



Special Purpose Office Space

4201 N Forrest St
Valdosta, Georgia 31605

Property Highlights

- Located on the Georgi Military College Campus
- Available for Sublease through 2031
- Full Service: Most Utilities & Expenses included
- Fire Suppression throughout
- Move-In ready.

Property Overview

Building "B" is 22,000 square feet and is available for sublease. Georgia Military College's lease is set to expire in the Summer of 2031. The building may be occupied within 30 days.

Offering Summary

Lease Rate:	\$16.00 SF/yr (Full Service)
Building Size:	22,000 SF
Available SF:	22,000 SF
Lease Type:	Full Service

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,574	15,669	25,613
Total Population	6,404	40,669	64,675

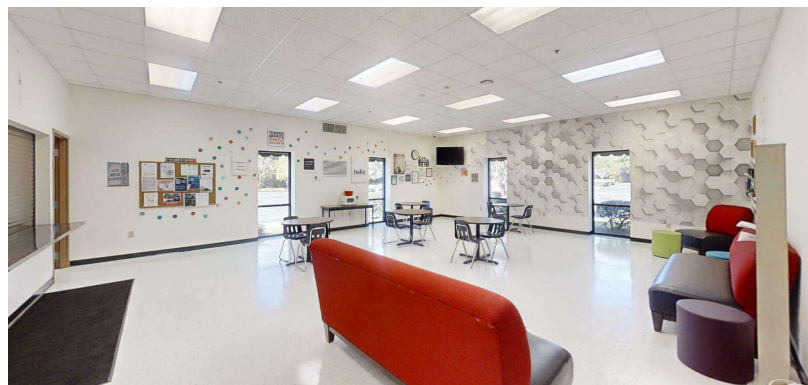
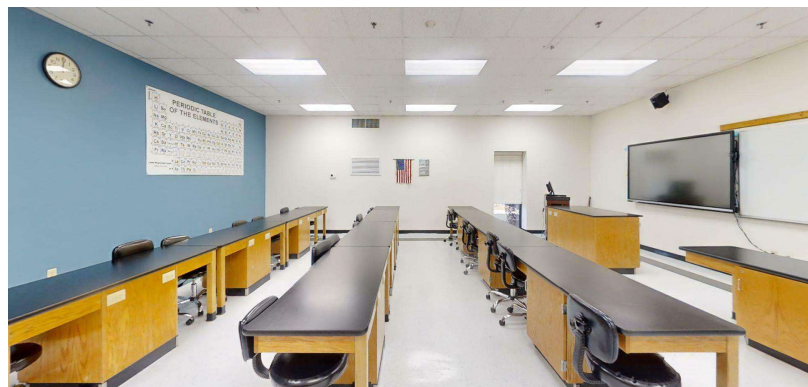
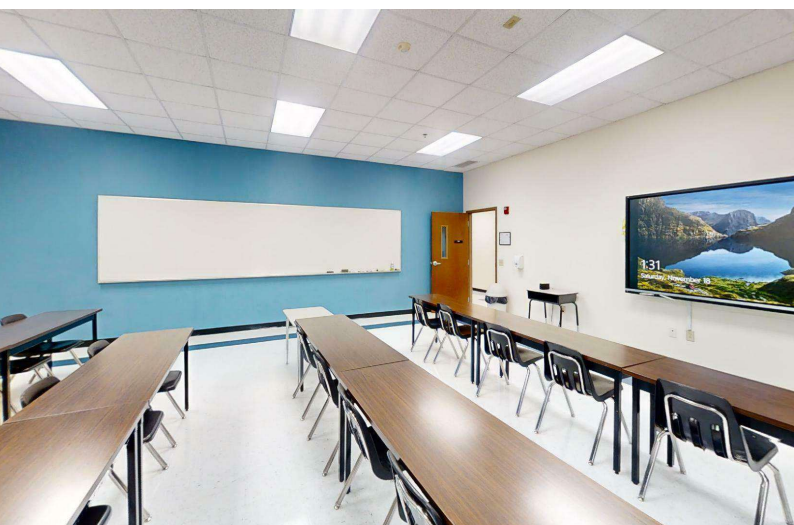
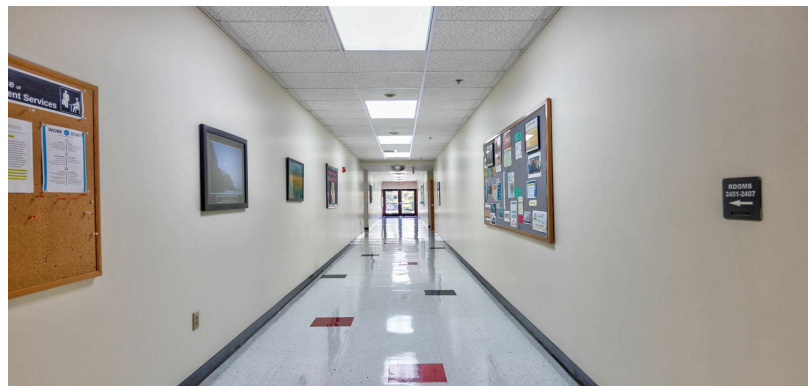
For More Information

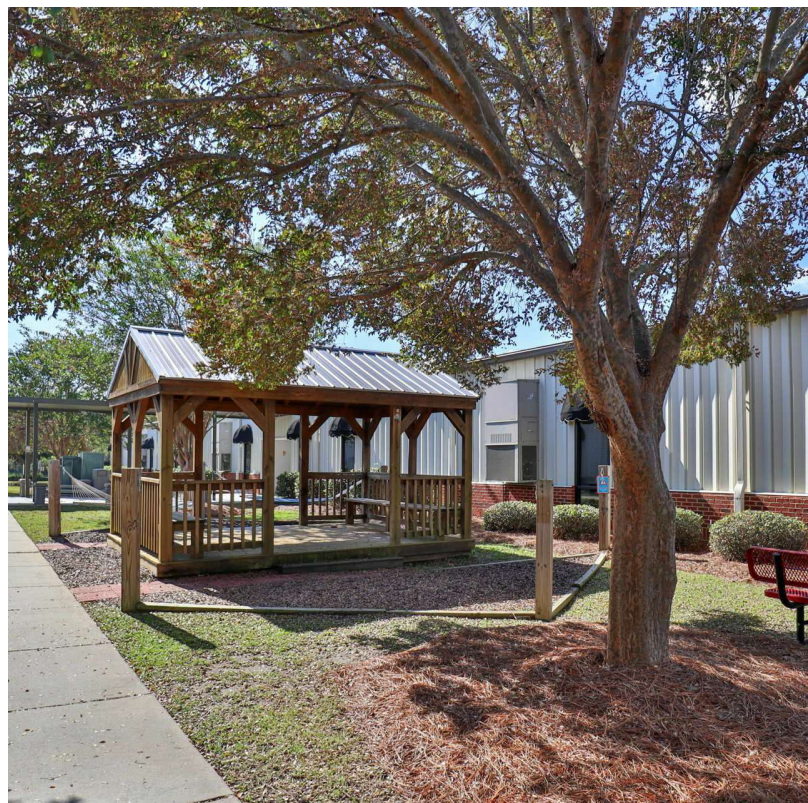
Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002
jhayes@g2cre.com | GA #336627

Amy D. Gill, MICP, MRP

O: 706 660 5418 x1009
agill@g2cre.com | GA #381793



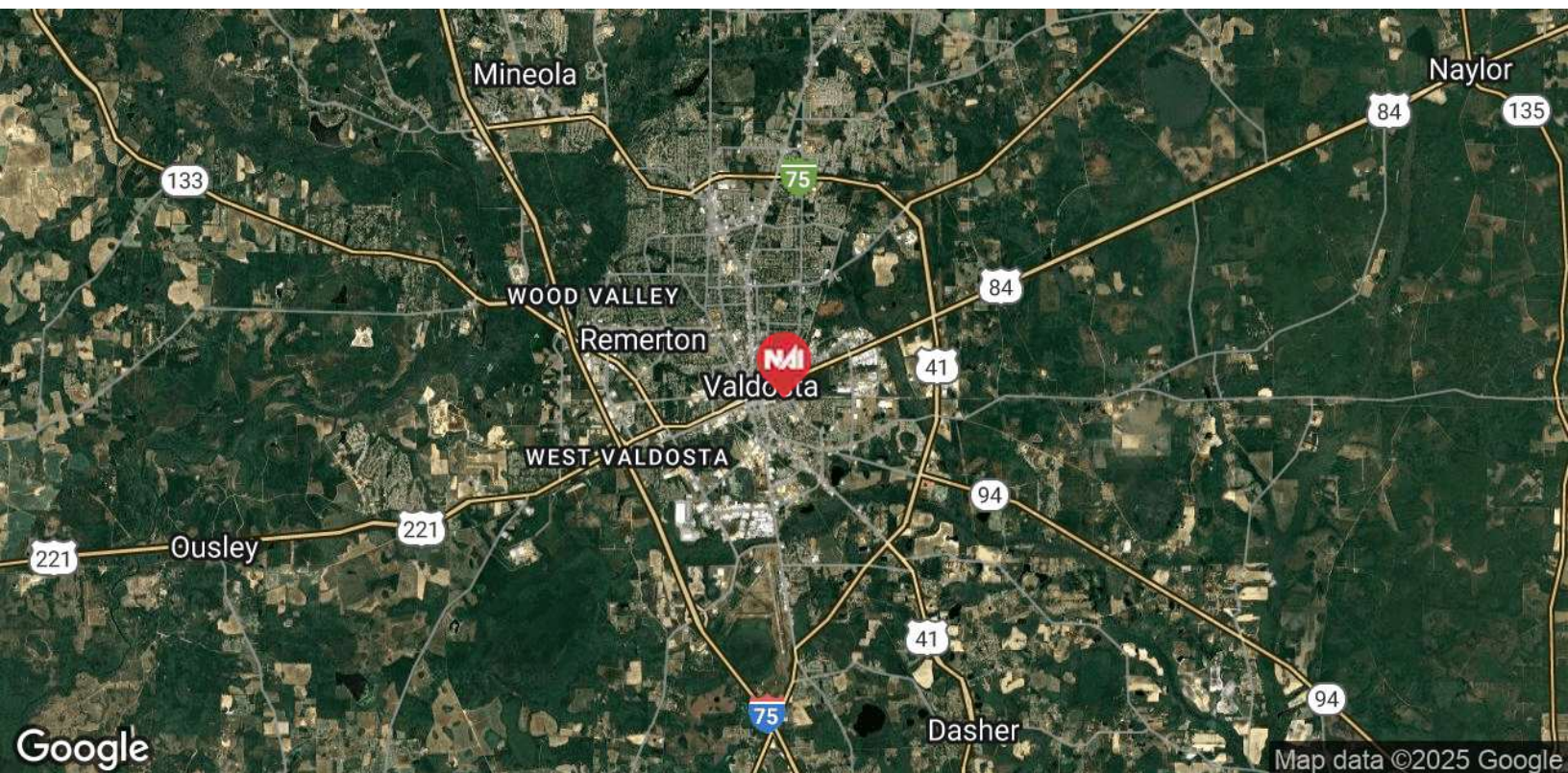
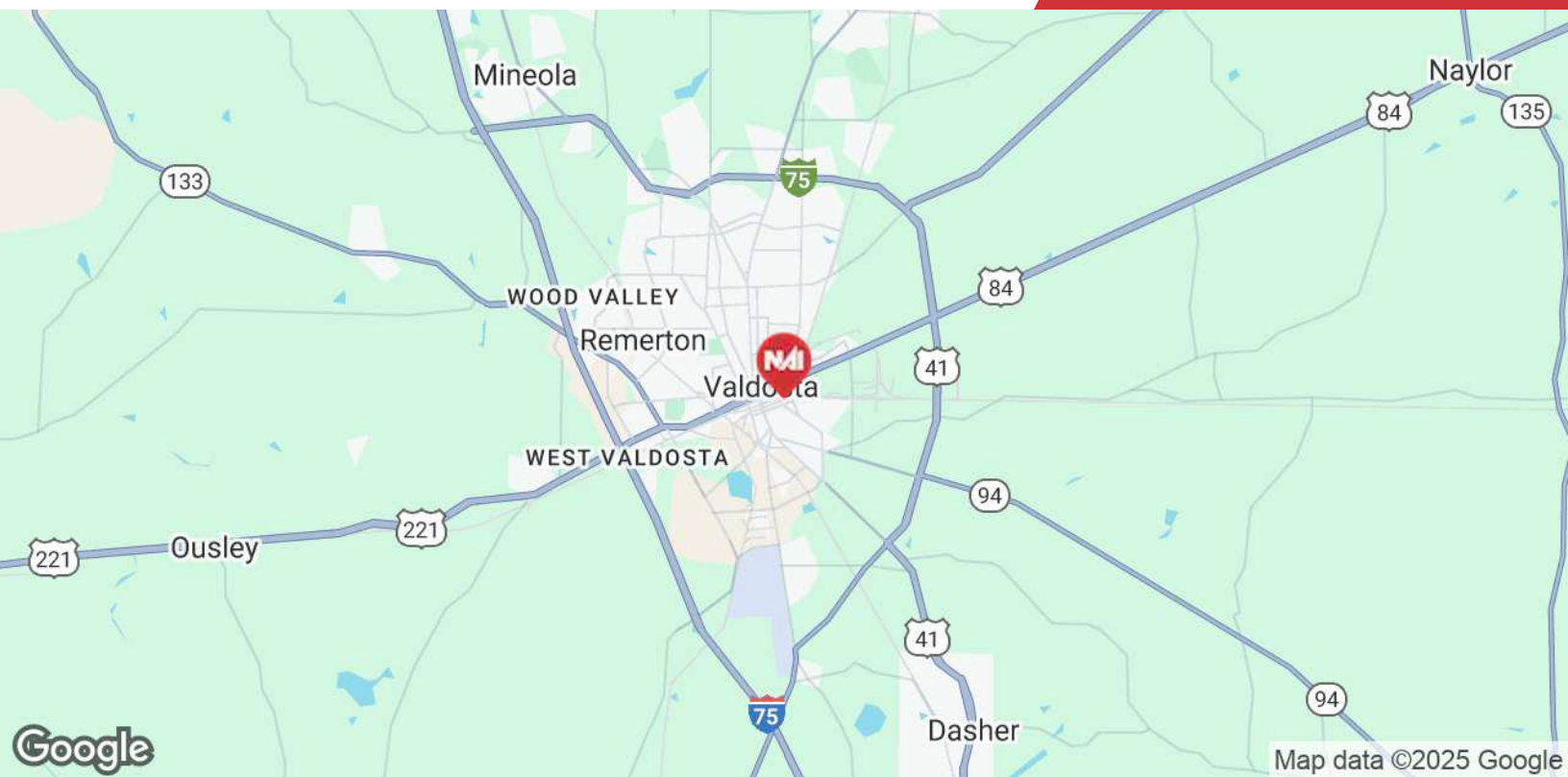


FLOOR 1



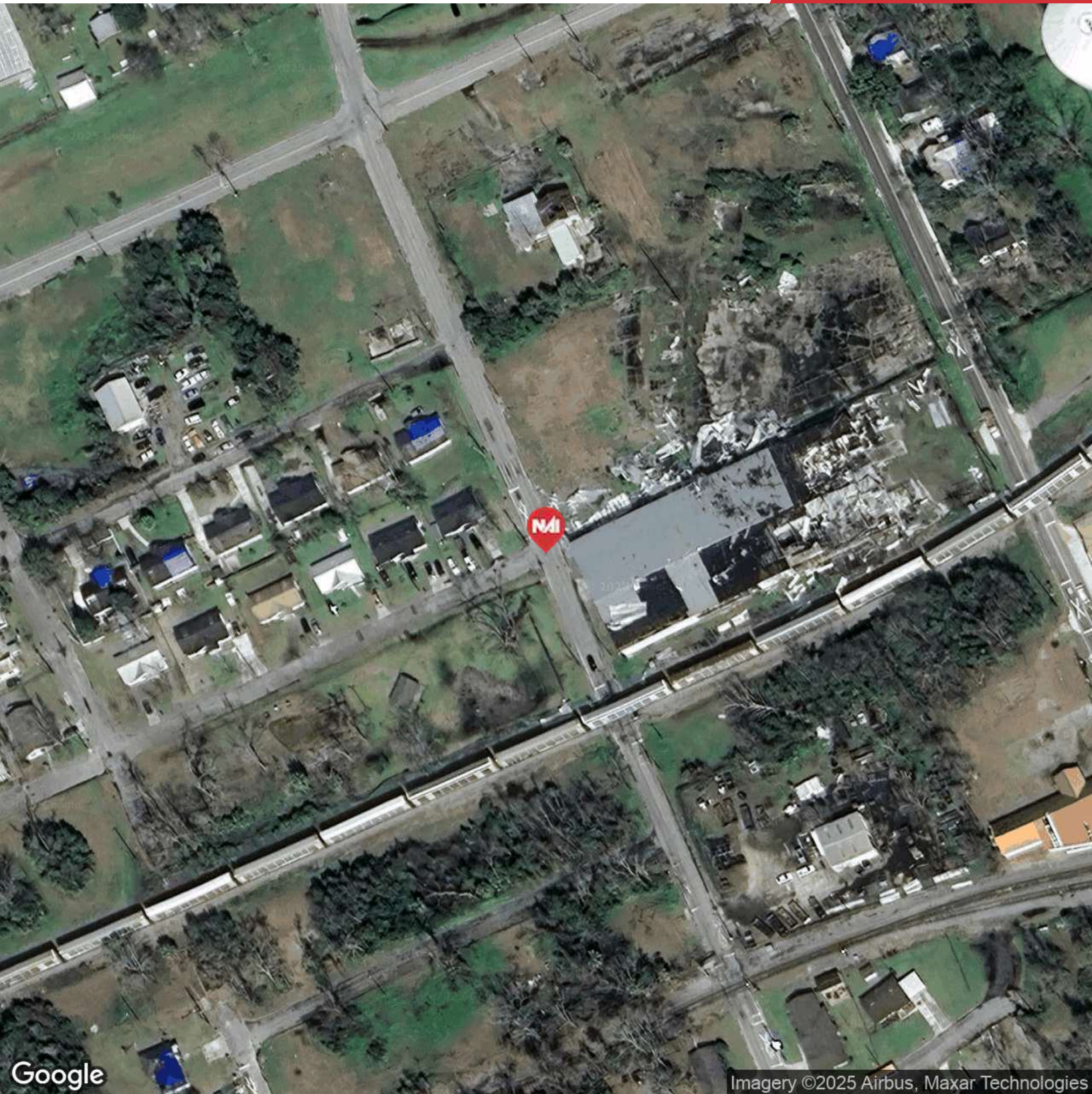
GROSS INTERNAL AREA
TOTAL: 21,701 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.





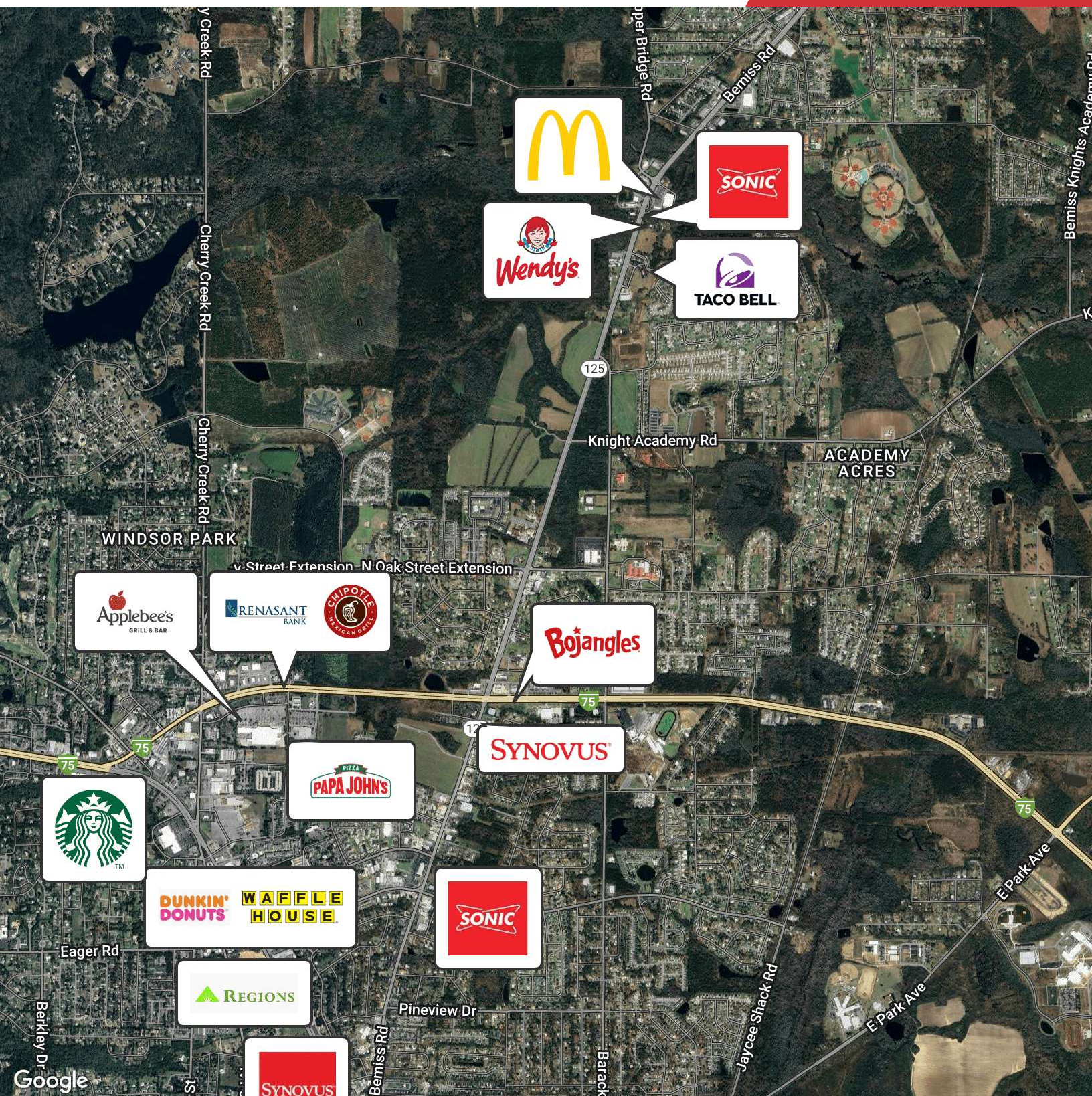
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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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706 660 5418 tel
G2cre.com

**Jack Hayes, SIOR, CCIM, MICP****Principal | Commercial Advisor**

jhayes@g2cre.com

Direct: 706.660.5418 x1002 | Cell: 706.580.0614

GA #336627 // AL #000094654

Professional Background

Jack is a Director & Managing Member of NAI G2 Commercial. Jack is a member of the Society of Industrial and Office Realtors (SIOR), the leading commercial real estate association, representing the world's top-producing brokers, and a Certified Commercial Investment Member (CCIM) recognized as an expert in the disciplines of commercial and investment real estate.

Recognized by CoStar as a Power Broker, Jack's expertise is diverse, and he is a product expert in Multifamily, Industrial Warehouse and Distribution Centers, and Professional & Medical Offices. In addition to these asset types, Jack is versed in retail leasing and land sales due to his experience in development work. Together with his partner David Johnson, Jack has sold/leased over 25.0 million square feet of space in the last decade and is recognized as the region's foremost authority when it comes to commercial real estate.

Jack has successfully served Southern States Bank, Wells Fargo, Synovus Trust, Piedmont Columbus Regional Healthcare, St. Francis Hospital, LifePoint Health, Physicians Realty Trust, Healthcare Realty, West Georgia Eye Care, and the Hughston Clinic.

Education

Jack has been working in real estate development since 1999 & received his bachelor's degree in Landscape Architecture, with a focus on land planning from the University of Georgia.

Memberships

Locally Jack has served as the Chair of the Columbus Georgia Community Development Advisory Board and presently serves on the Muscogee County Board of Equalization. Jack has been actively involved in the community serving nonprofits that include Bridges Academy, Columbus Area Habitat for Humanity, Columbus Technical College Foundation, the Alzheimer's Association, and a member of St. Luke United Methodist Church.

Jack has served in leadership roles with the Columbus Board of Realtors Board of Directors as a Local Director and as the Commercial Committee Chair. At the State level, Jack graduated from the GAR Leadership Academy and served on the Professional Development Committee at the Georgia Association of REALTORS (GAR).

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Columbus, GA 31904
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G2cre.com

**Amy D. Gill, MICP, MRP****Partner | Commercial Advisor**

agill@g2cre.com

Direct: 706.660.5418 x1009 | Cell: 706.562.3616

GA #381793

Professional Background

Amy D. Gill is a Partner and Commercial Advisor in the Commercial Sales and Leasing Department at NAI G2 Commercial Real Estate. She focuses on small office space & retail leasing across the state of Georgia.

Amy has worn many hats at NAI G2 Commercial since she joined in 2015, including property manager, office manager, and leasing associate. In 2020, Amy transitioned out of the administrative side of the business and joined the Commercial Sales & Leasing Department, and has since completed over 218 leases in one year.

Amy holds a degree in Travel & Tourism, which aids her in her daily dealings with meeting the needs of her clients. When not in the office, Amy enjoys spending time with her husband and two kids, attending dance competitions for her daughter, and traveling on cruises.

Education

Master's in Commercial Property (MICP)

Military Relocation Professional (MRP)

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