

For Lease

Office Building

690 - 1,600 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:	690 - 1,600 SF
Lot Size:	2.63 Acres

Spaces	Lease Rate	Space Size
Ste 201	Negotiable	1,383 SF
Ste 402	Negotiable	690 SF
Suite 410	Negotiable	1,600 SF

For More Information

Jack Hayes, SIOR, CCIM, MICP

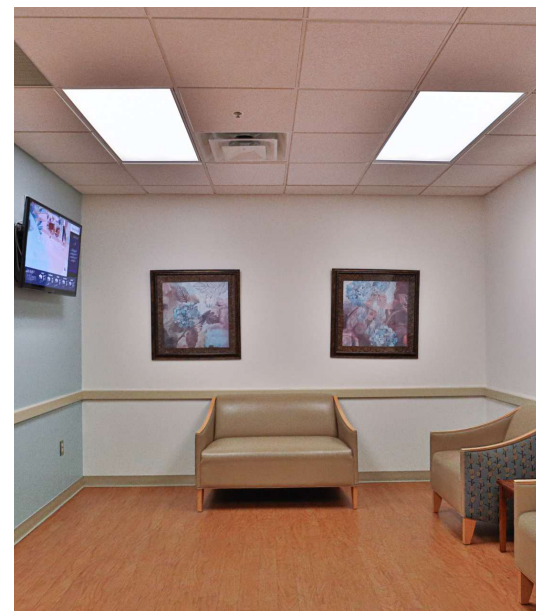
O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627

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Lease Information

Lease Type:	Full Service
Total Space:	690 - 1,600 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Ste 201	Available	1,383 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
Ste 402	Available	690 SF	Full Service	Negotiable	Large Waiting & Reception, Treatment Room & Private Office. VR Tour: https://tinyurl.com/59axjd2k
Suite 410	Available	1,600 SF	Full Service	Negotiable	-

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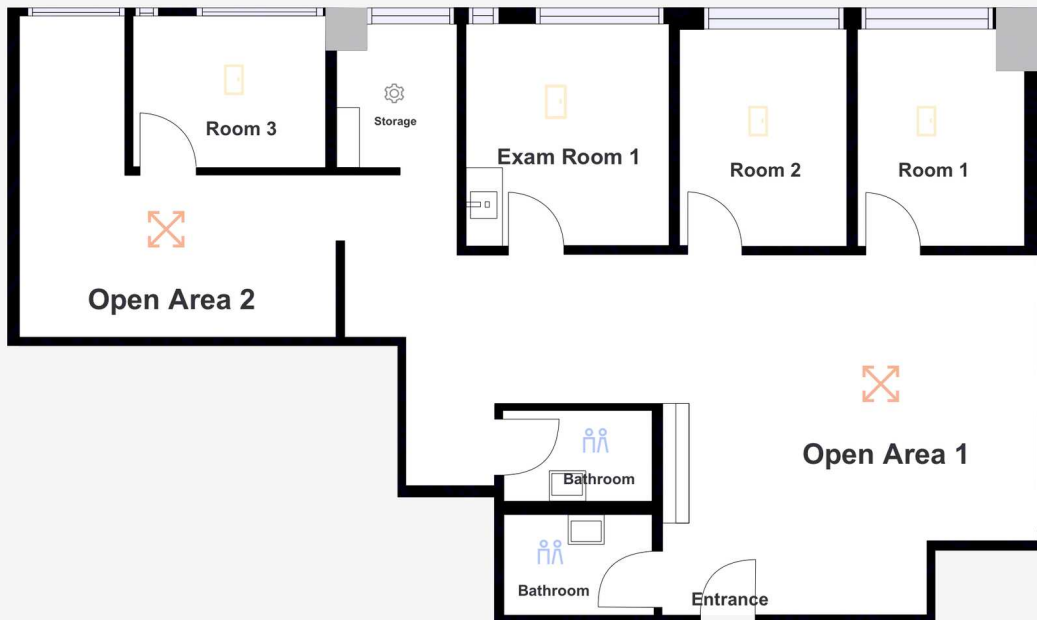
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Columbus GA 705 Medical Properties

705 17th Street
2nd Floor, Suite 201
Columbus, GA

Work Areas	QTY
Open Area	2
Rooms	3
Exam Rooms	1

Common Areas	QTY
Utility Areas	1
Bathroom	2



Suite 201



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
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Columbus GA 705 Medical Properties

705 17th Street
4th Floor, Suite 402
Columbus, GA

Work Areas QTY

Rooms 2

Common Areas QTY



Suite 402



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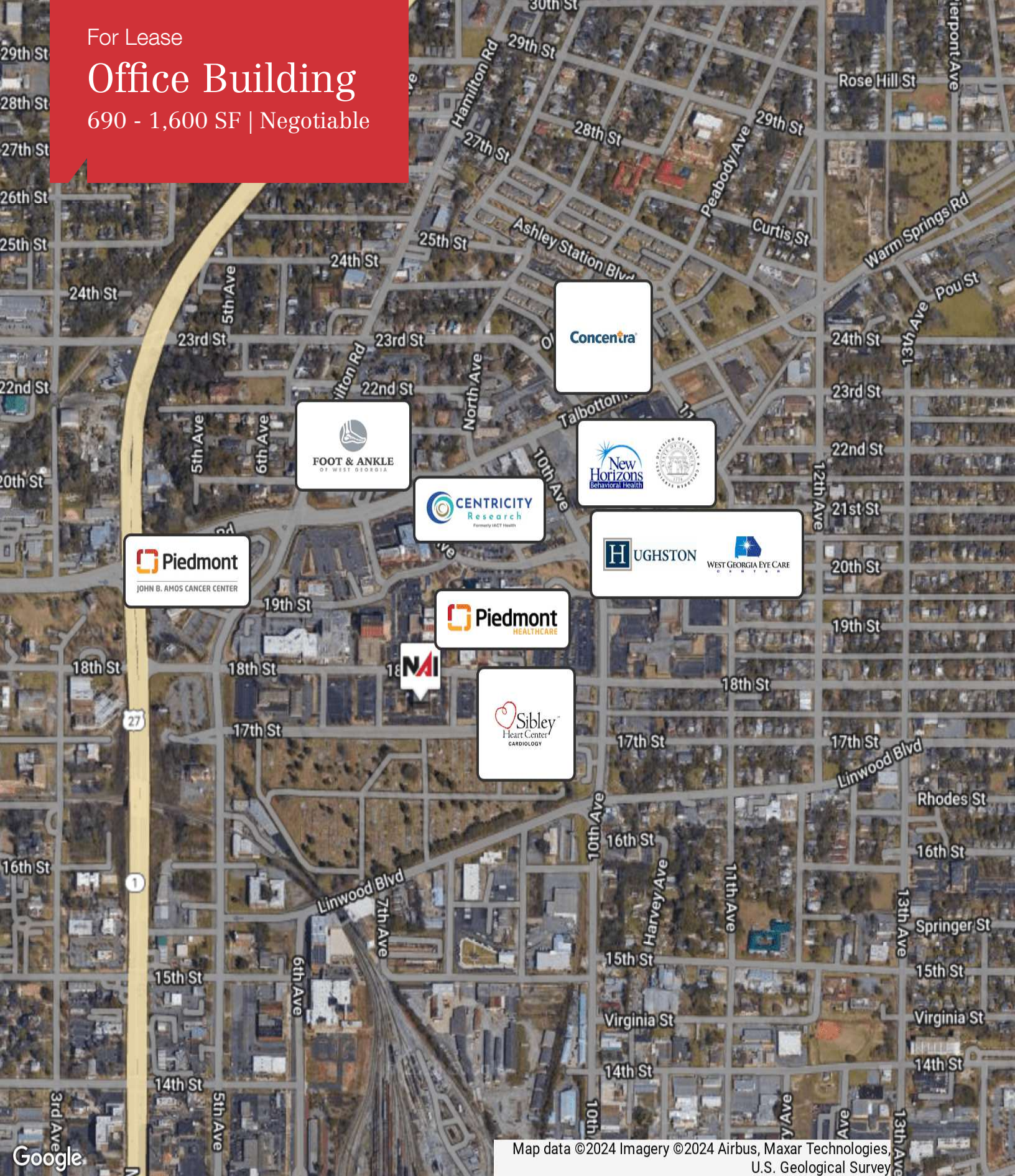
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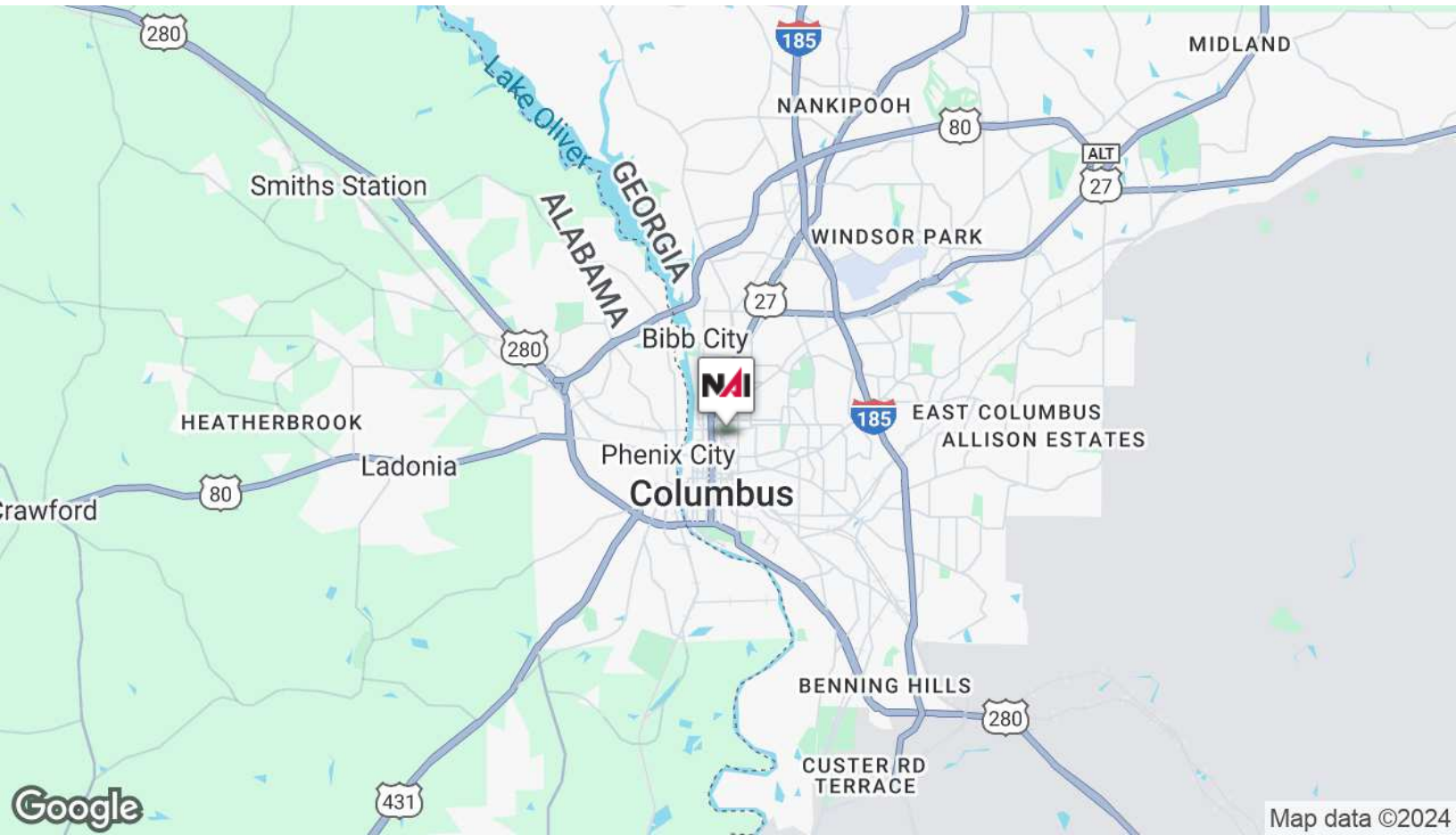
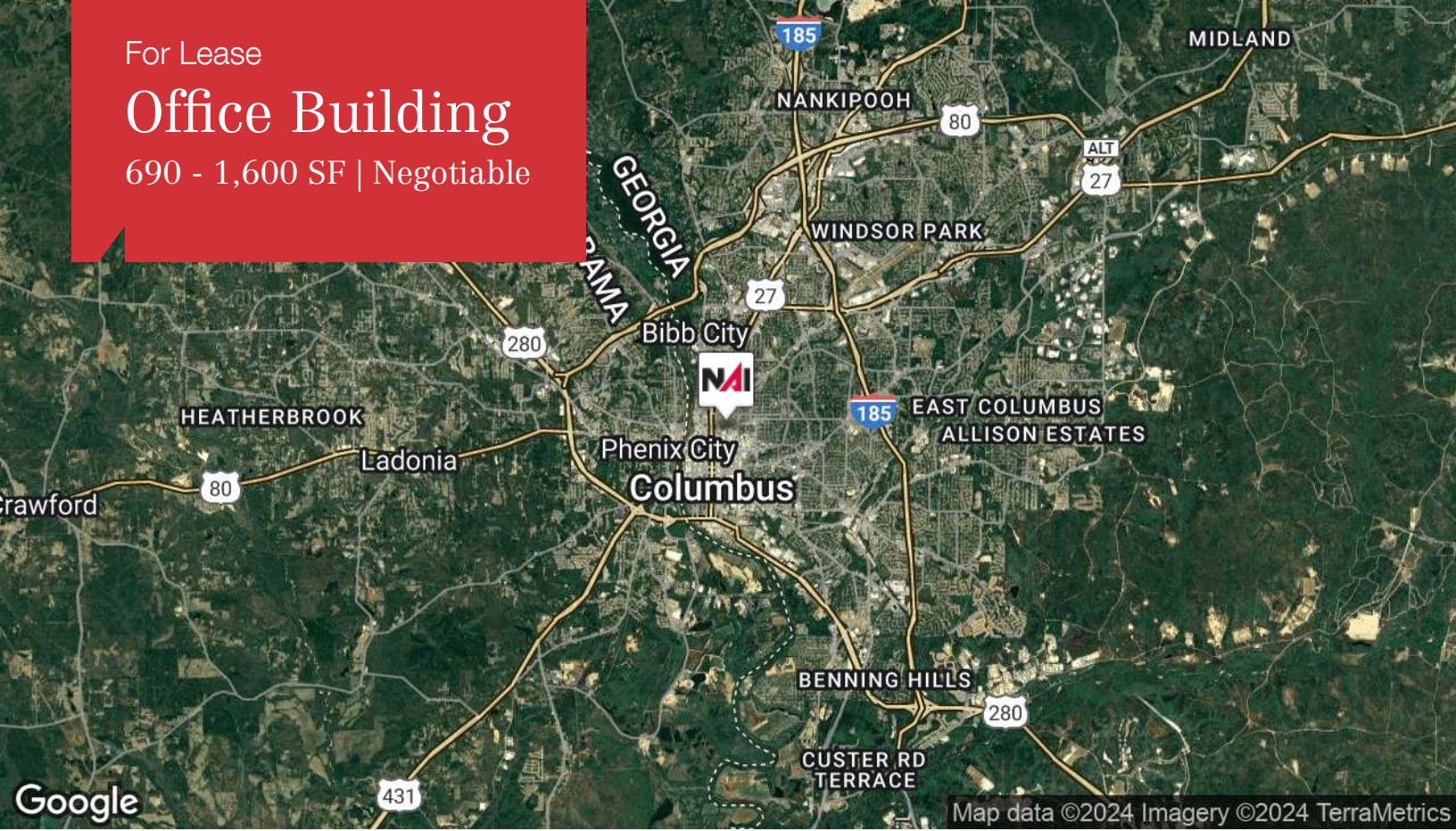
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Office Building

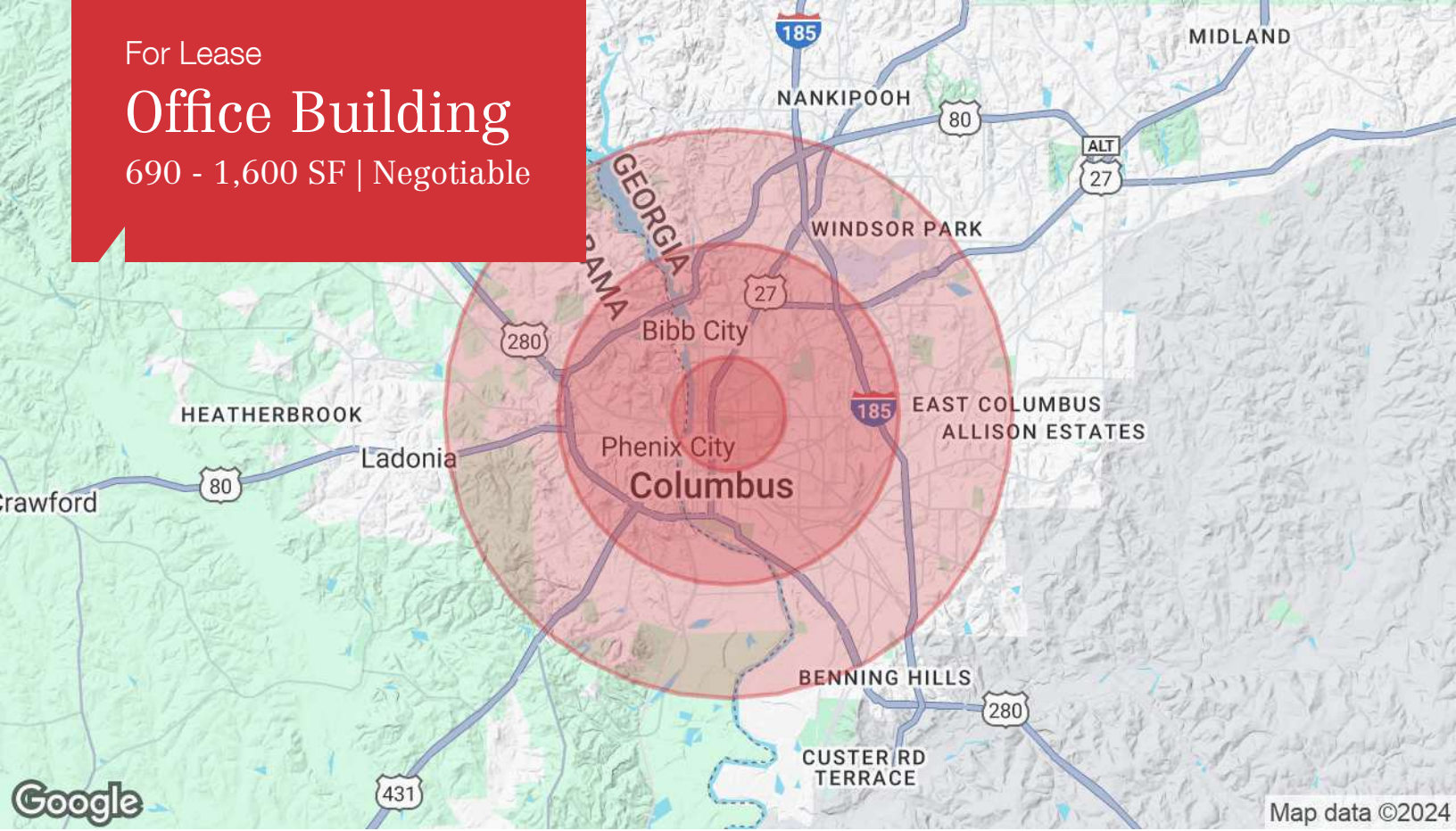
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,200	65,423	134,832
Average Age	37.2	35.5	35.4
Average Age (Male)	36.1	32.9	33.5
Average Age (Female)	39.0	37.3	36.9

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