

OFFICE
BUILDING
FOR LEASE

ROTHSCHILD BUILDING

1214 1ST AVE COLUMBUS, GA 31901



WENDY ELLIOTT

(706)-325-3412

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 WOODRUFF  BROKERAGE COMPANY

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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

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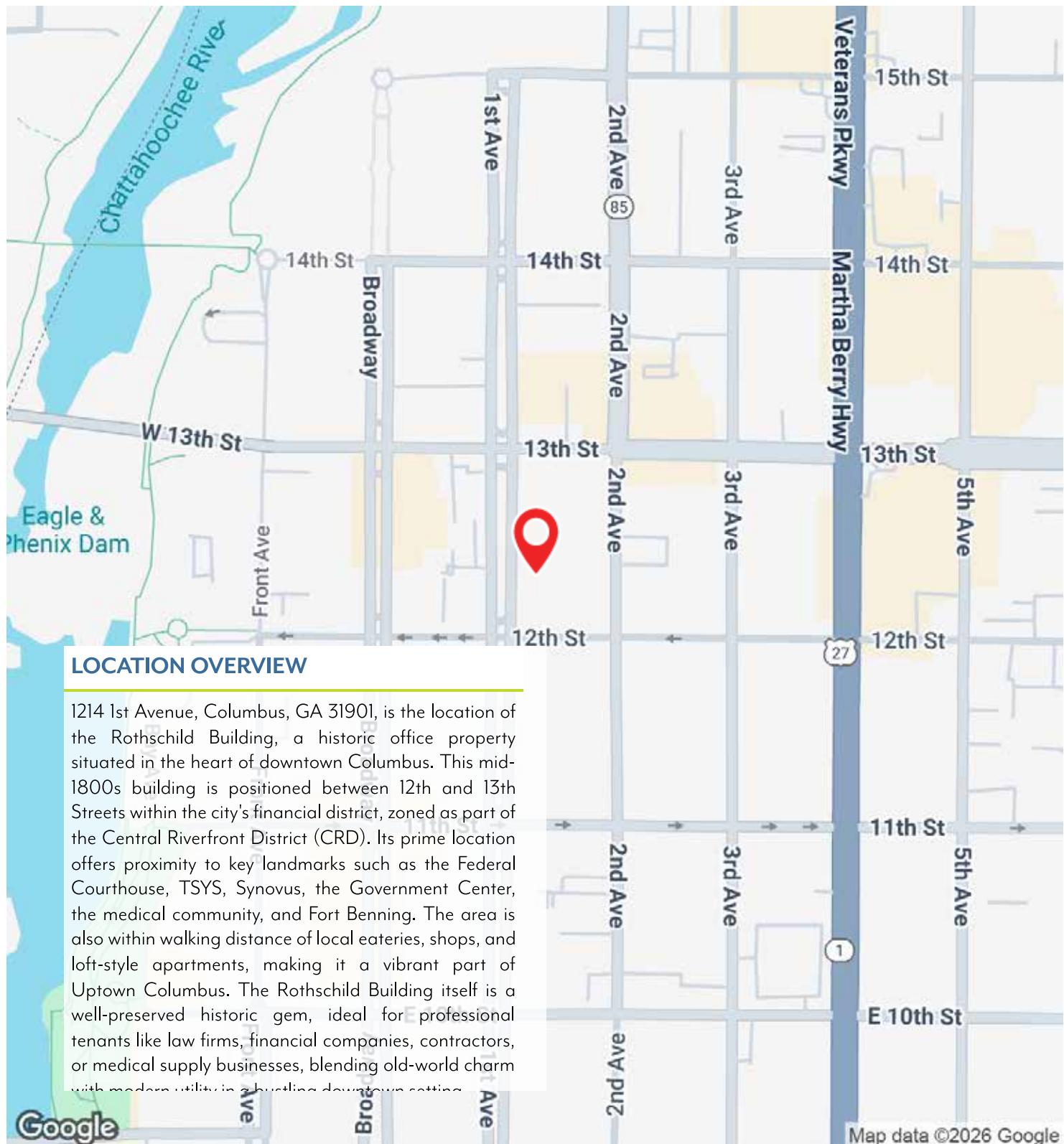
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LOCATION MAP



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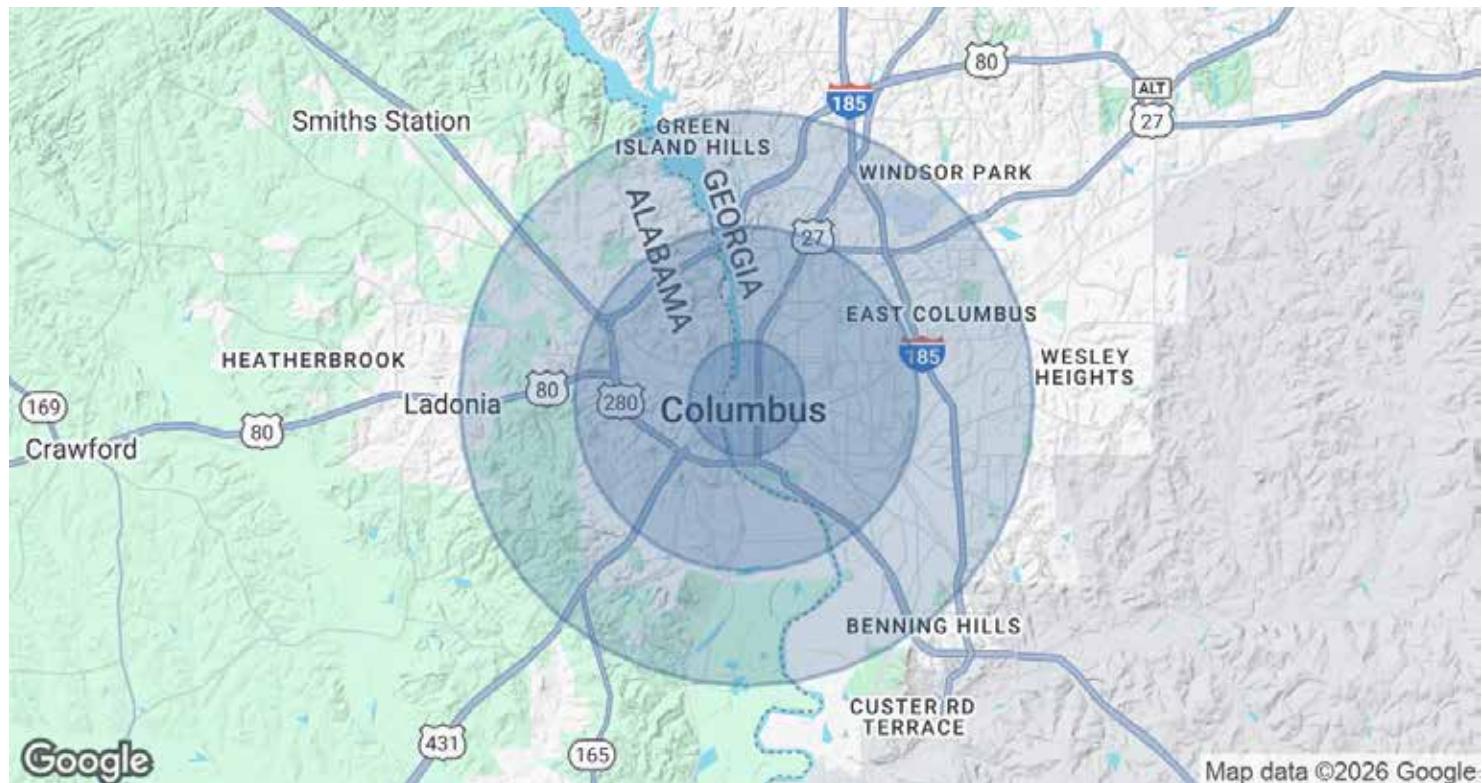
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DEMOGRAPHICS MAP & REPORT



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

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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

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PICTURES OF STE 550



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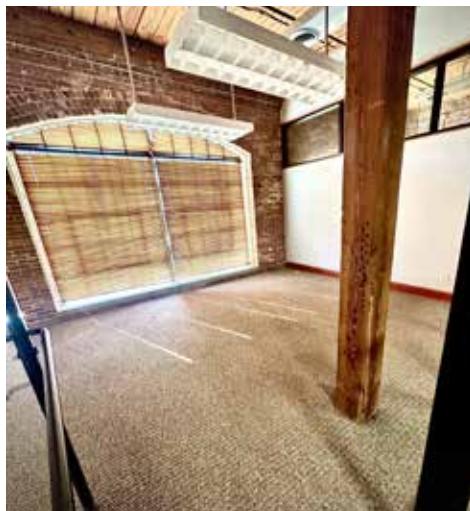
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STE - 550 OFFICE PHOTOS



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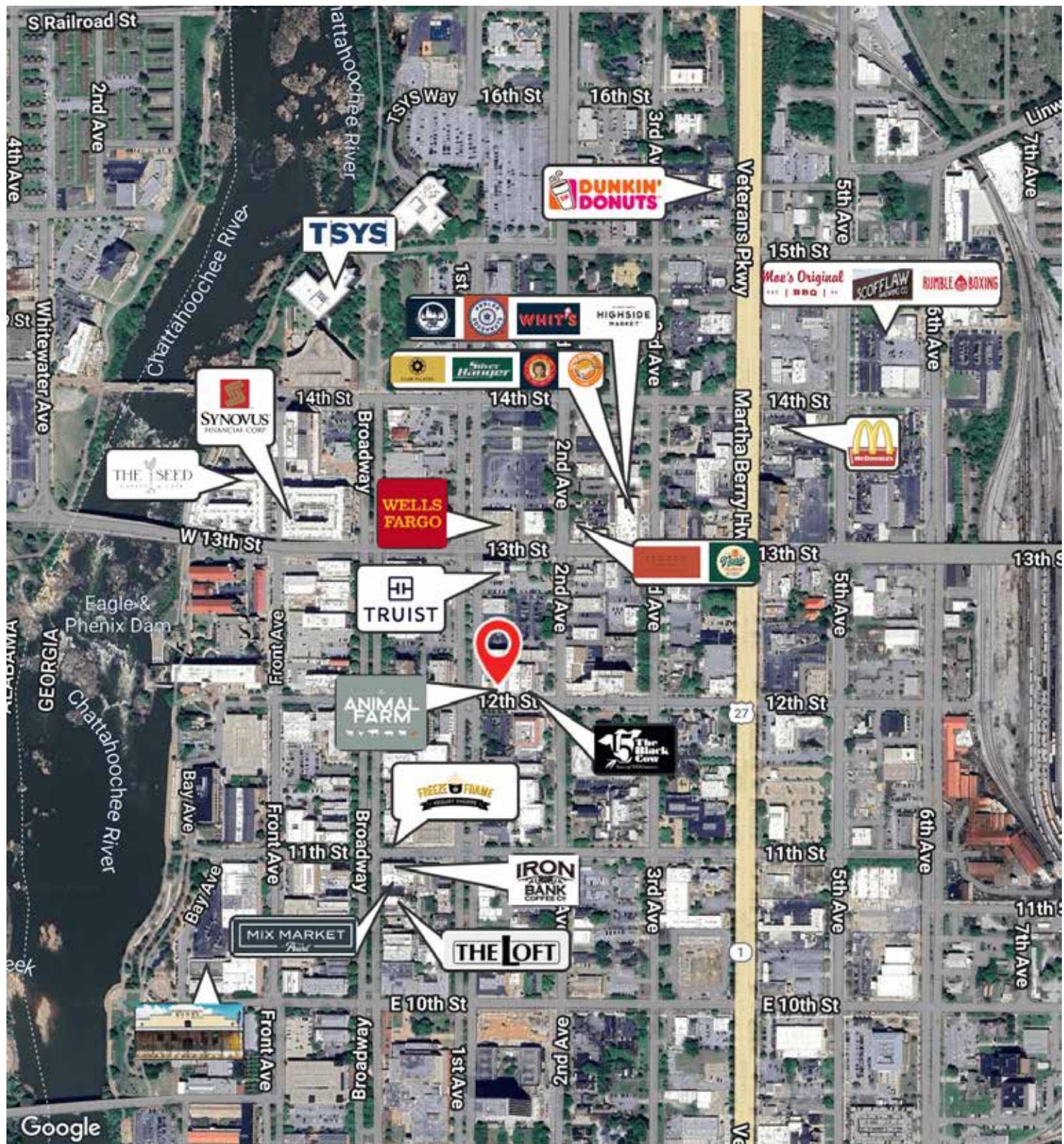
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RETAILER MAP



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MEET THE TEAM



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