

For Lease

Office Building

2,437 SF | Negotiable



1900 10th Avenue

1900 10th Avenue

Columbus, Georgia 31901

Property Highlights

- Class A Medical Office Building
- Full-Service Lease (includes Power, Water & CAM)
- Piedmont Columbus Regional Midtown Medical Campus
- Onsite, responsive property management staff

Property Overview

Class "A" Medical Office space is located adjacent to the Piedmont Columbus Regional Midtown Medical Campus. Variety of spaces in various buildings on the medical campus. Contact Broker for more details.

Offering Summary

Lease Rate:	Negotiable
Building Size:	50,931 SF
Available SF:	2,437 SF
Lot Size:	3.58 Acres

Spaces	Lease Rate	Space Size
Suite 325	Negotiable	2,437 SF

For More Information

Jack Hayes, SIOR, CCIM

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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com

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Lease Information

Lease Type:	MG
Total Space:	2,437 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 325	Available	2,437 SF	Modified Gross	Negotiable	+/- 2,437 SF medical office space.

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9.25.24 1900 10th Avenue

Floor 3
1900 10th Avenue
Columbus, GA 31901

Report ID 1

Piedmont Columbus Regional Perinatal Center

Suite 325 - Final Tenant

ID	Suite USF	Ancillary USF	Total USF	SSI RSF	Client RSF	LED
3-5	2,047.84	34.44	2,082.28	2,437.16	2,107.00	

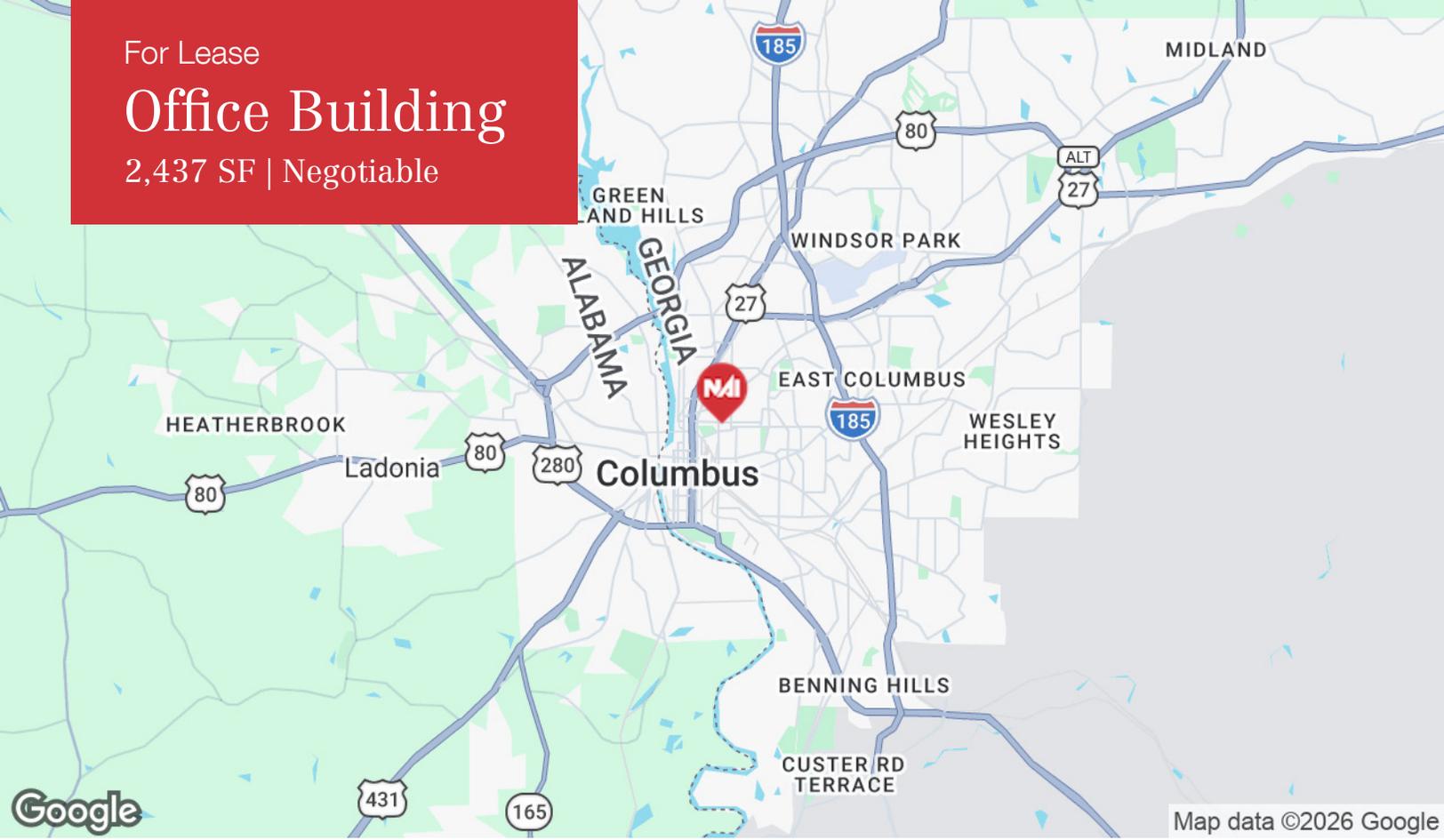


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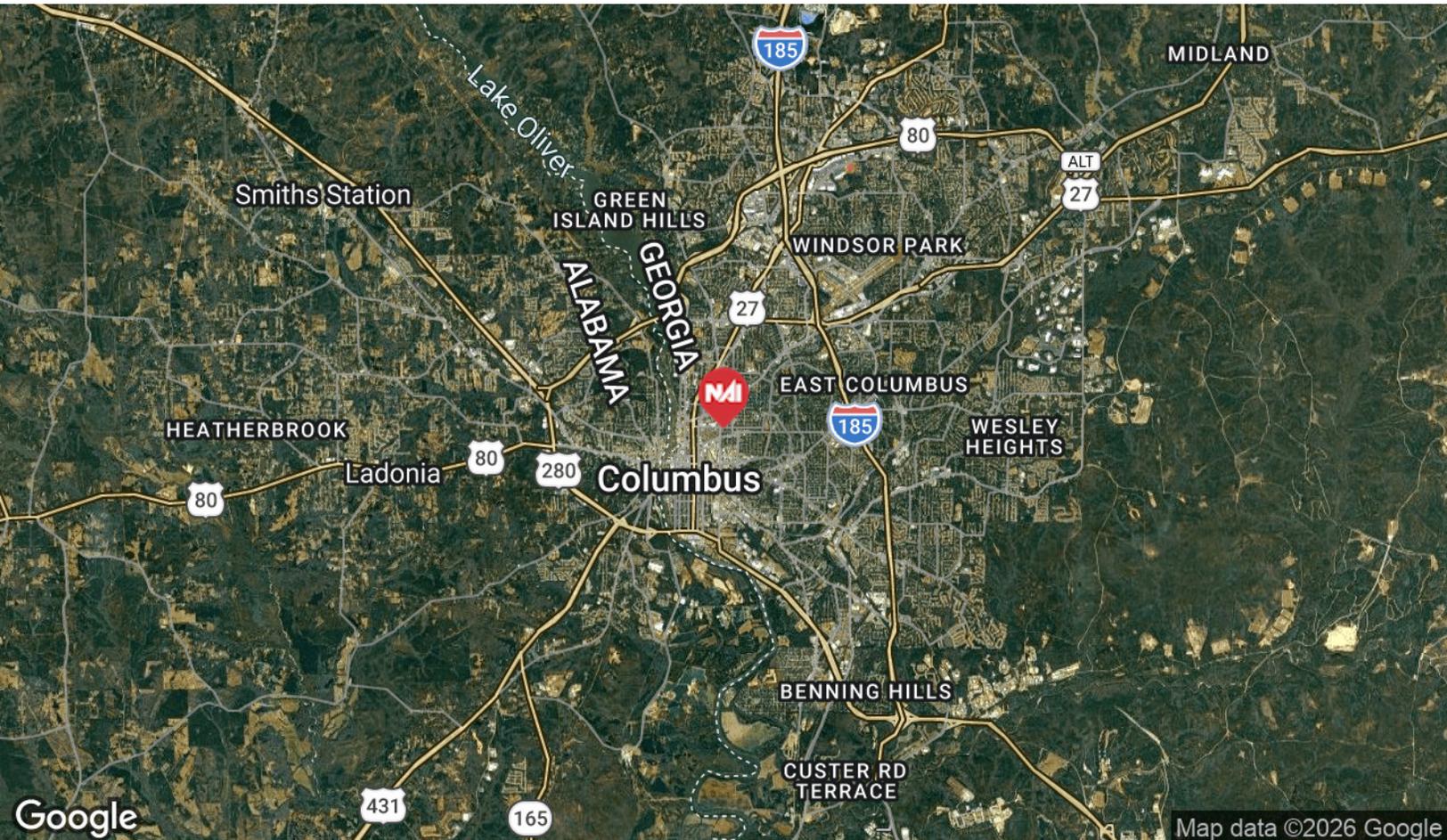
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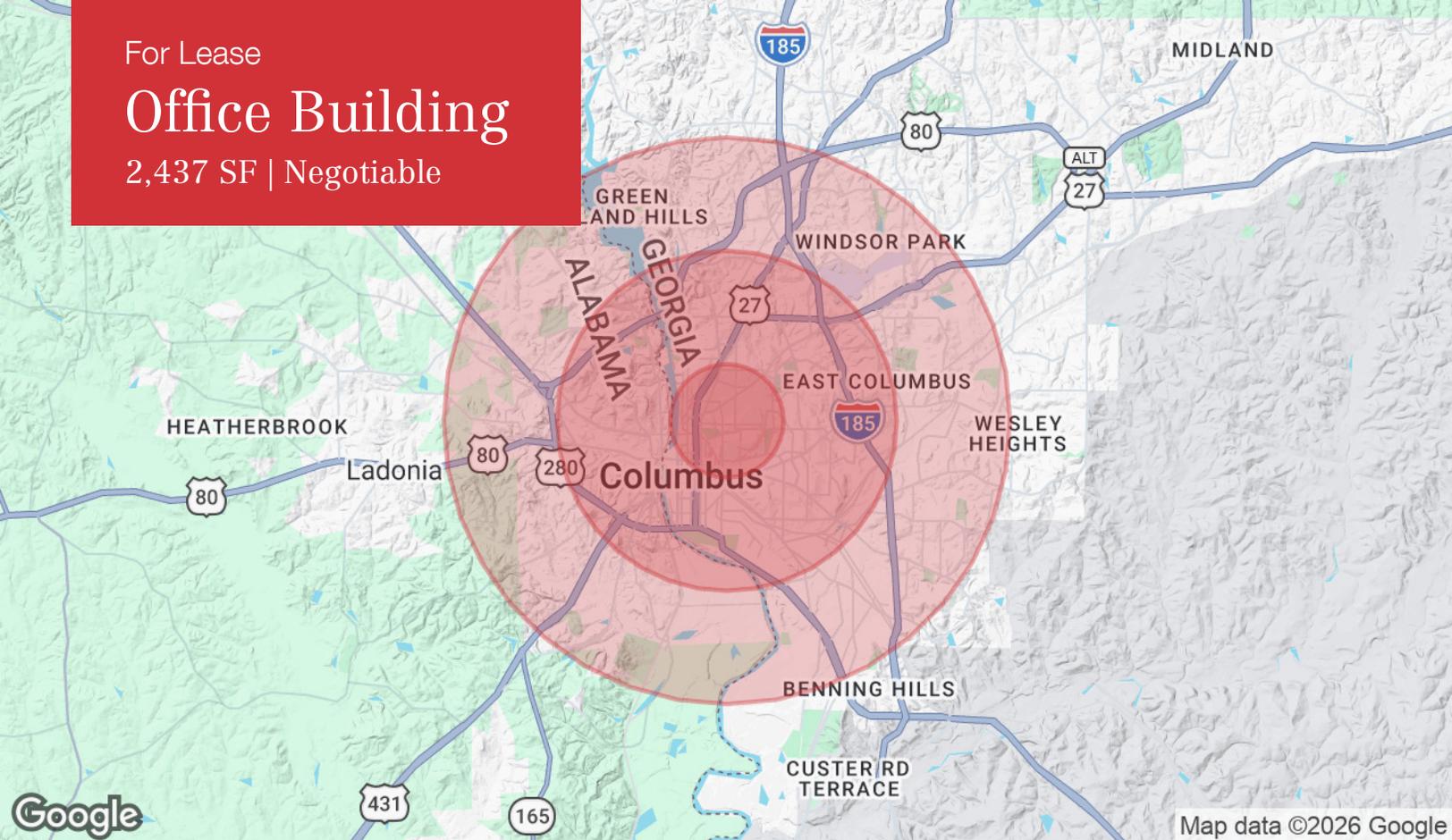
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,610	67,857	138,988
Average Age	37.7	35.4	35.5
Average Age (Male)	37.1	32.6	33.6
Average Age (Female)	40.0	37.2	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,174	28,856	57,703
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$33,152	\$42,108	\$46,956
Average House Value		\$162,416	\$148,235

2020 American Community Survey (ACS)