

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

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

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

### For More Information

**Jack Hayes, SIOR, CCIM, MICP**

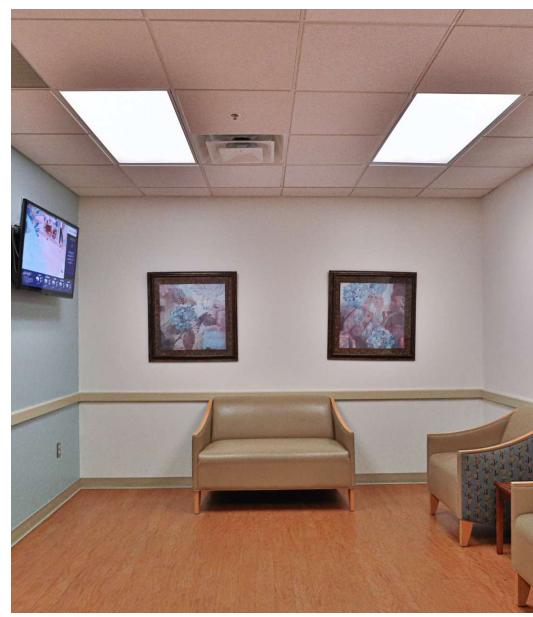
O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627

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## Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	818 - 15,956 SF	<b>Lease Rate:</b>	Negotiable

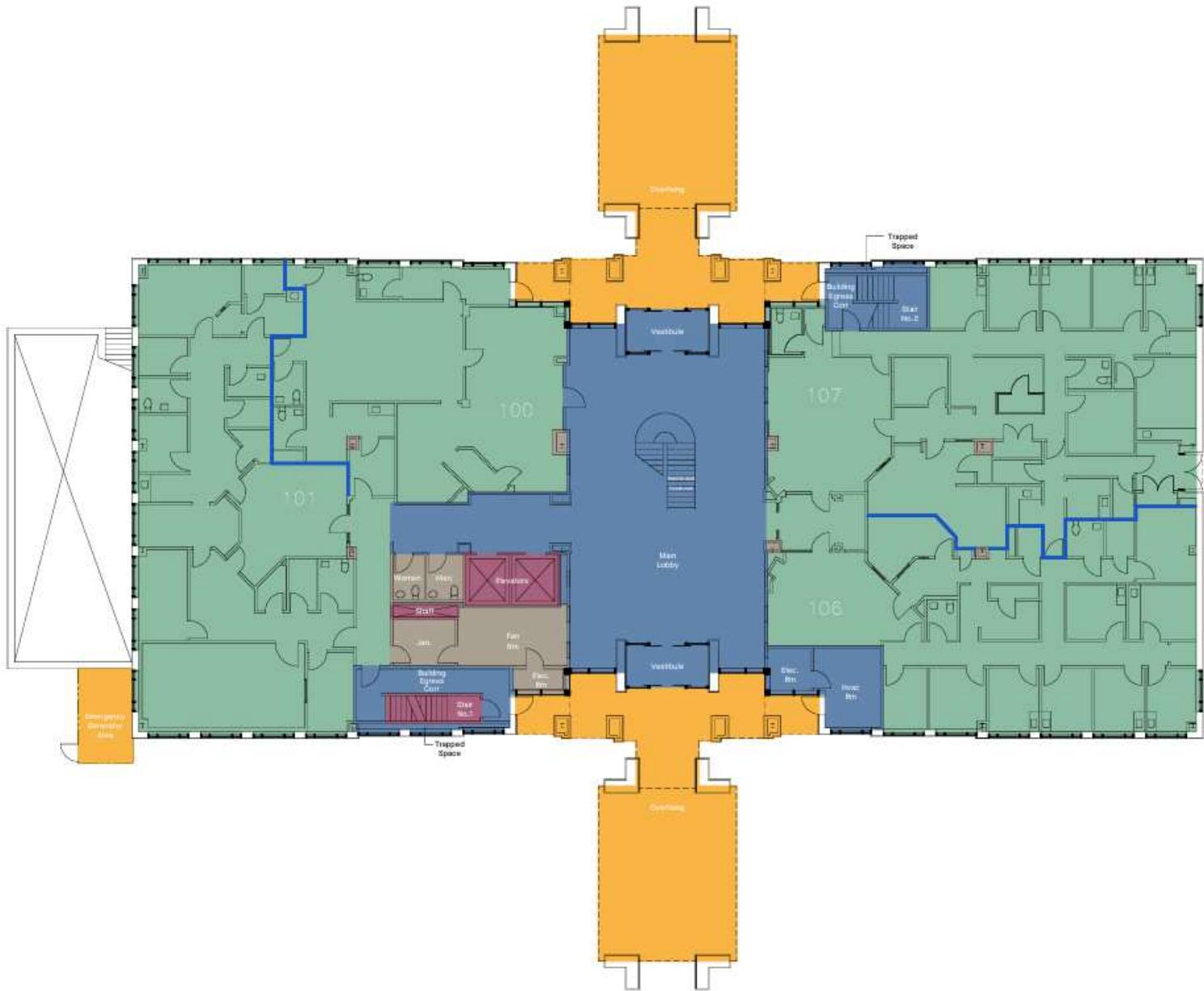
## Available Spaces

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: <a href="https://tinyurl.com/2p8unk47">https://tinyurl.com/2p8unk47</a>
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: <a href="https://tinyurl.com/59axjd2k">https://tinyurl.com/59axjd2k</a>
Suite 410	Available	1,962 SF	Full Service	Negotiable	-

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First Floor

**NAIG2 Commercial**

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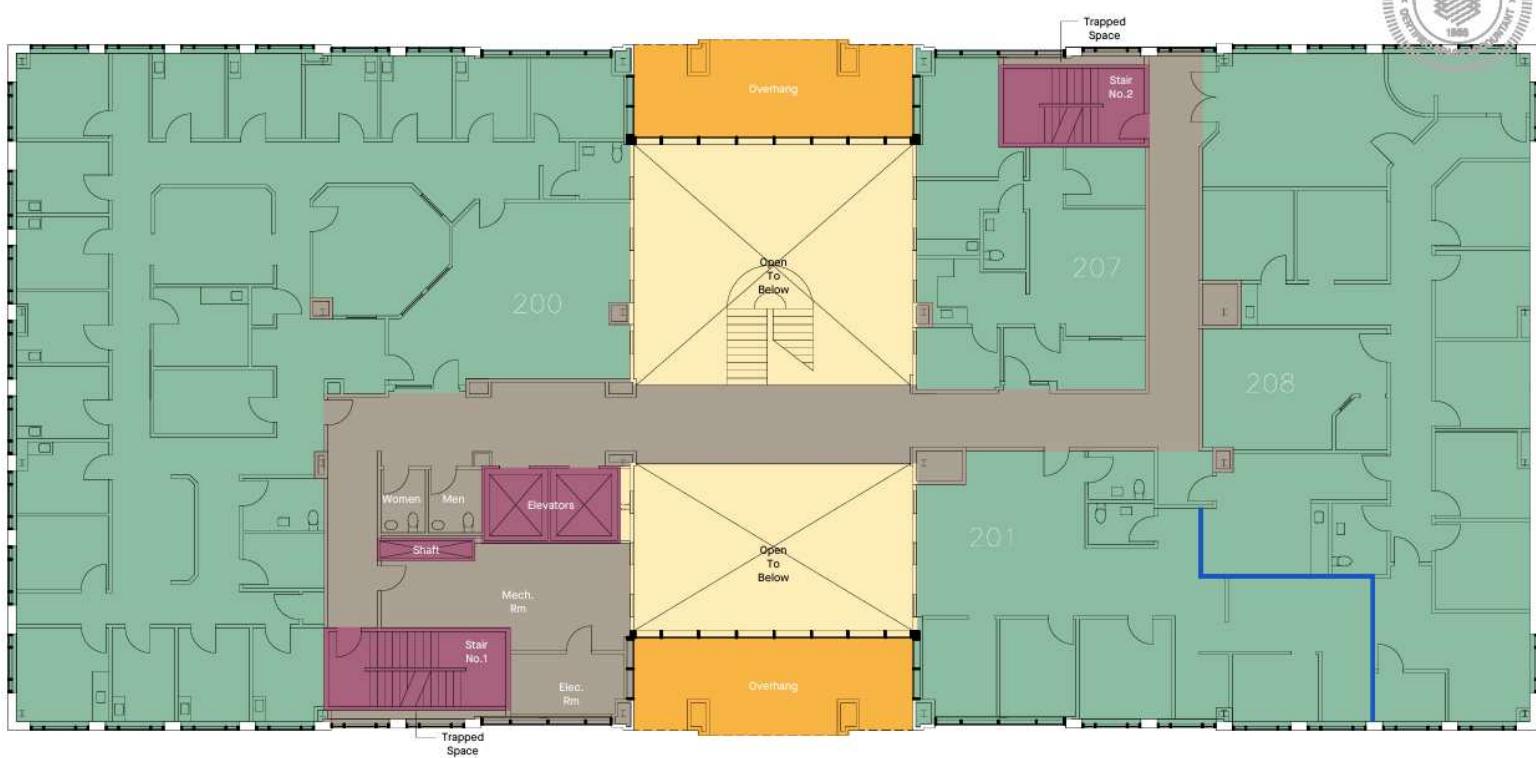
Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



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Second Floor

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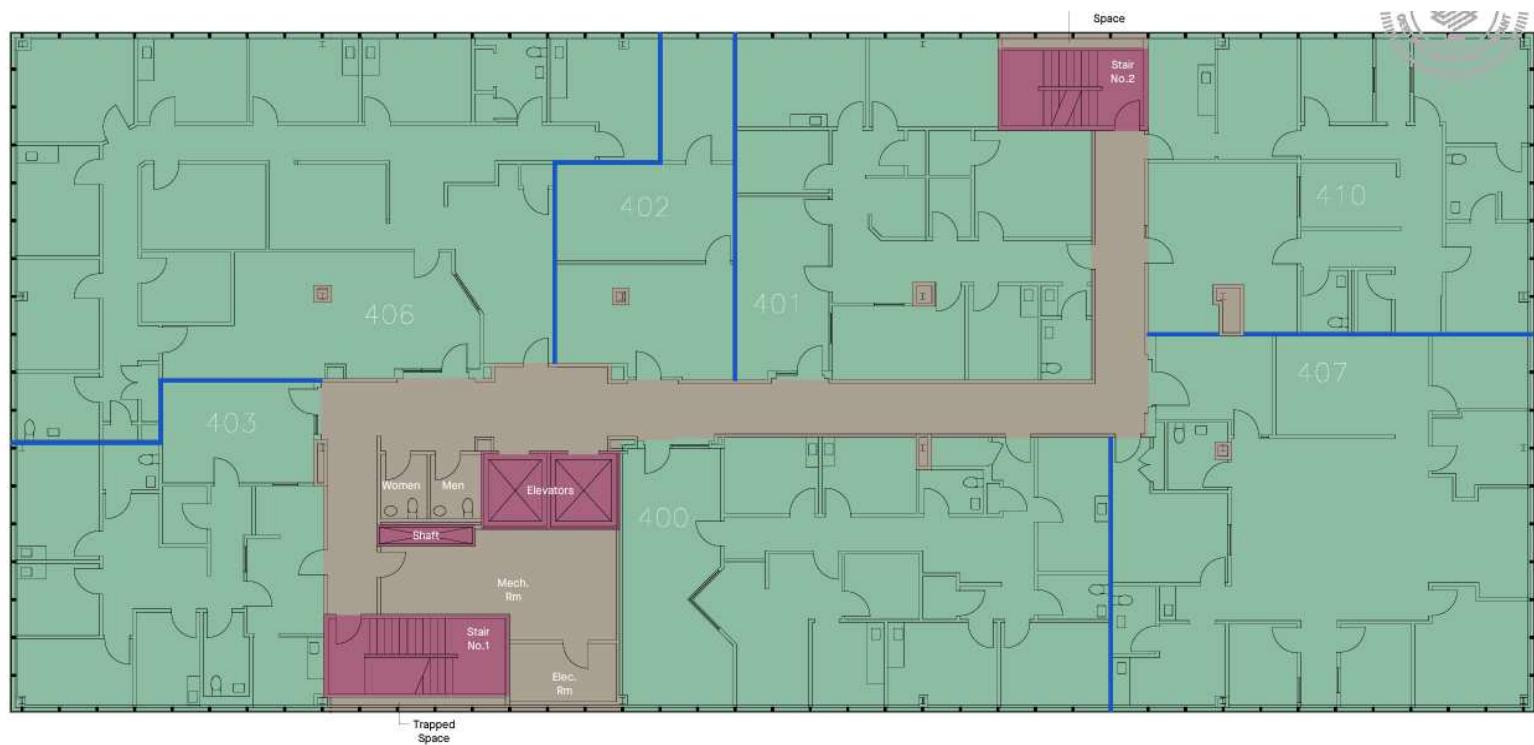
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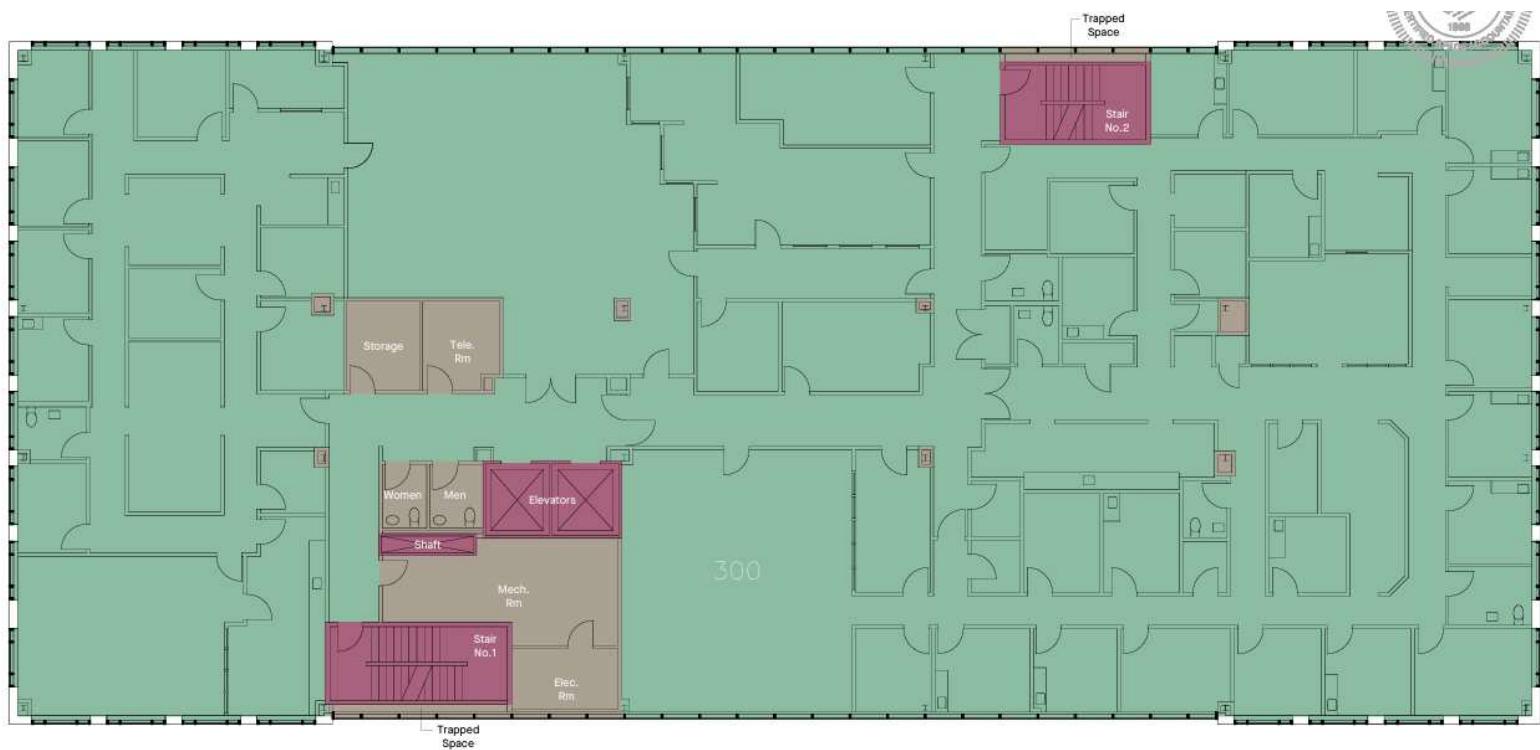


Fourth Floor

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Third Floor

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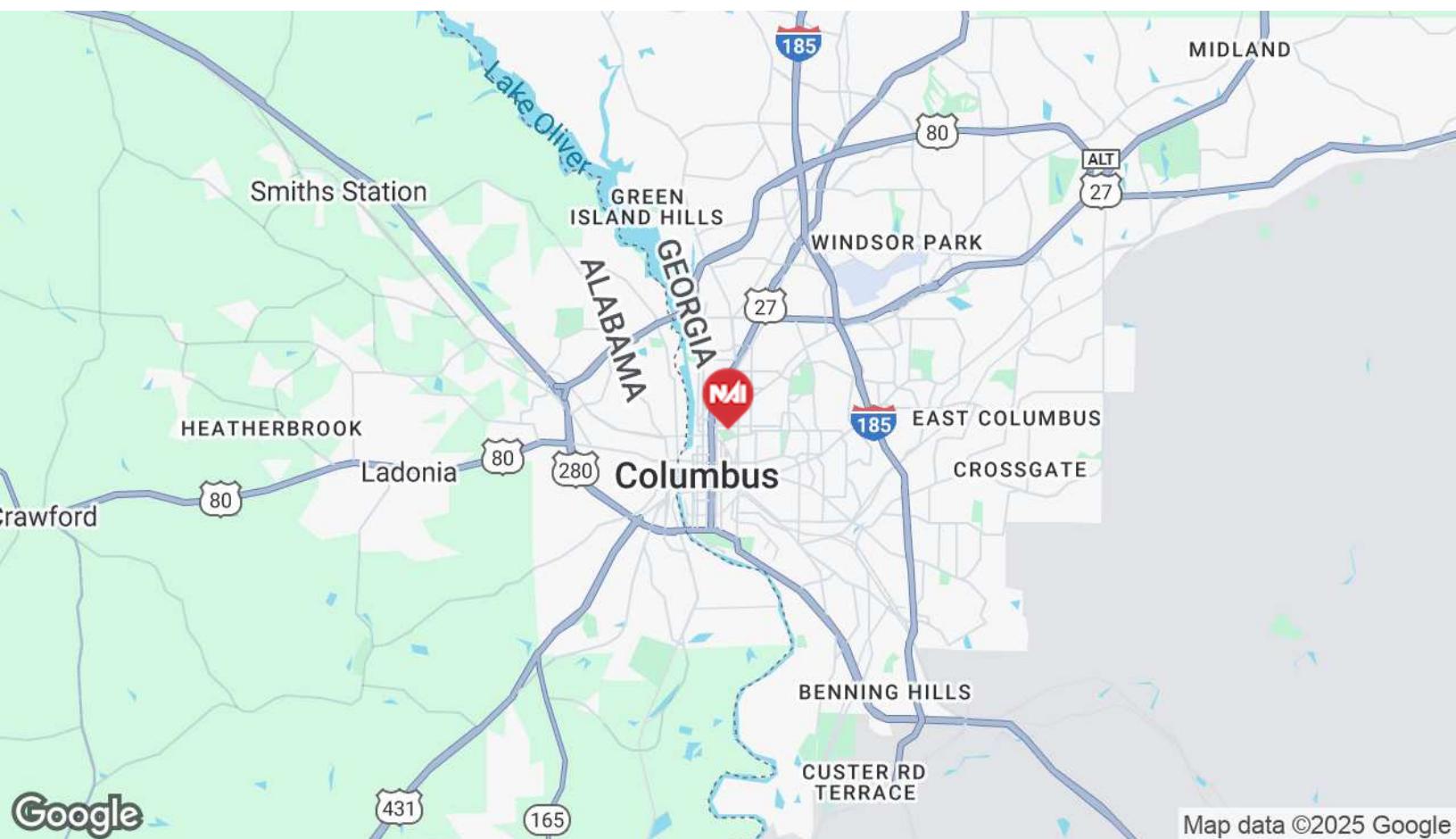
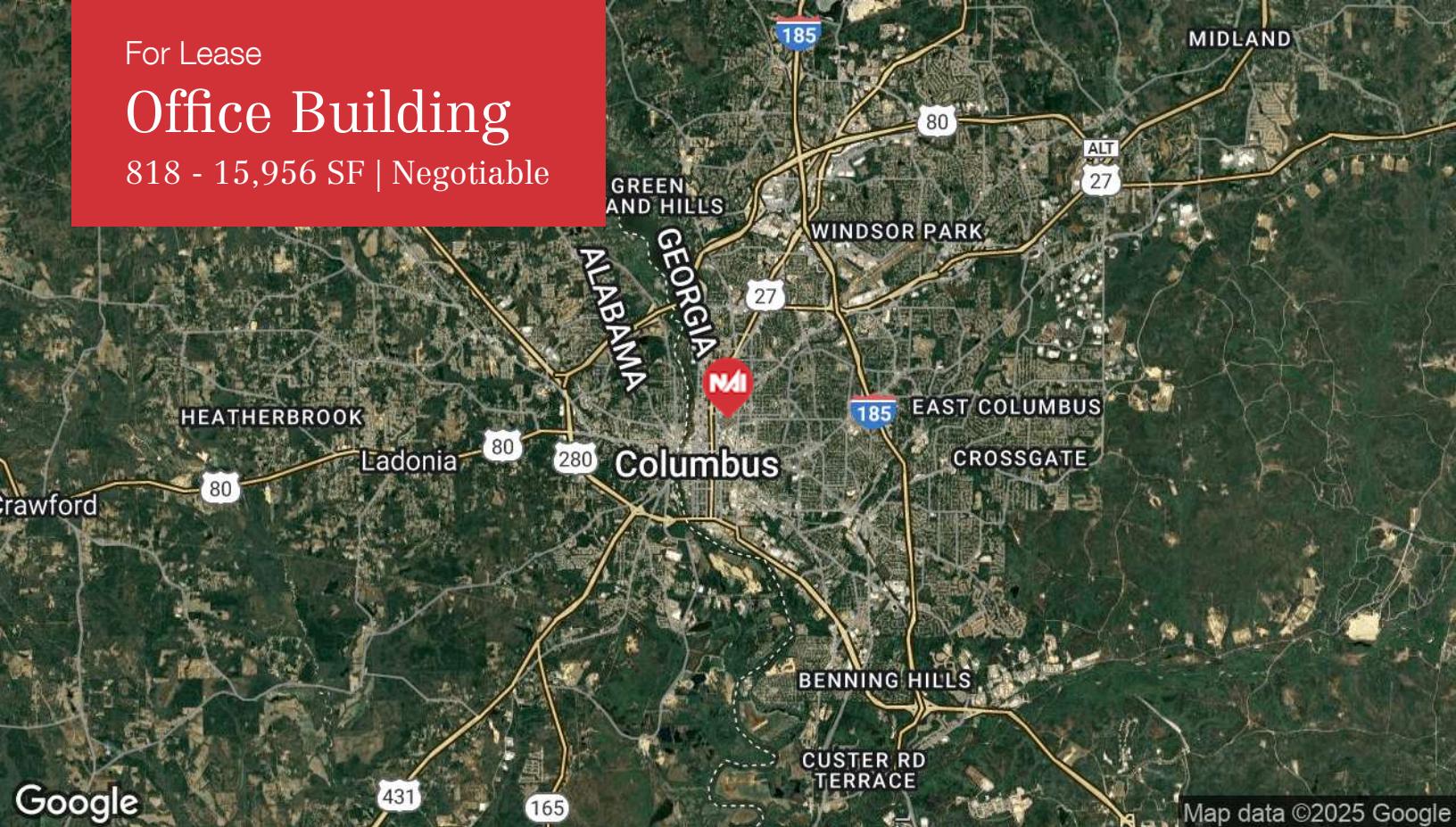


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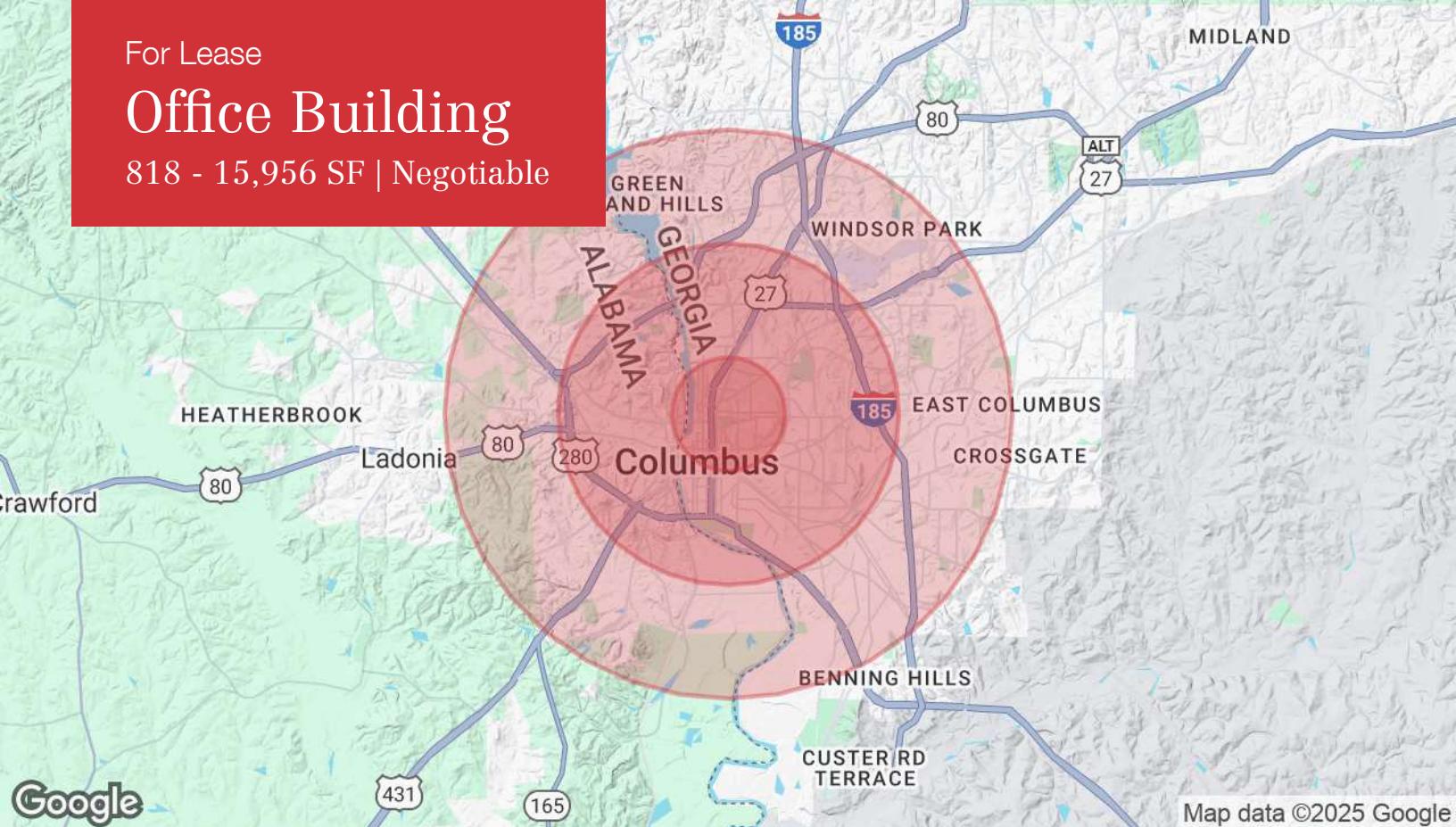
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	8,200	65,423	134,832
<b>Average Age</b>	37.2	35.5	35.4
<b>Average Age (Male)</b>	36.1	32.9	33.5
<b>Average Age (Female)</b>	39.0	37.3	36.9

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

\* Demographic data derived from 2020 ACS - US Census