



St. Francis Office Suites

2013 Devonshire Drive, Columbus, Georgia 31904

Property Overview

Newly renovated executive office suites located in North Columbus, just one block from Manchester Expressway & St. Francis Emory Hospital.

Smart Thermostats, New HVAC, New LVP floor & carpet, as well as fresh paint and LED lights throughout. Power, Water, Wifi, and All Maintenance Included.

Professionally Managed, Secured Key Fob Access and 24-Hour Video surveillance. Rental amount subject to change without notice. Professional office leases only; no salons to include hair, nails, aesthetics etc. Contact Broker for more details.

Offering Summary

Lease Rate:	Negotiable
Lease Type:	Utilities Included
Building Size:	9,141 SF
Available SF:	675 SF

Demographics 1 Mile 3 Miles 5 Miles

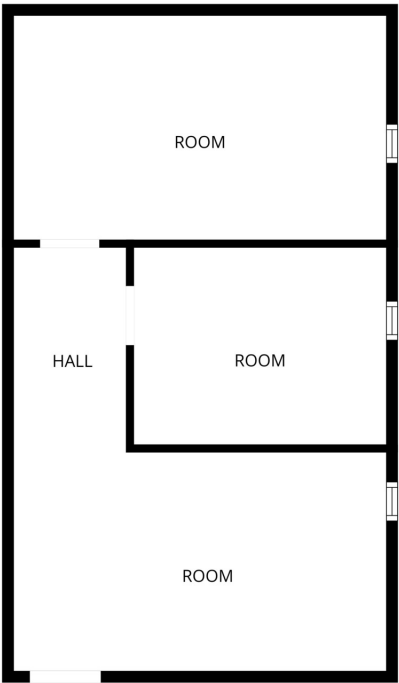
Total Households	3,683	26,666	59,064
Total Population	8,351	61,550	140,548
Average HH Income	\$45,715	\$55,935	\$52,209

For More Information

Amy D. Gill, MICP, MRP

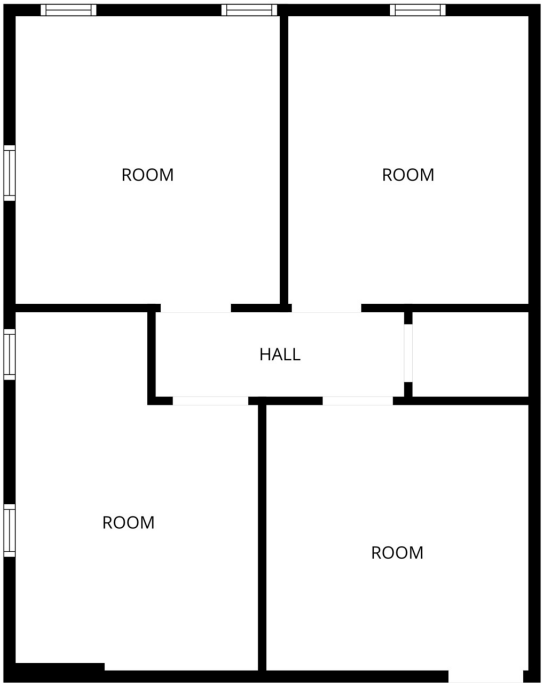
O: 706 660 5418 x1009 | C: 706 562 3616
agill@g2cre.com | GA #381793





Suite 1350

FLOOR PLAN CREATED BY CURBICA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



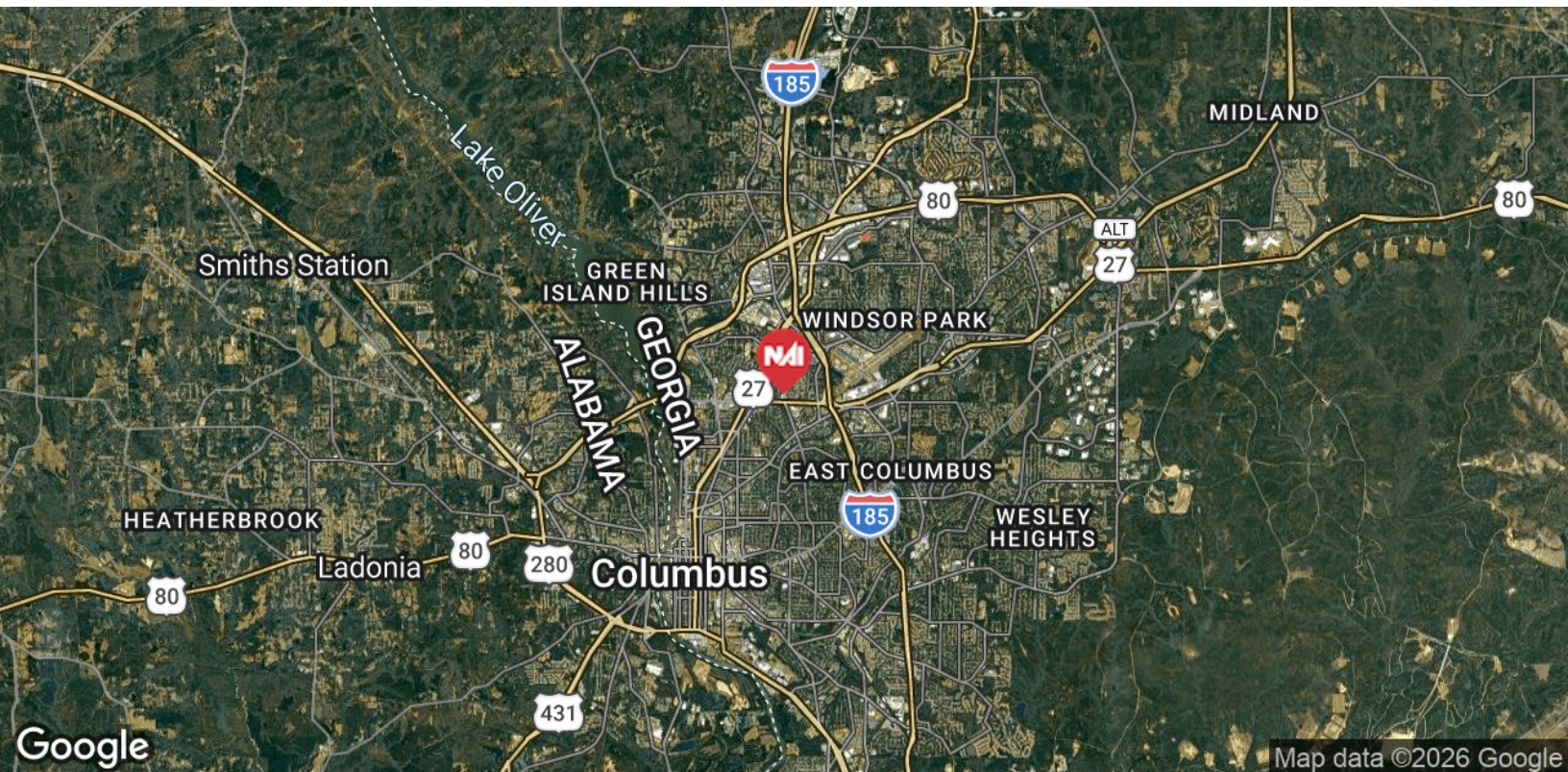
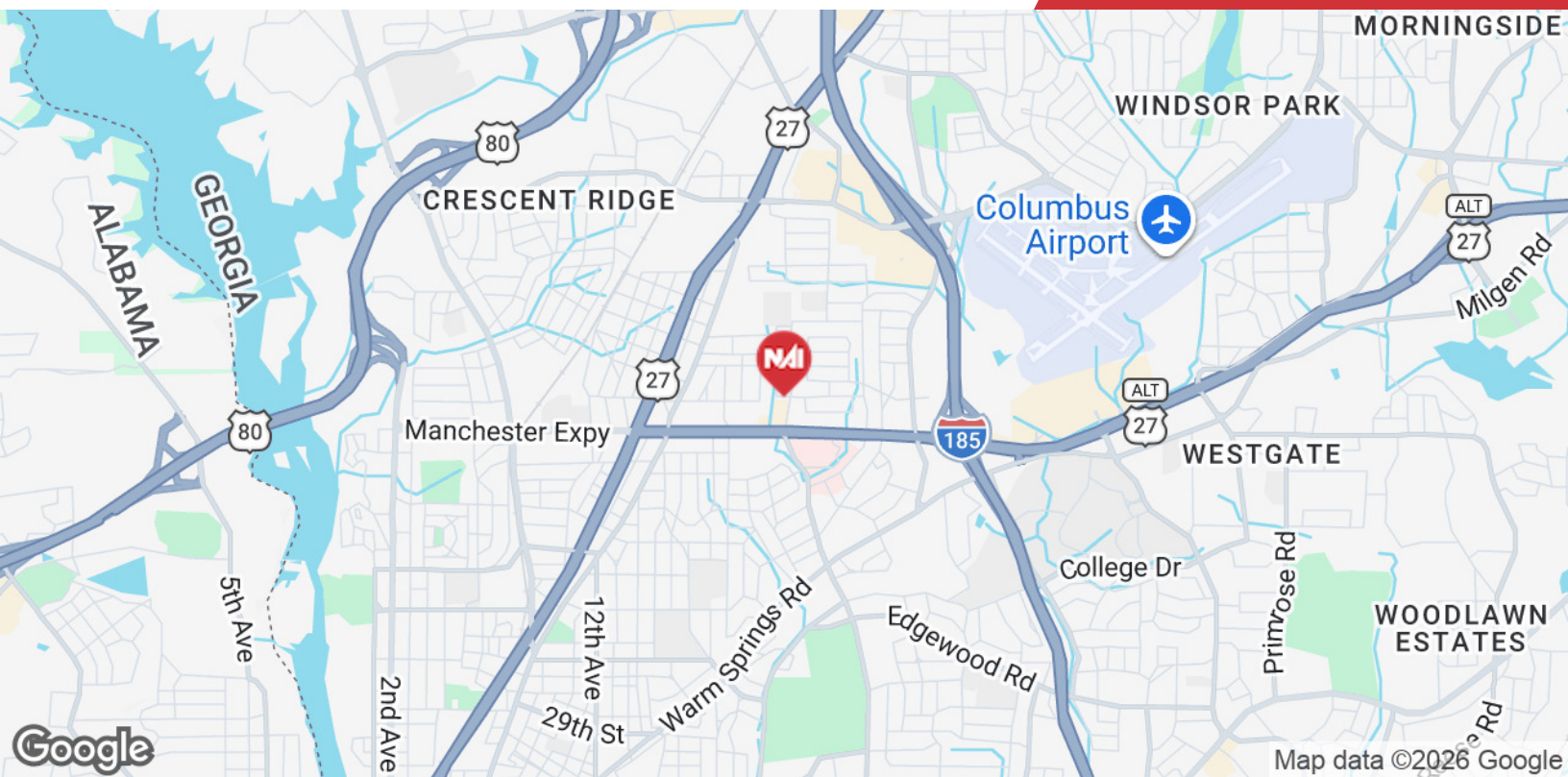
Suite 1500

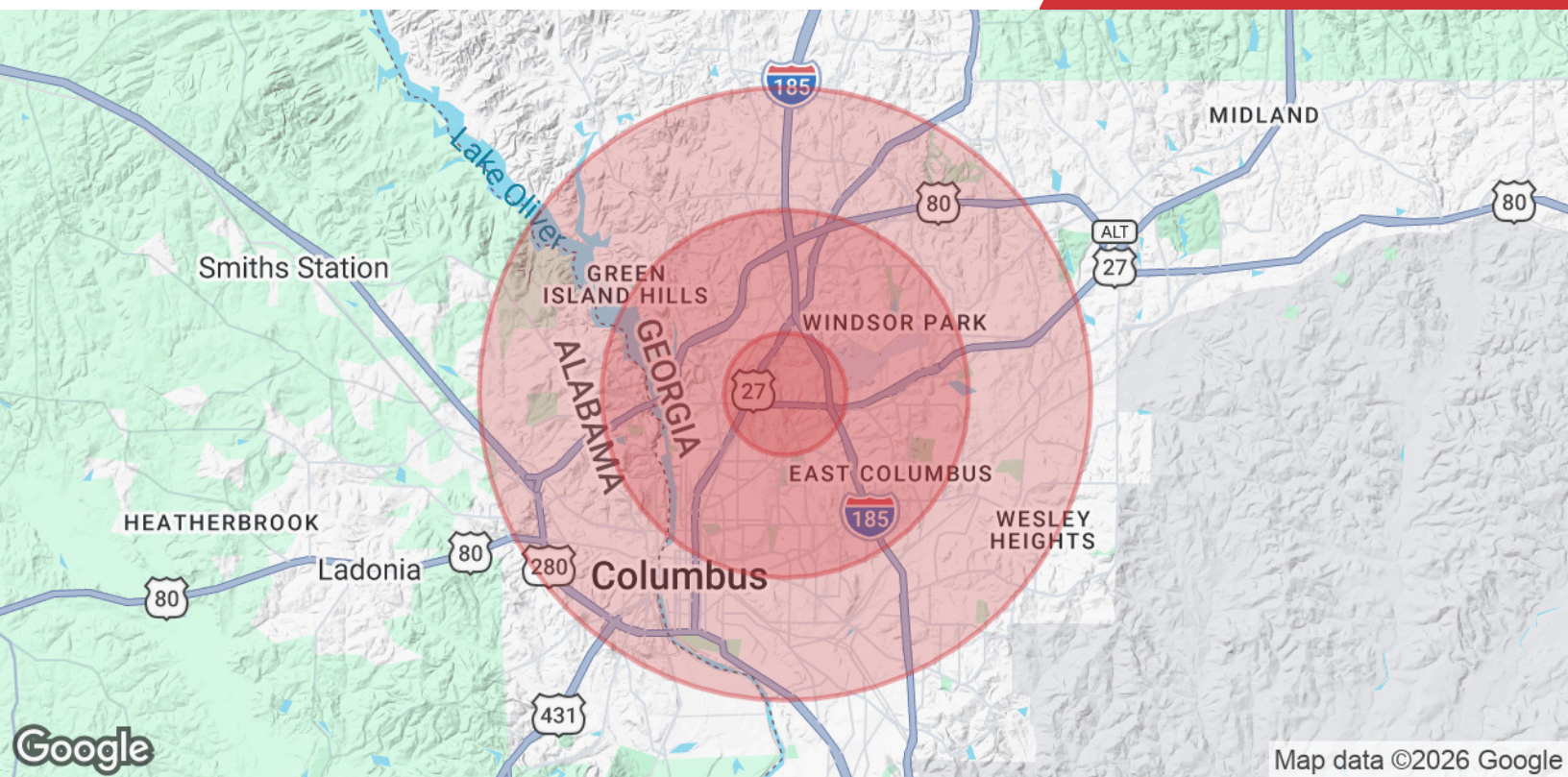
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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com





Population

	1 Mile	3 Miles	5 Miles
Total Population	8,351	61,550	140,548
Average Age	40.2	36.9	36.1
Average Age (Male)	37.0	35.8	34.5
Average Age (Female)	41.8	37.6	37.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,683	26,666	59,064
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$45,715	\$55,935	\$52,209
Average House Value	\$128,854	\$170,306	\$151,829

* 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.