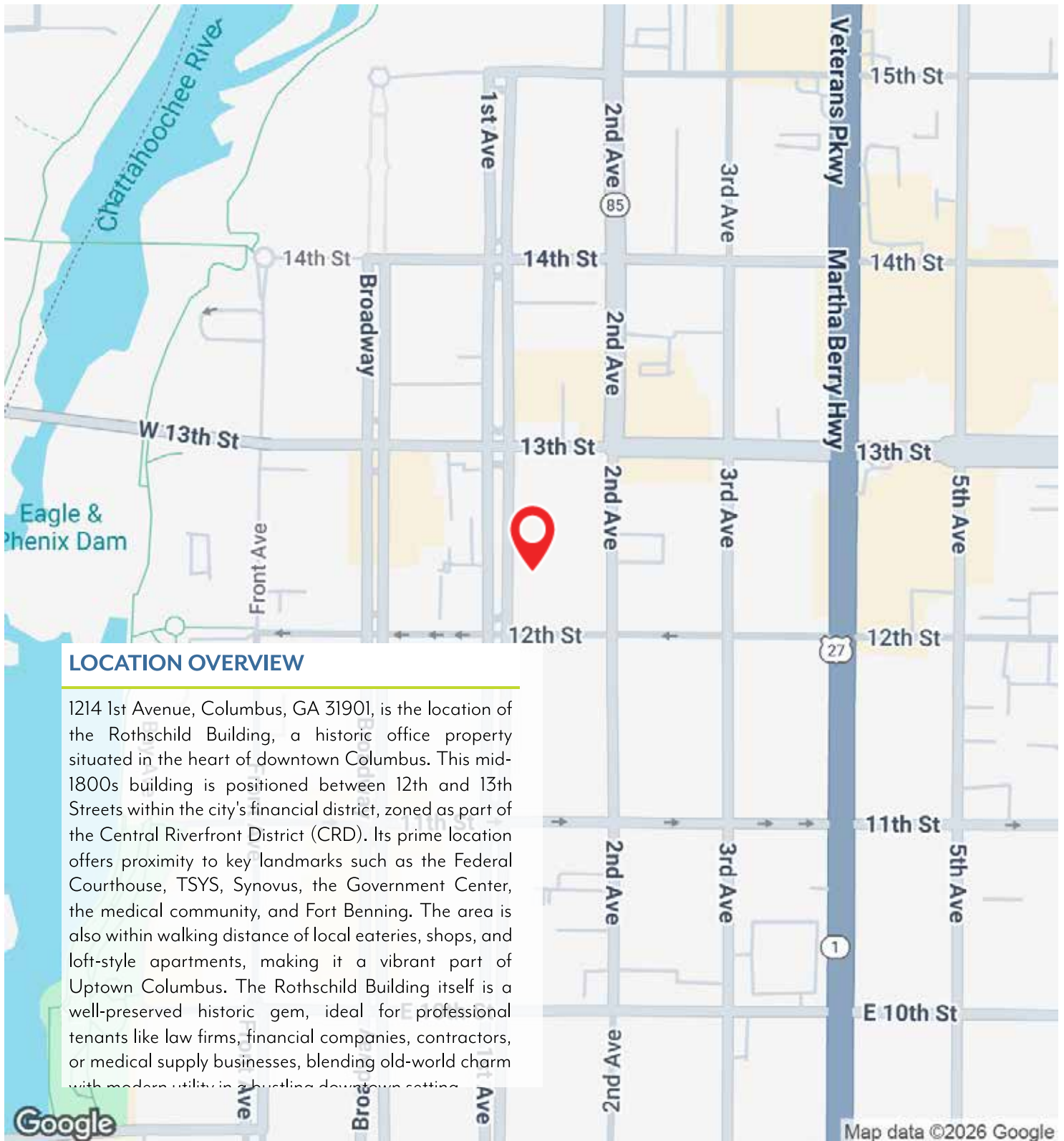
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



LOCATION OVERVIEW

1214 1st Avenue, Columbus, GA 31901, is the location of the Rothschild Building, a historic office property situated in the heart of downtown Columbus. This mid-1800s building is positioned between 12th and 13th Streets within the city's financial district, zoned as part of the Central Riverfront District (CRD). Its prime location offers proximity to key landmarks such as the Federal Courthouse, TSYS, Synovus, the Government Center, the medical community, and Fort Benning. The area is also within walking distance of local eateries, shops, and loft-style apartments, making it a vibrant part of Uptown Columbus. The Rothschild Building itself is a well-preserved historic gem, ideal for professional tenants like law firms, financial companies, contractors, or medical supply businesses, blending old-world charm with modern utility in a bustling downtown setting.

WENDY ELLIOTT

(706)-325-3412

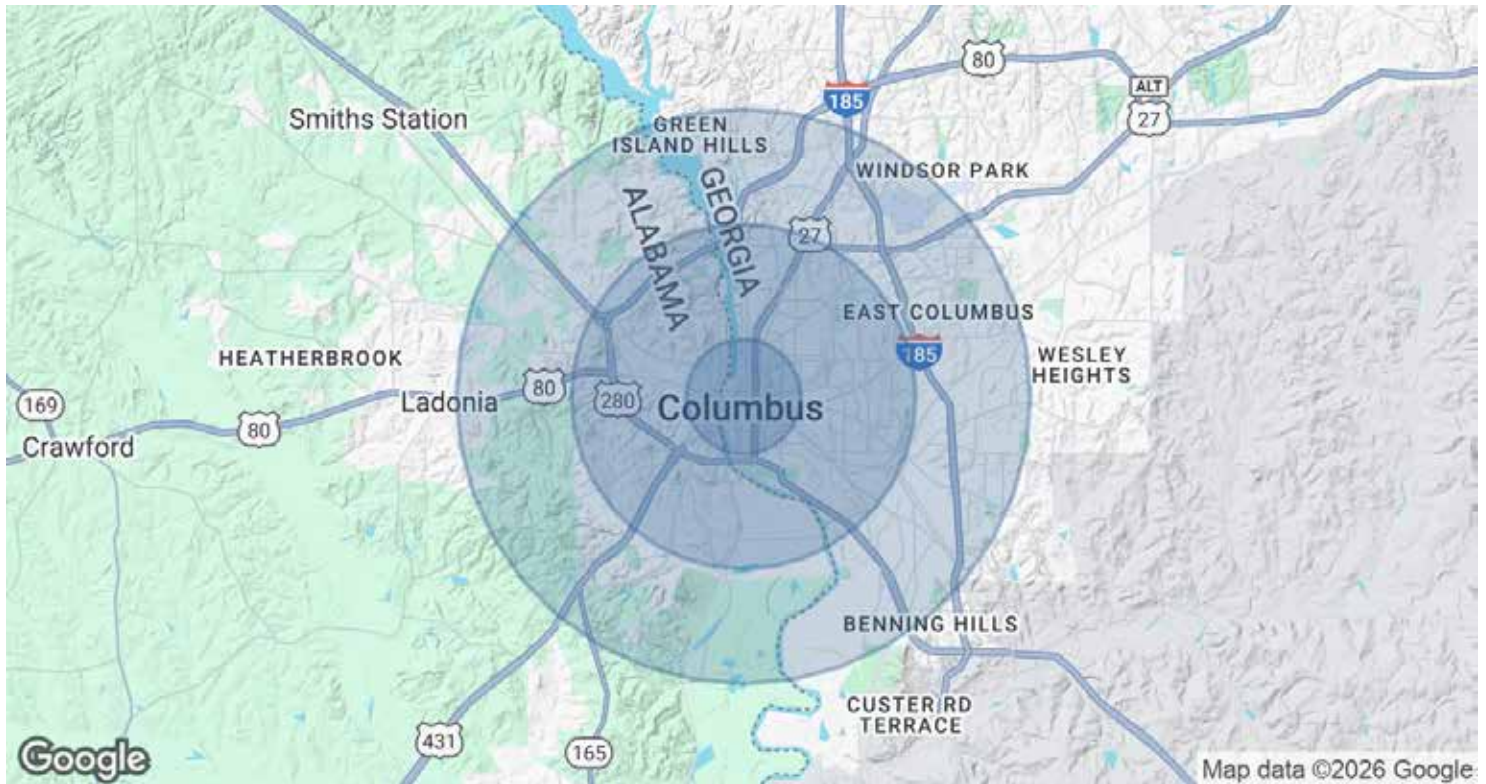
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,793	59,682	140,722
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,699	26,150	58,495
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,548	\$59,140	\$65,408
Average House Value	\$262,761	\$190,955	\$207,742

Demographics data derived from AlphaMap

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE SPACES



LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,470 SF	Lease Rate:	\$18.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1214 1st Ave-STE 550	Available	1,470 SF	Gross	\$18.50 SF/yr

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PICTURES OF STE 550



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** **BROKERAGE**
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

STE - 550 OFFICE PHOTOS



WENDY ELLIOTT

(706)-325-3412

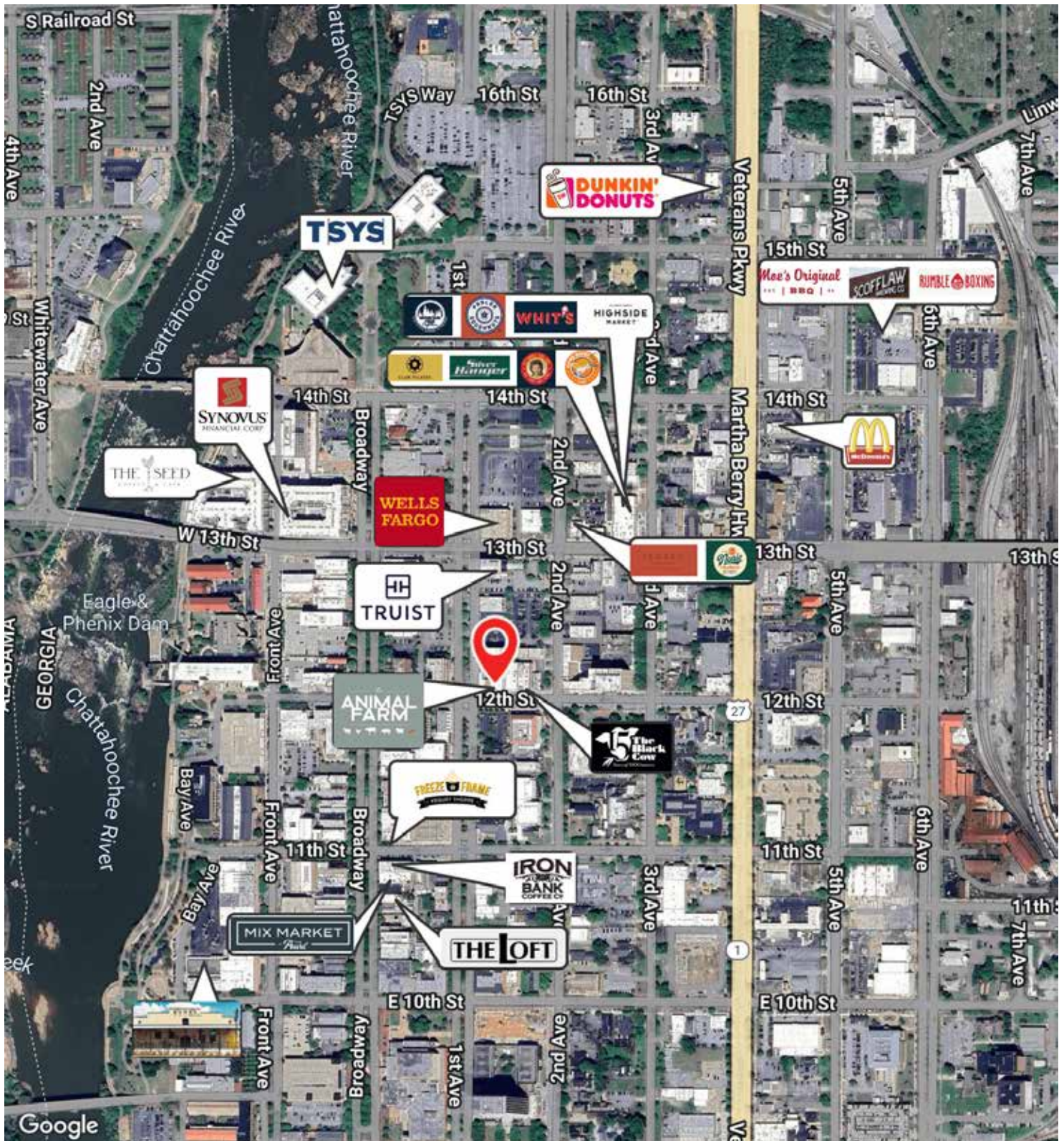
wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** **BROKERAGE**
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEET THE TEAM



WENDY ELLIOTT

Direct: 706.325.3412

wendy.elliott@woodruffre.com

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Massee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.