

OFFICE
BUILDING
FOR LEASE

1200 13TH STREET

COLUMBUS, GA 31901



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

WOODRUFF W BROKERAGE COMPANY

3580 Masse 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



VIDEO

360° VIRTUAL TOUR

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

Introducing 1200 13th Street, a free standing office building located in Midtown Columbus. The total building size is 4,958 SF. The space features new carpet, an open sales area, several offices on ground floor and a tiled basement. Located just a few blocks from Downtown and the medical district, the property delivers accessibility and value.

- Open Showroom
- Two private offices with large open work area
- Two restrooms, Ample storage
- Central Air & Heating
- Finished 9' ceilings & fully carpeted throughout main level.
- 18,200 VPD - 13th Street
- Pylon Signage

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,620	62,465	108,109
Total Population	7,645	151,328	271,976
Average HH Income	\$53,594	\$65,709	\$76,923

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (MG)
Number of Units:	1
Available SF:	4,958 SF
Building Size:	4,958 SF

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

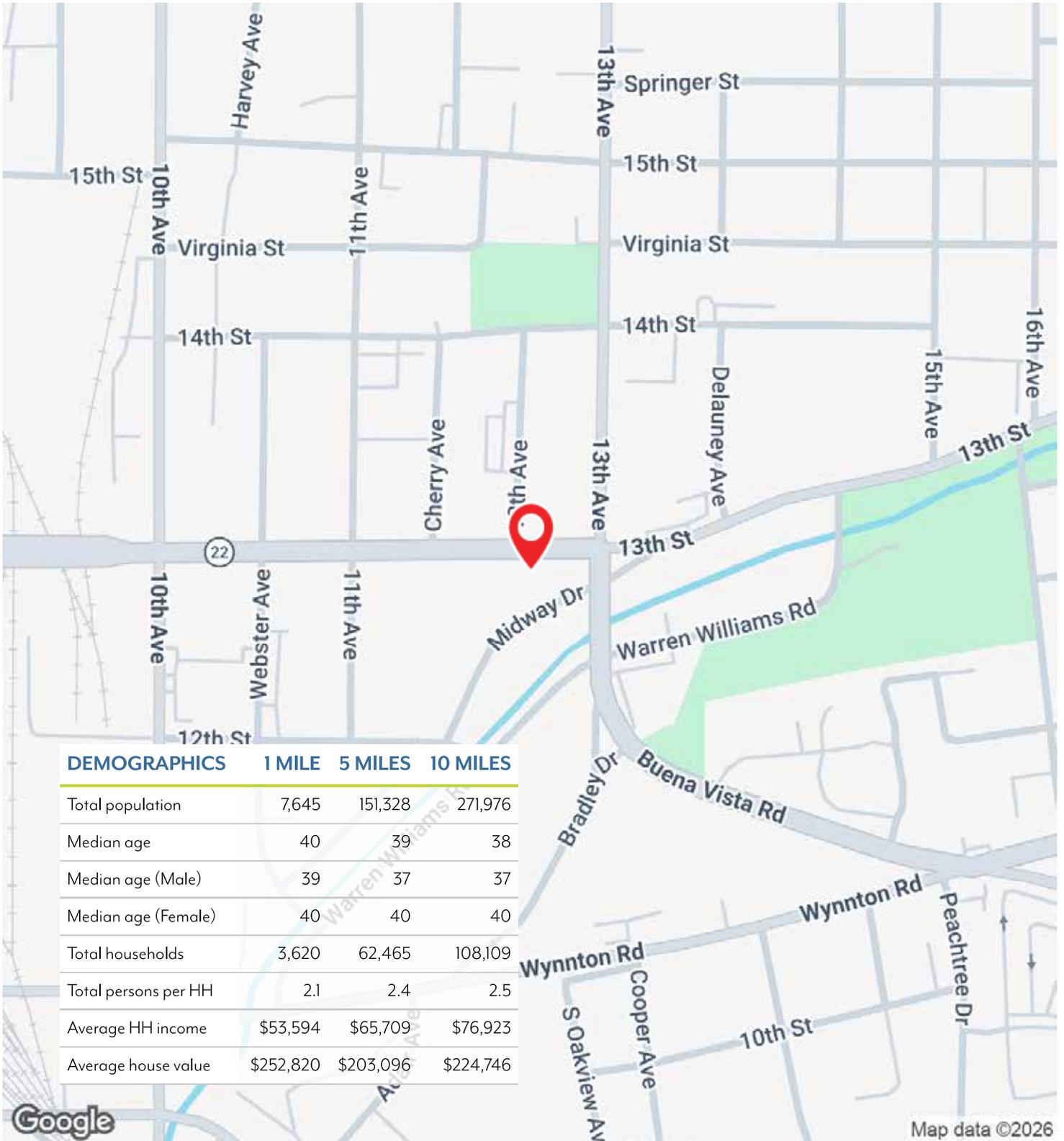
SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

WOODRUFF W BROKERAGE
COMPANY

LOCATION MAP



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

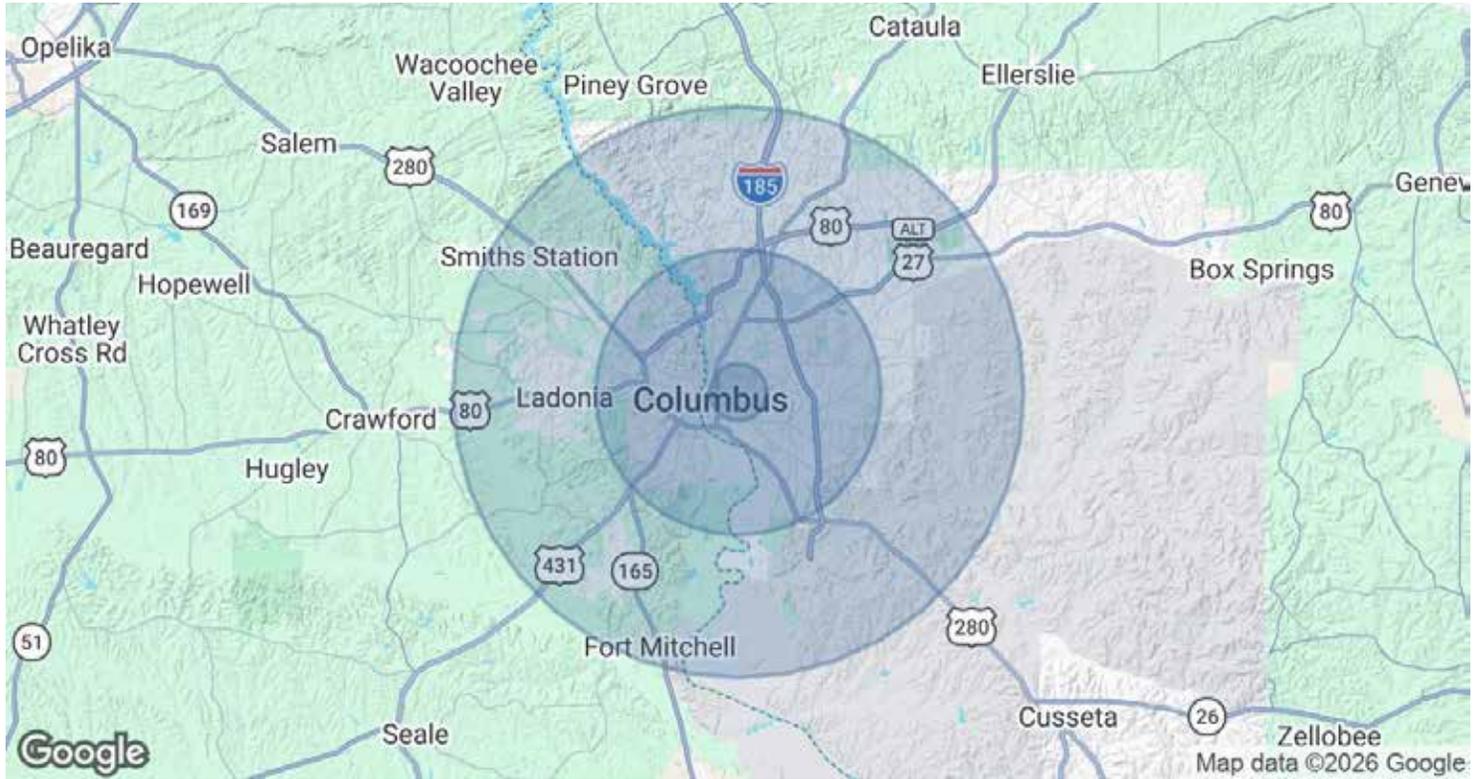
(706)-615-9733

scottb@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	5 MILES	10 MILES
Total Population	7,645	151,328	271,976
Average Age	40	39	38
Average Age (Male)	39	37	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,620	62,465	108,109
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$53,594	\$65,709	\$76,923
Average House Value	\$252,820	\$203,096	\$224,746

Demographics data derived from AlphaMap

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

(706)-615-9733

scottb@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.

PROPERTY DETAILS & HIGHLIGHTS



Property Type	Office
Property Subtype	Office Building
Tax Map #	026 014 002
Gross Building Size	4,958 SF
Offices	5
Building Class	B
Year Built	1938
Number of Floors	2
Parking Spaces	17
Number of Buildings	1

- Efficient two-story layout
- Free Standing Building
- Main Level: Two private offices with large open work area - 2,360 SF
- Ground Floor Basement : 2,598 SF
- Open Showroom
- New carpet, 9' Ceilings
- Central HVAC, Pylon Signage on 13th Street
- Basement has tile floor
- 18,200 VPD - 13th Street

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

WOODRUFF W BROKERAGE COMPANY

3580 Masee 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.

ADDITIONAL PHOTOS



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

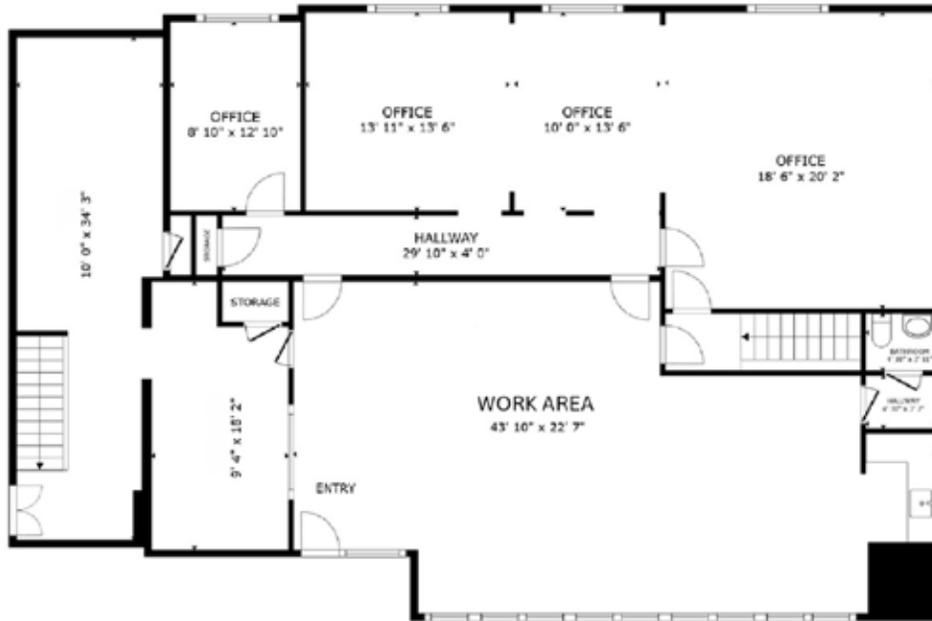
SCOTT BOYCE
(706)-615-9733
scottb@woodruffre.com

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

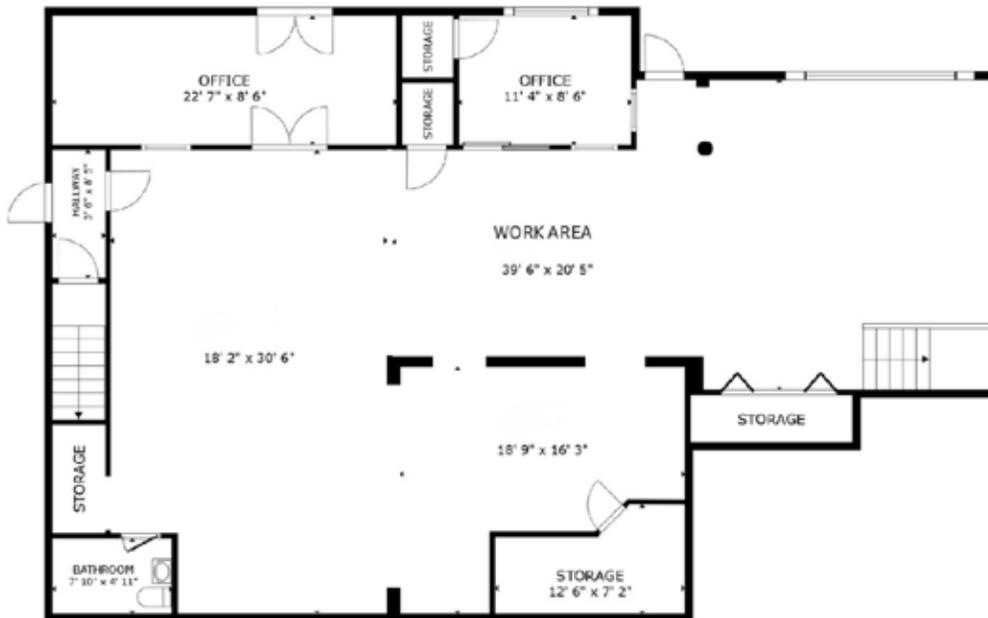
3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

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.

FLOOR PLANS



MAIN LEVEL
2,598 SF



BASEMENT
2,360 SF

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

MEET THE TEAM



WENDY ELLIOTT

Direct: 706.325.3412

wendy.elliott@woodruffre.com



SCOTT BOYCE

Direct: 706.615.9733

scottb@woodruffre.com

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

SCOTT BOYCE

(706)-615-9733

scottb@woodruffre.com

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

3580 Masee 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.