

## Downtown Office Space

900 2nd Avenue Columbus, Georgia 31901

### Property Overview

Multi-Tenant location suited well for an attorney's office or tax office since property is across the street from the Government Center.

Property is in the heart of Uptown Columbus close to multiple restaurants, River Center and Springer Opera House.

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Building Size:</b>	4,600 SF
<b>Available SF:</b>	280 - 791 SF
<b>Lot Size:</b>	0.11 Acres

### For More Information

**Amy D. Gill, MICP, MRP**

O: 706 660 5418 x1009

agill@g2cre.com | GA #381793

### Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	280 - 791 SF	<b>Lease Rate:</b>	Negotiable

### Available Spaces

#### Suite Tenant Size (SF) Lease Type Lease Rate Description

Suite 1	Available	791 SF	Modified Gross	Negotiable	Multi-Tenant location suited well for an attorney's office or tax office since property is across the street from the Government Center. Property is in the heart of Uptown Columbus close to multiple restaurants, River Center and Springer Opera House.
Suite 2	Available	280 SF	Modified Gross	Negotiable	Multi-Tenant location suited well for an attorney's office or tax office since property is across the street from the Government Center. Property is in the heart of Uptown Columbus close to multiple restaurants, River Center and Springer Opera House.





We 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 or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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

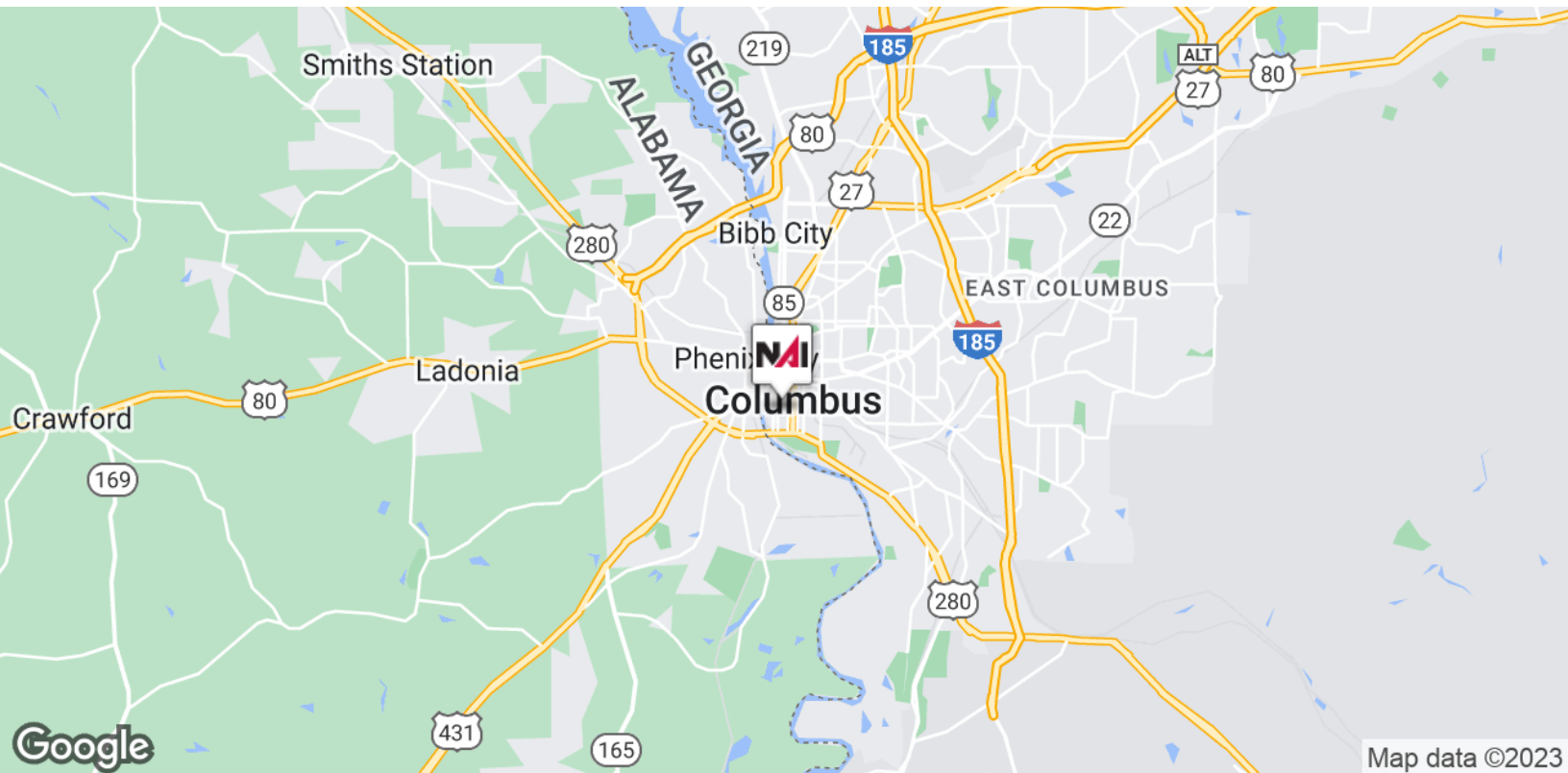
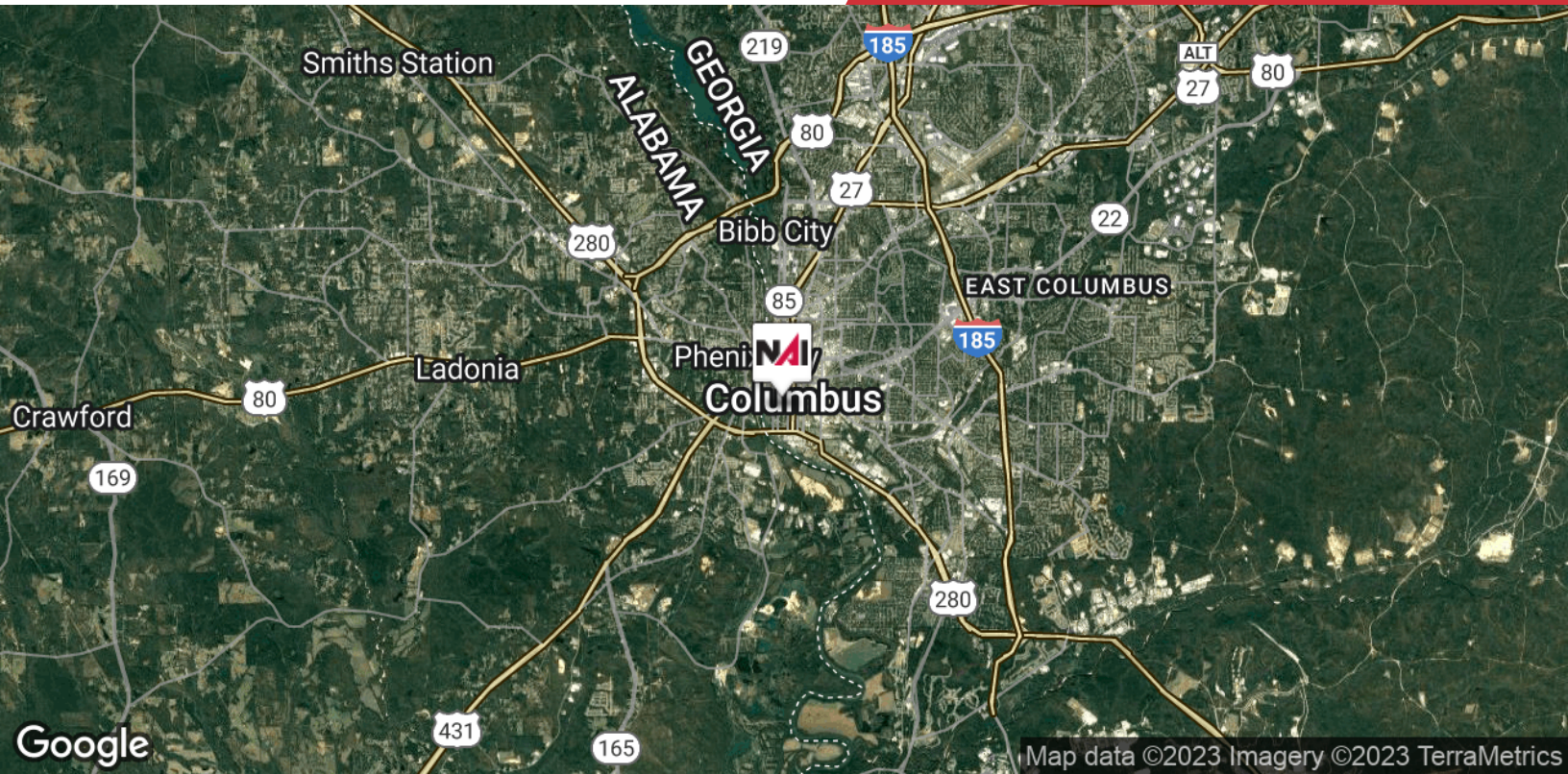




Map data ©2023 Imagery ©2023, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

We 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 or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

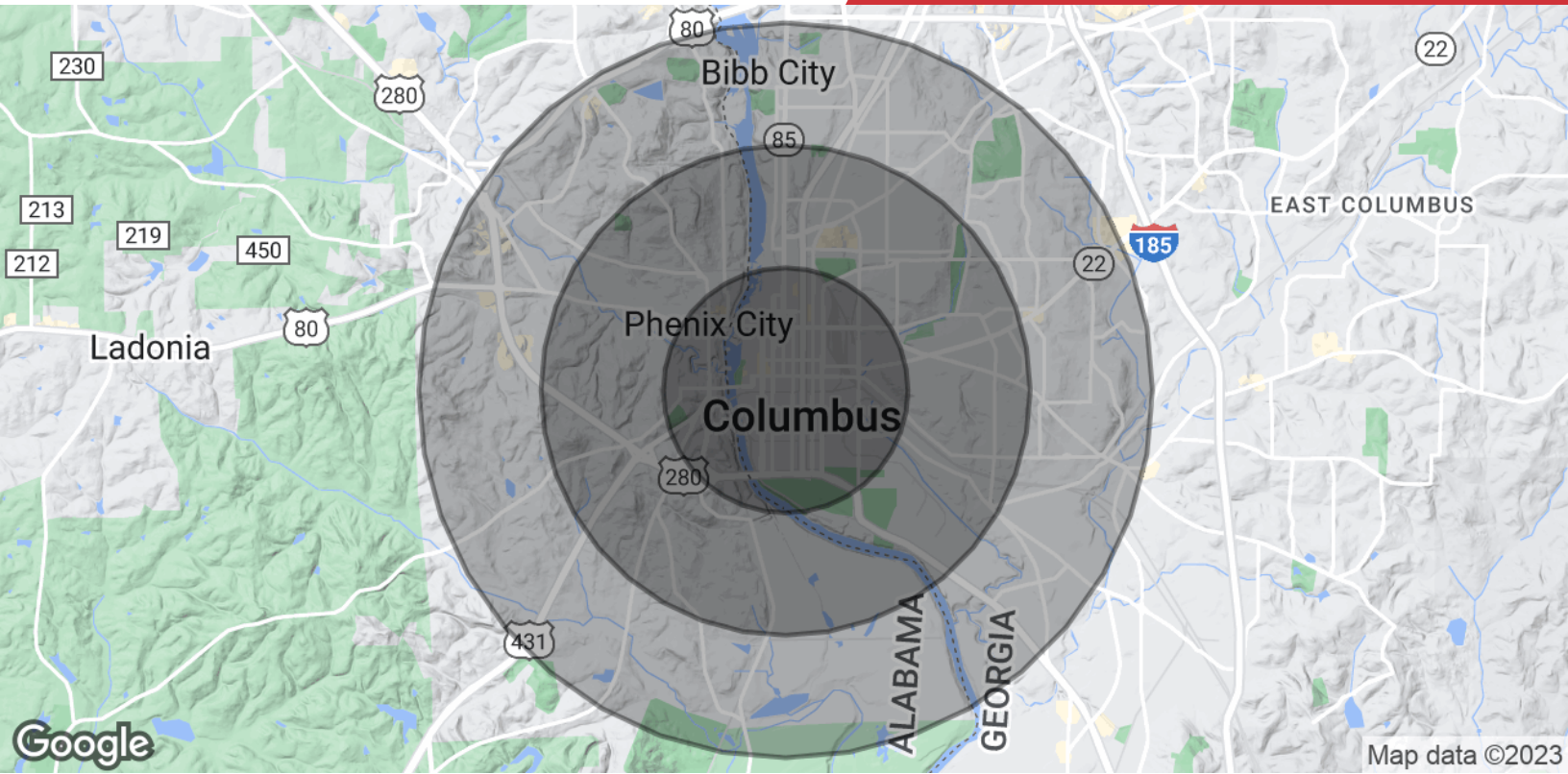




We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease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

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





**Population**

	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
<b>Total Population</b>	4,562	22,430	53,710
<b>Average Age</b>	32.8	37.4	36.9
<b>Average Age (Male)</b>	31.5	34.7	33.9
<b>Average Age (Female)</b>	33.5	38.2	38.8

**Households & Income**

	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
<b>Total Households</b>	2,679	13,202	28,626
<b># of Persons per HH</b>	1.7	1.7	1.9
<b>Average HH Income</b>	\$35,105	\$32,465	\$38,959
<b>Average House Value</b>	\$98,992	\$91,697	\$94,900

\* Demographic data derived from 2020 ACS - US Census