

For Lease

Office Building

818 - 15,956 SF | Negotiable



Midtown Medical Office

705 17th Street Columbus, GA 31901

Property Highlights

- Class "A" Medical Office Space
- Piedmont Columbus Regional Midtown Medical Campus
- Full-Service Lease (includes Power, Water & CAM)
- Onsite, Responsive Property Management Staff

Property Overview

Class "A" Medical Office building is located adjacent to the Piedmont Columbus Regional Midtown Medical Campus. Multi-tenant, multi-story, elevator-served building.

Variety of spaces in various buildings on the medical campus. Call Broker for more details.

Offering Summary

Lease Rate:	Negotiable
Building Size:	67,484 SF
Available SF:	818 - 15,956 SF
Lot Size:	2.63 Acres

Spaces	Lease Rate	Space Size
Suite 101	Negotiable	3,201 SF
Suite 201	Negotiable	1,711 SF
Suite 300	Negotiable	15,956 SF
Suite 402	Negotiable	818 SF
Suite 410	Negotiable	1,962 SF

For More Information

Jack Hayes, SIOR, CCIM, MICP

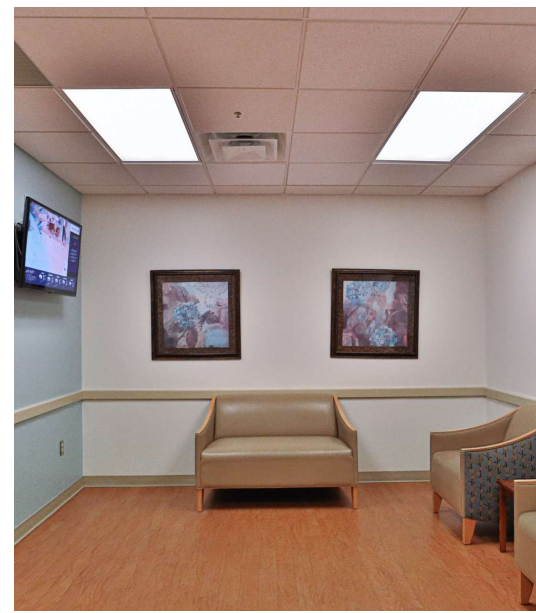
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Lease Information

Lease Type:	Full Service
Total Space:	818 - 15,956 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

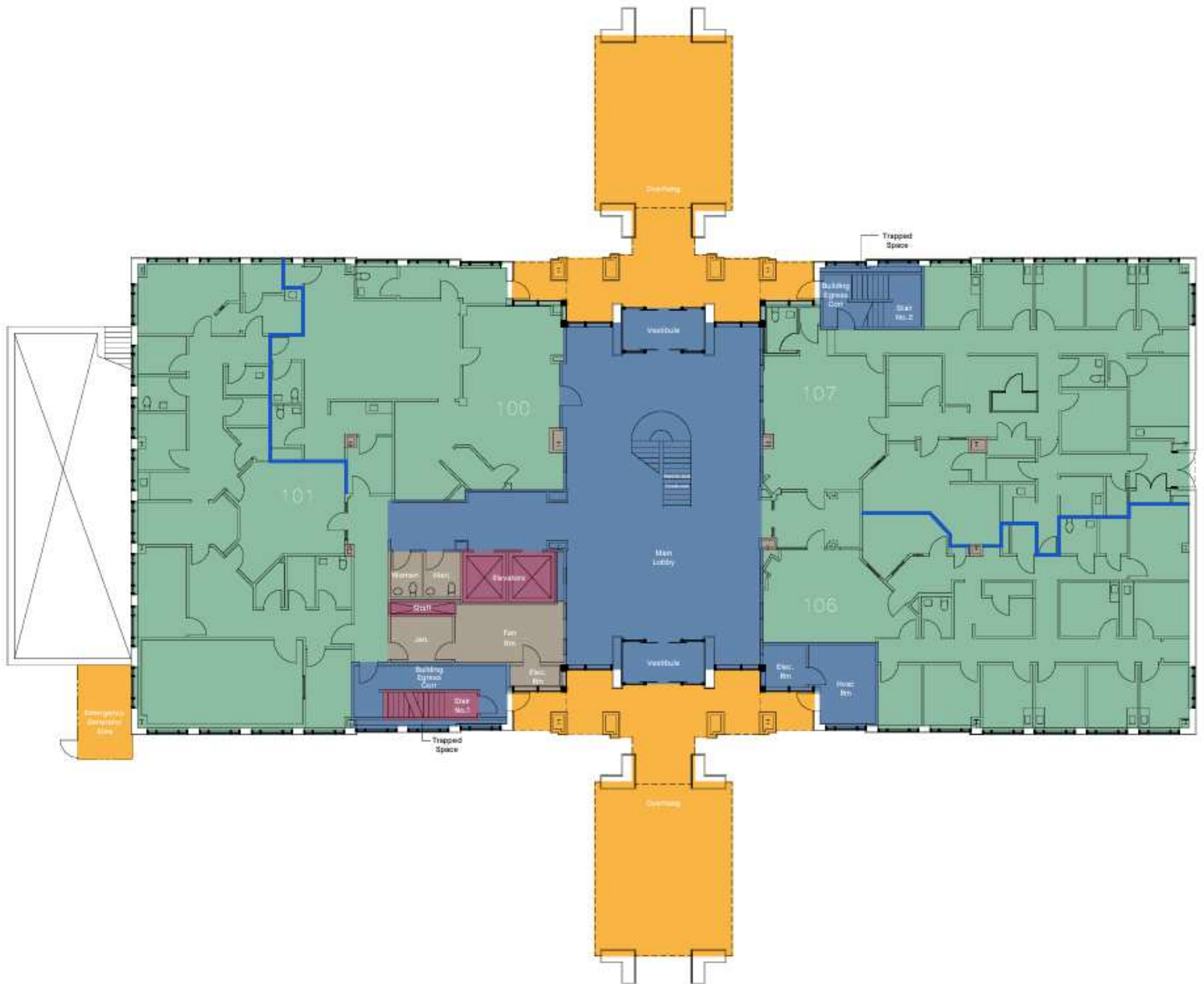
Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 101	Available	3,201 SF	Full Service	Negotiable	MRI/X-Ray space
Suite 201	Available	1,711 SF	Full Service	Negotiable	Unfinished space located on the 2nd Floor located across from the TLC Management office. Presently configured with a waiting room, 4-private offices, and 2-bathrooms. VR Tour: https://tinyurl.com/2p8unk47
Suite 300	Available	15,956 SF	Full Service	Negotiable	-
Suite 402	Available	818 SF	Full Service	Negotiable	Large Waiting & Reception, Treatment Room & Private Office. VR Tour: https://tinyurl.com/59axjd2k
Suite 410	Available	1,962 SF	Full Service	Negotiable	-

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First Floor

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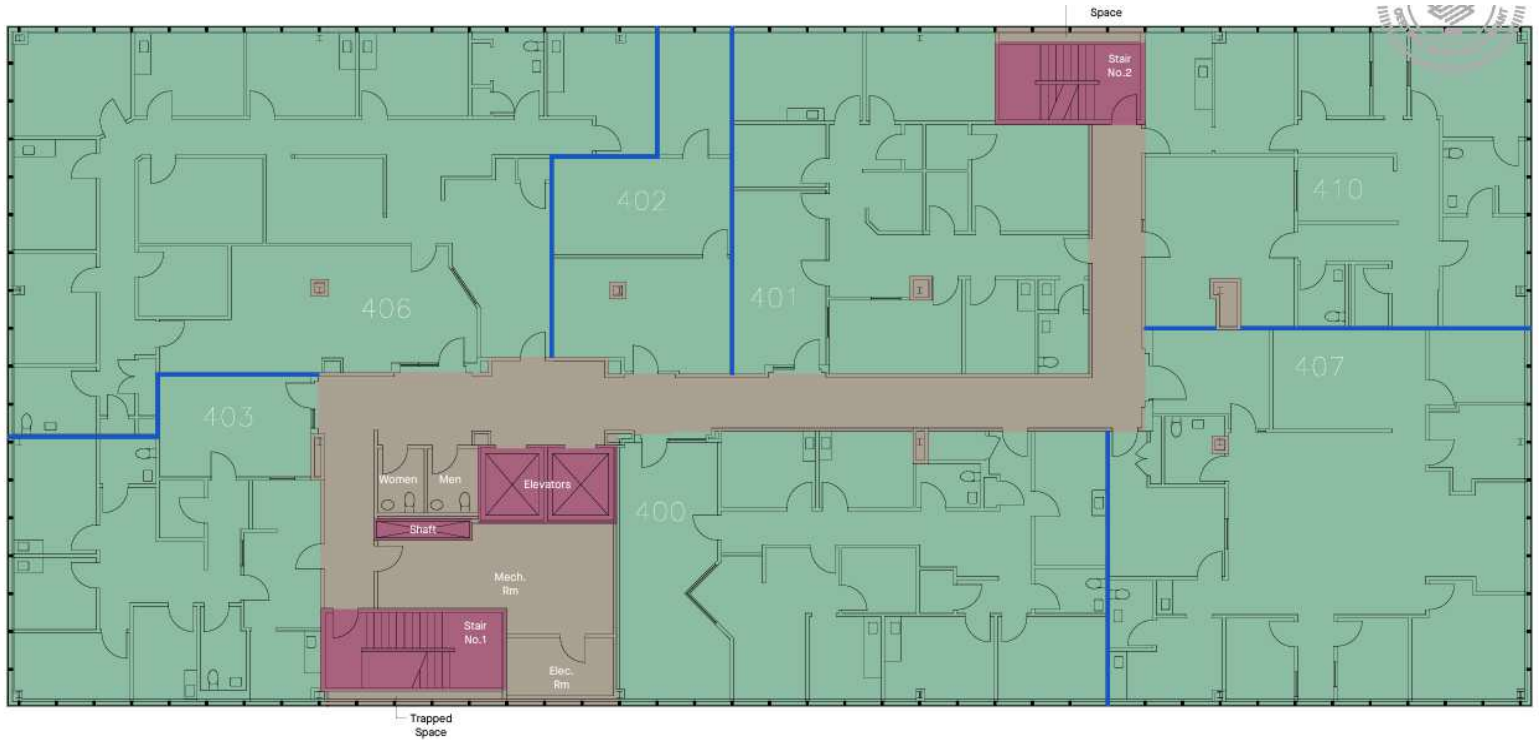


Second Floor

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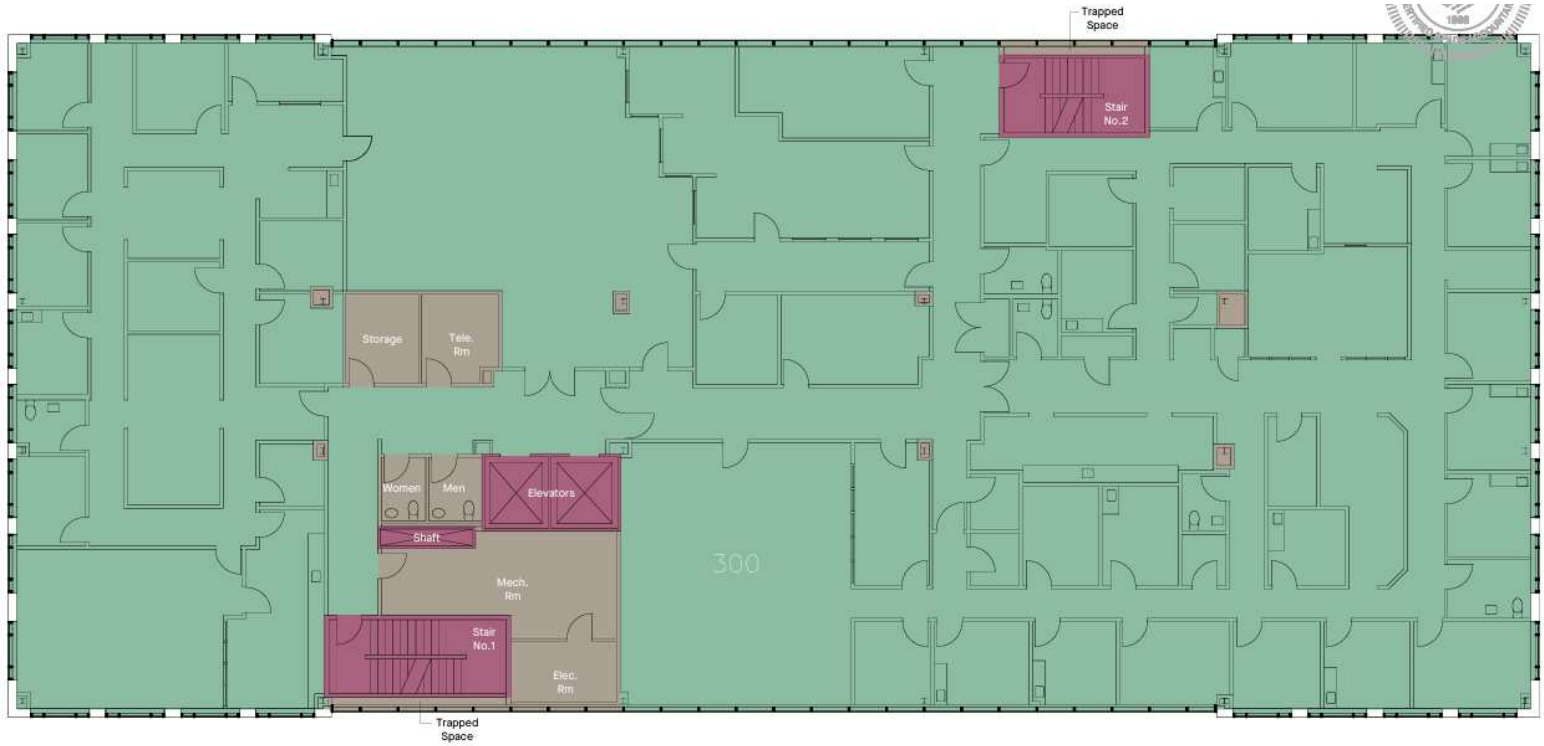


Fourth Floor

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Third Floor

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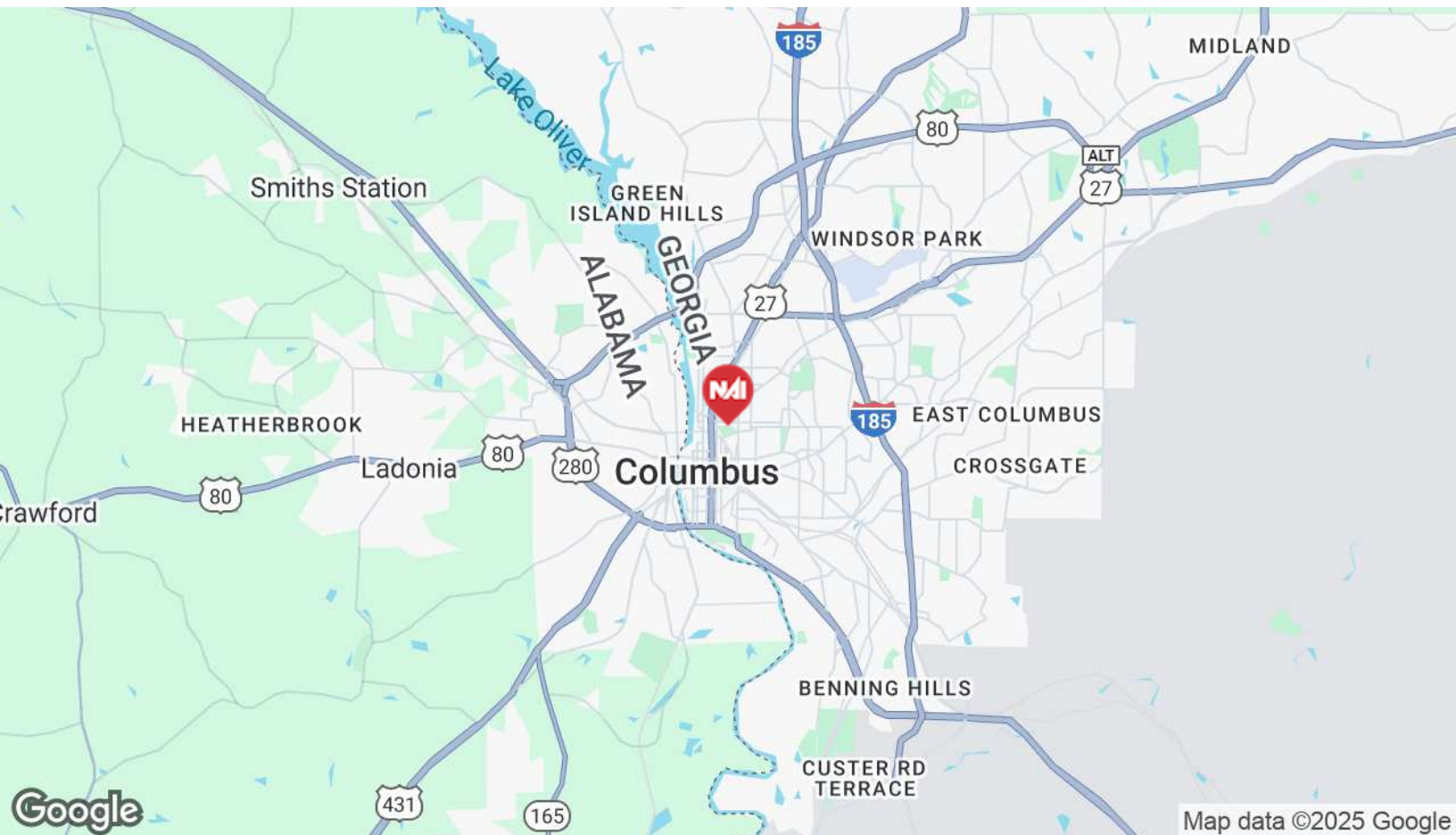
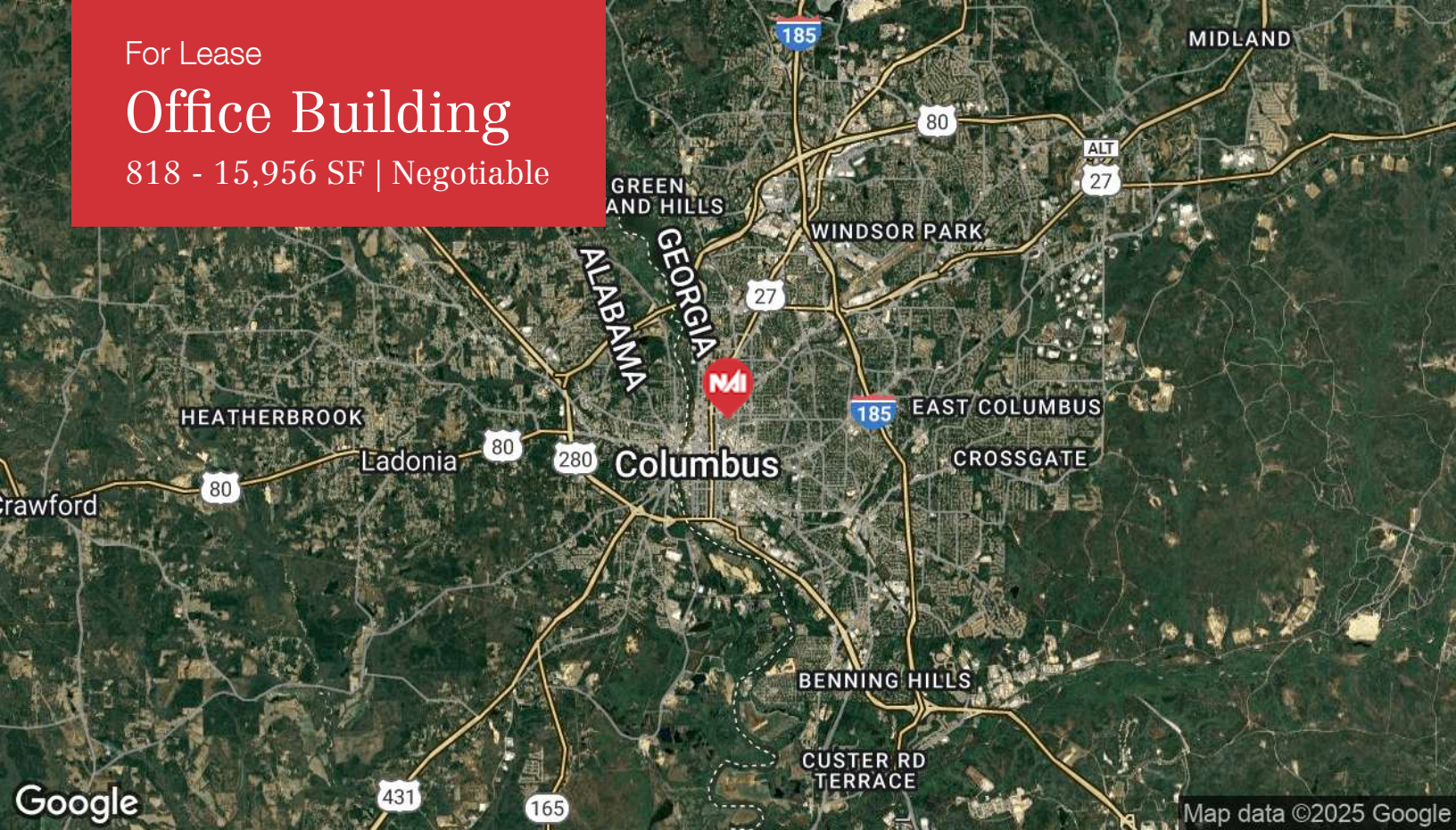


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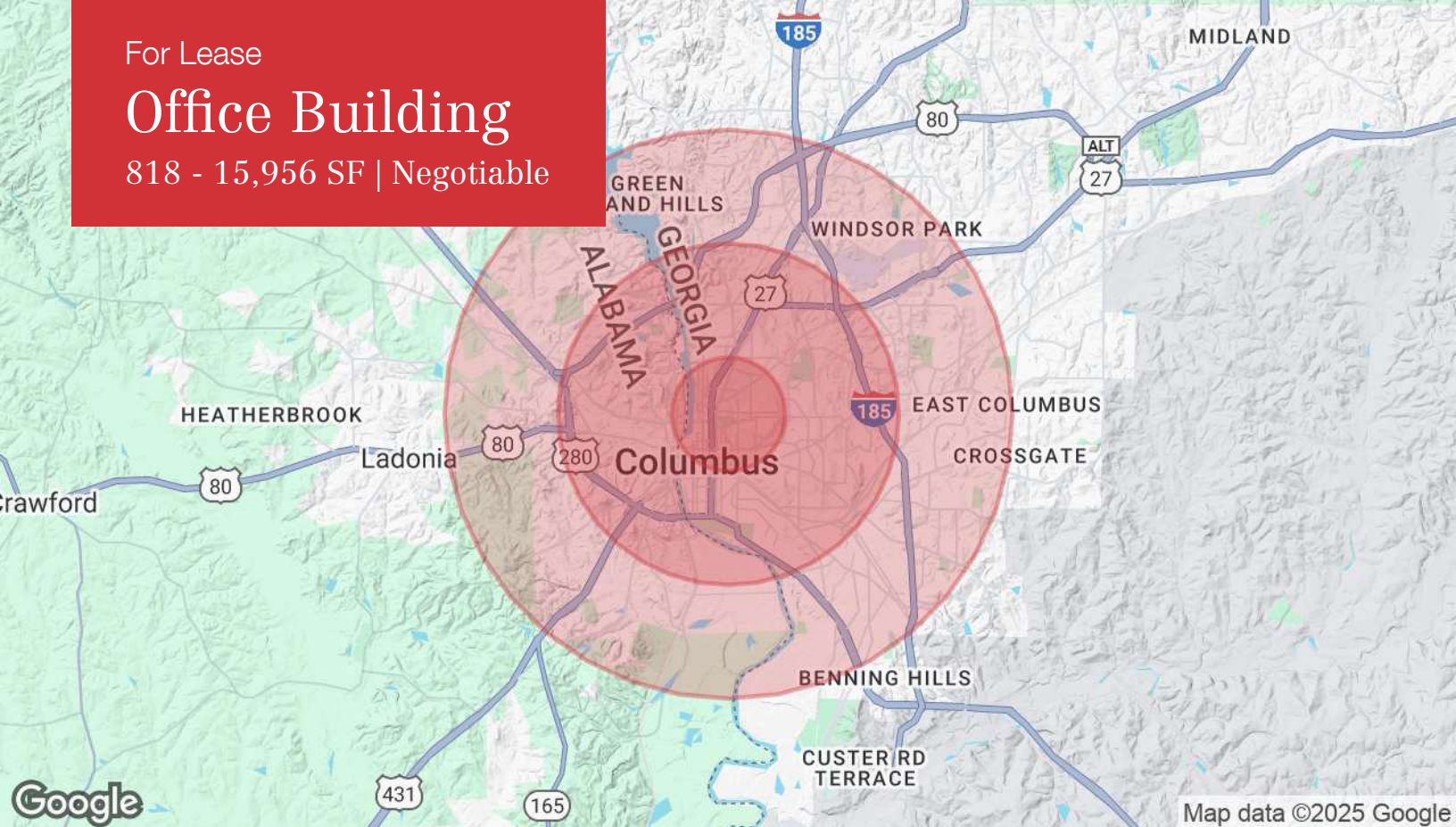
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,200	65,423	134,832
Average Age	37.2	35.5	35.4
Average Age (Male)	36.1	32.9	33.5
Average Age (Female)	39.0	37.3	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,739	27,876	55,957
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$28,416	\$42,098	\$46,623
Average House Value	\$83,368	\$164,088	\$147,304

* Demographic data derived from 2020 ACS - US Census