



## Bentwood Office Suites

3228 University Avenue Columbus, Georgia 31907

### Property Overview

Bentwood Office Suites is a professionally property-managed, 10,750 SF total office space in 2 adjoining buildings. Suite sizes range from 625 SF to 1,800 SF.

Conveniently located in Mid-Columbus right down the street from Columbus State University, with easy access to I-185.

Contact Broker for more Details.

### Offering Summary

<b>Lease Rate:</b>	Varies per Suite
<b>Building Size:</b>	10,750 SF
<b>Available SF:</b>	650 SF

### For More Information

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

O: 706 660 5418 x1009

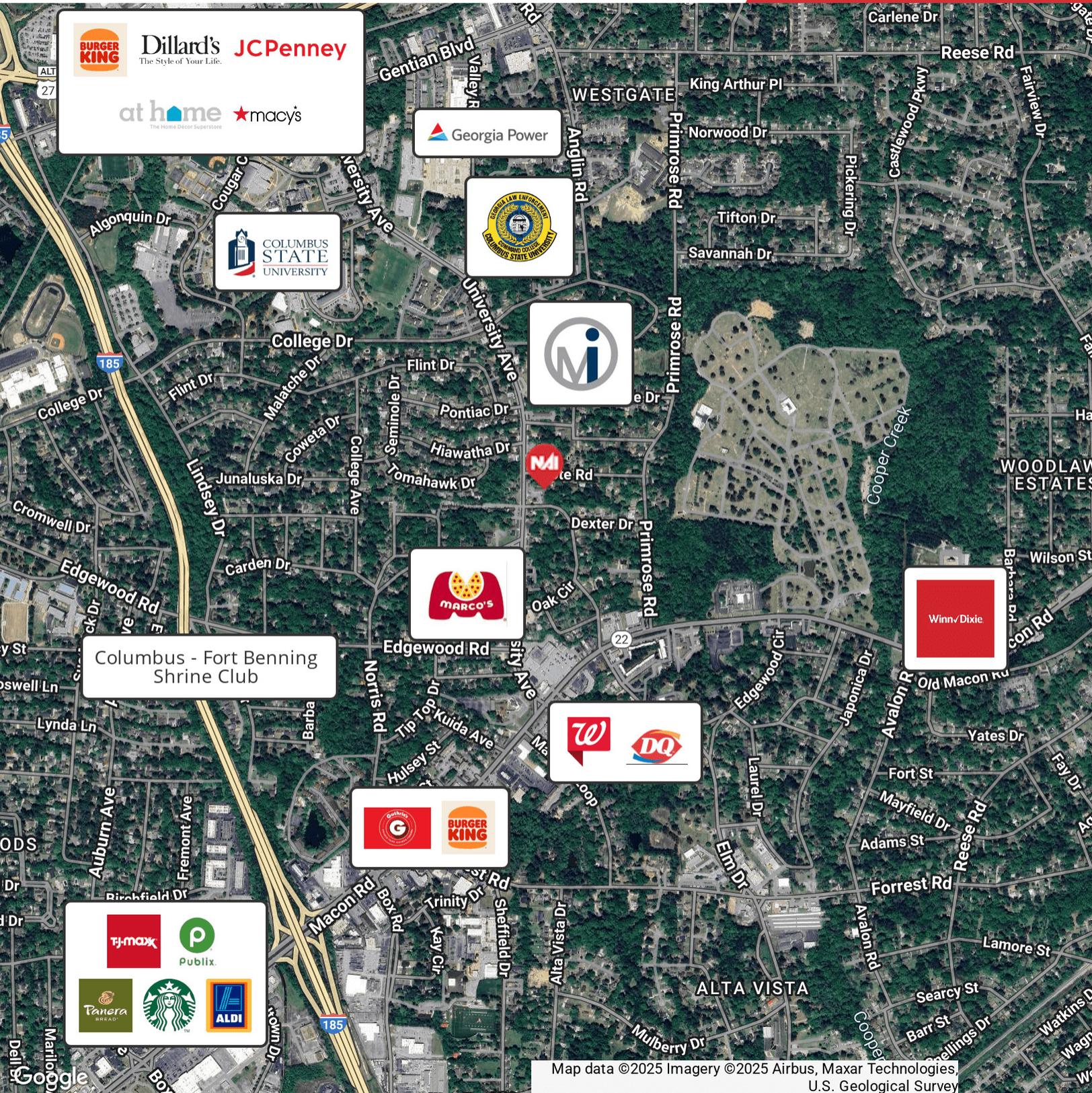
agill@g2cre.com | GA #381793

## Lease Information

<b>Lease Type:</b>	MG	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	650 SF	<b>Lease Rate:</b>	\$700.00 - \$750.00 per month

## Available Spaces

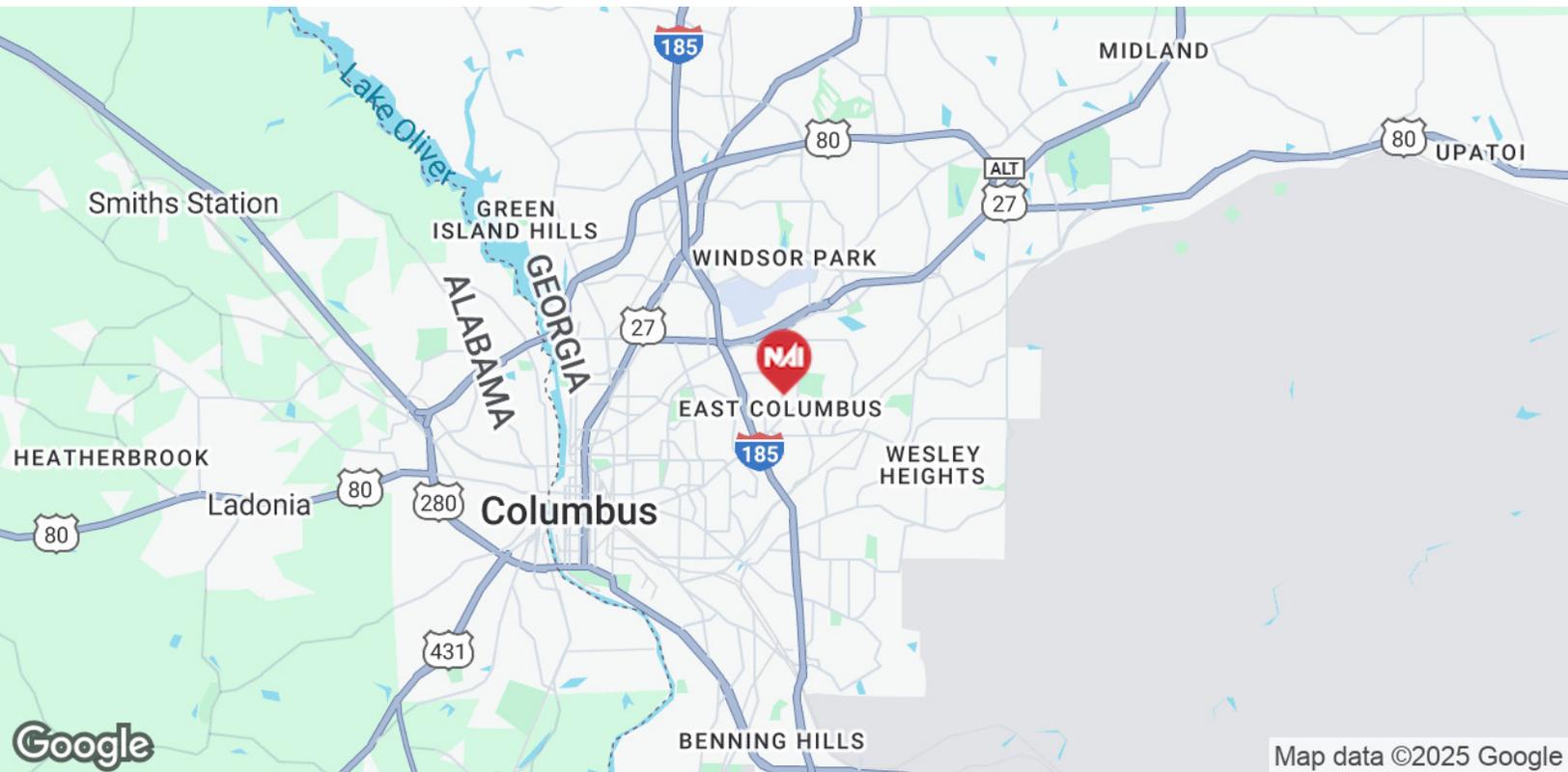
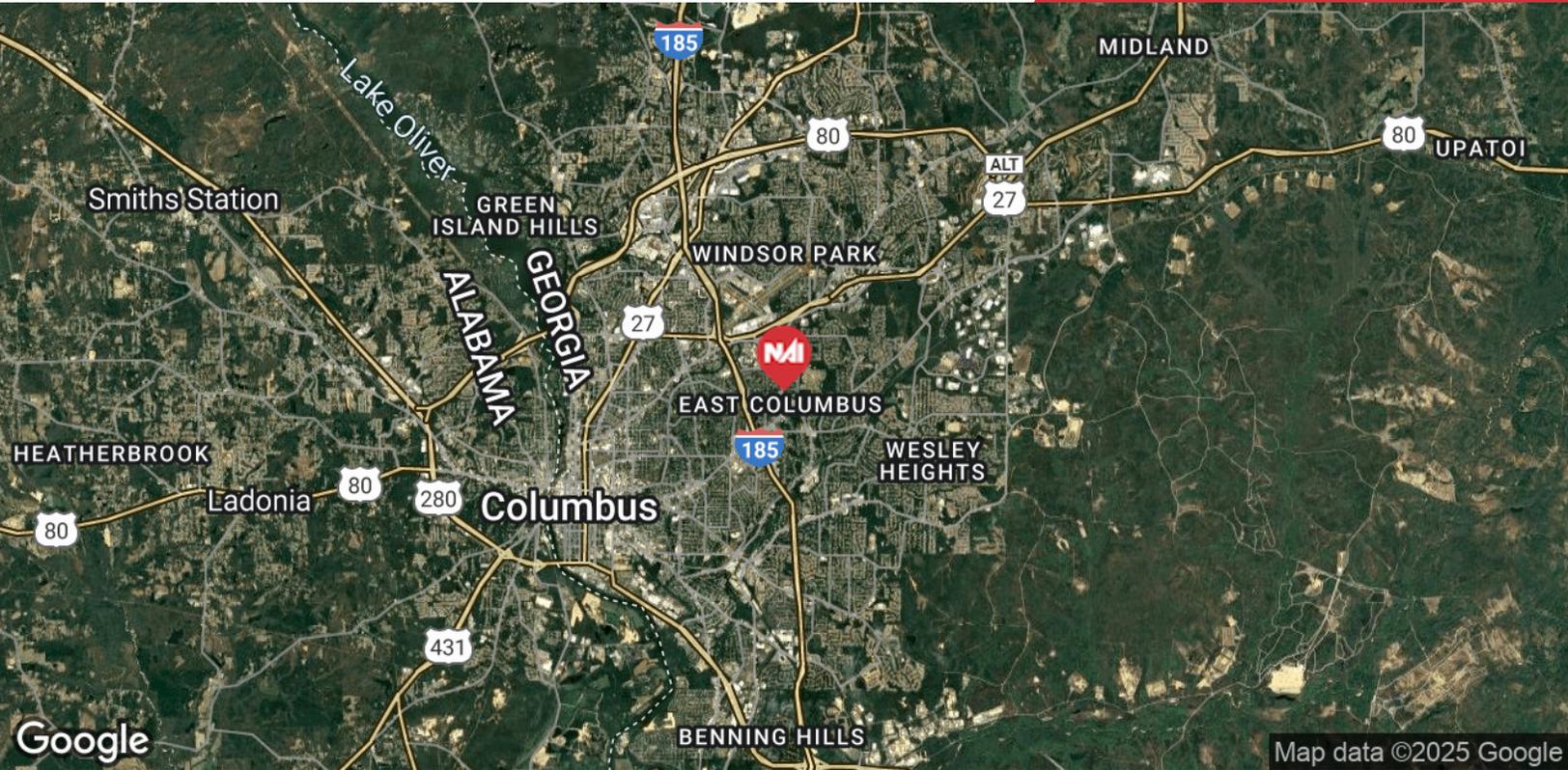
Suite Size	Lease Type	Description
105	650 SF Modified Gross	Suite 105 features an entry room and two private offices. The entry room also has a dividing wall that can be opened to make a large entry room and one private office. This space also includes a private bathroom and kitchenette. Leases for \$750/month with modified gross lease. Available 1/1/26.
206	650 SF Modified Gross	This suite features a single private office with a bathroom. Available for lease 12/1/25.



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, U.S. Geological Survey

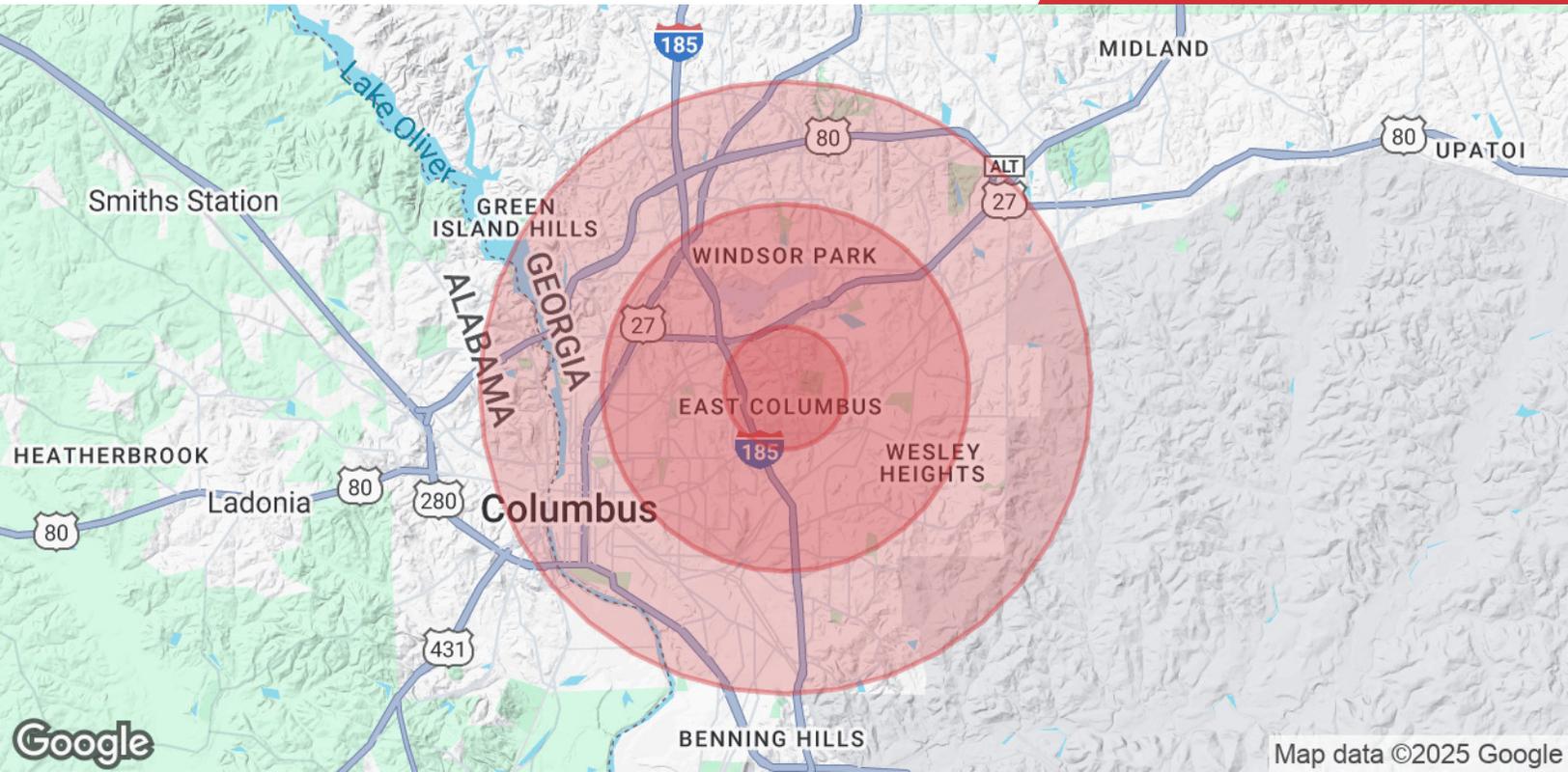
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,154	67,162	166,933
<b>Average Age</b>	28.1	36.3	35.8
<b>Average Age (Male)</b>	30.1	34.4	34.0
<b>Average Age (Female)</b>	27.5	37.8	38.0
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,663	28,670	68,211
<b># of Persons per HH</b>	2.7	2.3	2.4
<b>Average HH Income</b>	\$56,962	\$55,209	\$50,644
<b>Average House Value</b>	\$160,199	\$155,799	\$143,230

\* Demographic data derived from 2020 ACS - US Census

### Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.