



6003 Veterans Pkwy

Columbus, Georgia 31909

Property Highlights

- +/- 8,897 SF office building
- Well-suited for professional, medical, or administrative use
- Strong visibility and central Columbus location

Property Overview

Located on high-traffic Veterans Parkway, this +/- 8,897 square foot office building offers a functional and professional environment for a variety of office users. The property features four stories with full elevator access, providing convenient access throughout the building. Each floor includes access to a shared communal kitchen, adding convenience for employees and tenants. With strong visibility, easy access, and a central location along Veterans Parkway, this property is well-suited for professional, medical, or administrative users seeking a versatile and well-positioned office environment.

At this time, the property is not considering salons, med spas, or beauty-related service providers. Office space is reserved for professional use only.

Offering Summary

Lease Rate:	Negotiable
Building Size:	+/- 8,897 SF
Available SF:	+/- 181 - 533 SF
Lot Size:	+/- 6.84 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	184	673	2,012
Total Population	386	1,436	4,469
Average HH Income	\$76,674	\$75,937	\$76,182

For More Information

Amy D. Gill, MICP, MRP

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

Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	181 - 533 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Size (SF)	Lease Type	Description
Suite 101	394 SF	NNN	+/- 394 SF office space.
Suite 109	353 SF	NNN	+/- 353 SF office space.
Suite 110A	330 SF	NNN	+/- 330 SF office space. Available 1/1/26.
Suite 110B	330 SF	NNN	+/- 330 SF office space. Available 1/1/26.
Suite 113	533 SF	NNN	+/- 533 SF office space.
Suite 114	354 SF	NNN	+/- 354 SF office space.
Suite 216	193 SF	NNN	+/- 193 SF office space with access to adjoining waiting room.
Suite 219	181 SF	NNN	+/- 181 SF office space with built-in cabinets.
Suite 221	193 SF	NNN	+/- 193 SF office space. Can be combined with Suite 223 for a total of +/- 386 SF.
Suite 222 & 224	390 SF	NNN	+/- 390 SF office space.
Suite 223	193 SF	NNN	+/- 193 SF office space. Can be combined with Suite 221 for a total of +/- 386 SF.



Suite 113



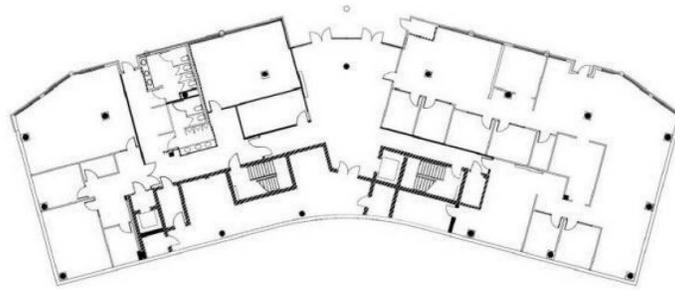
Suite 216



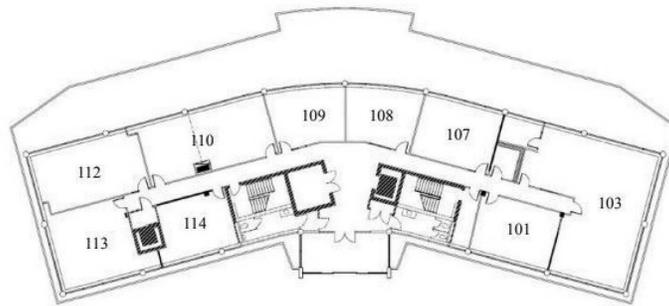
Suite 219



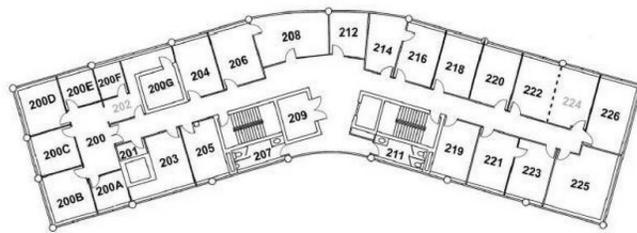
Suite 222 & 224



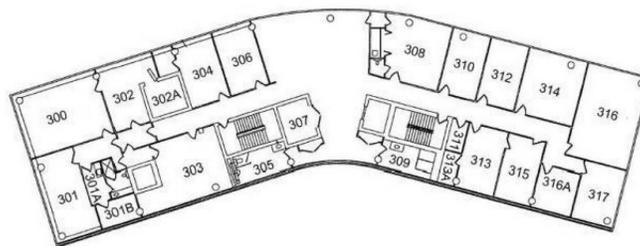
BASEMENT



FIRST FLOOR



SECOND FLOOR



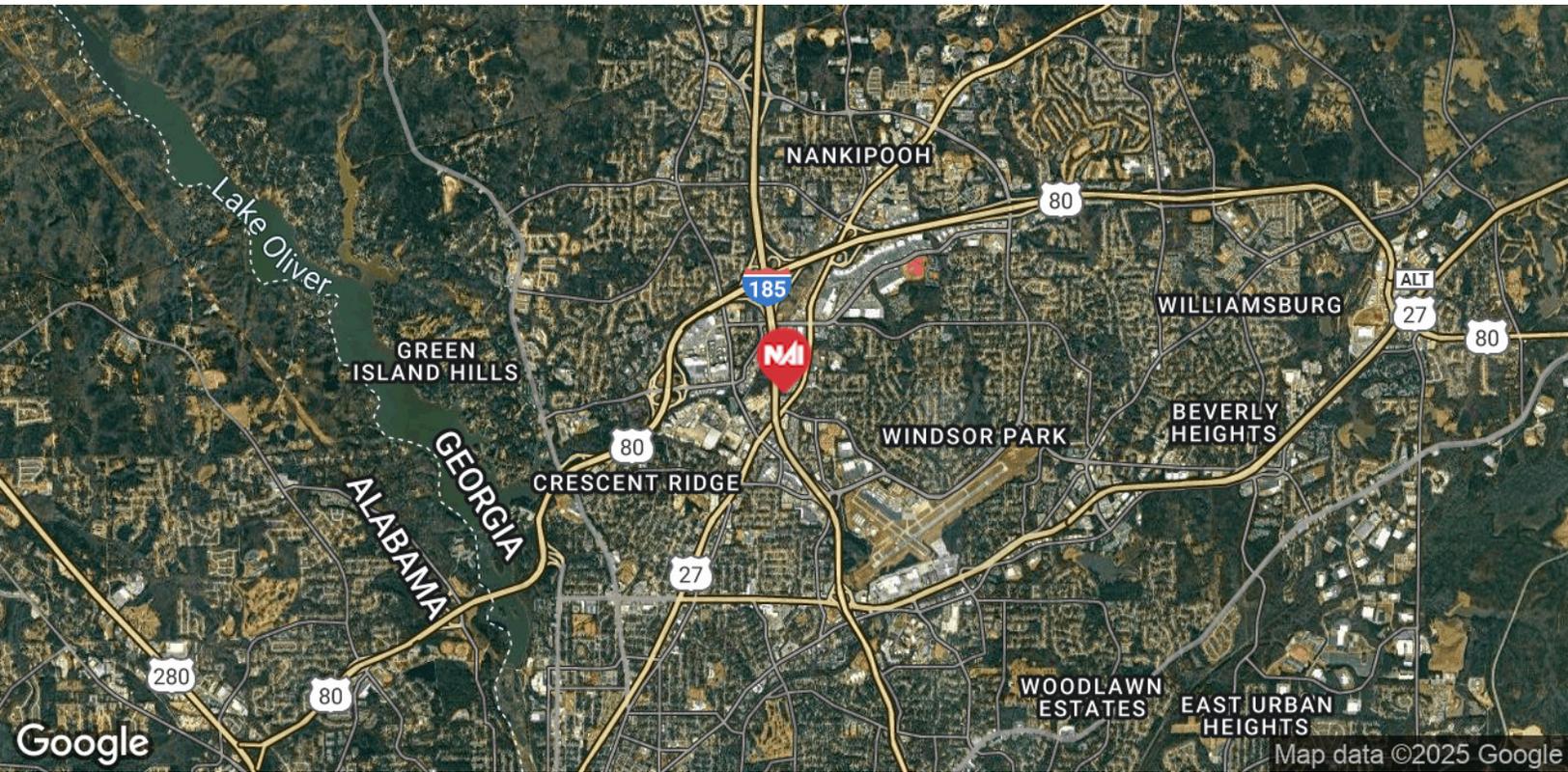
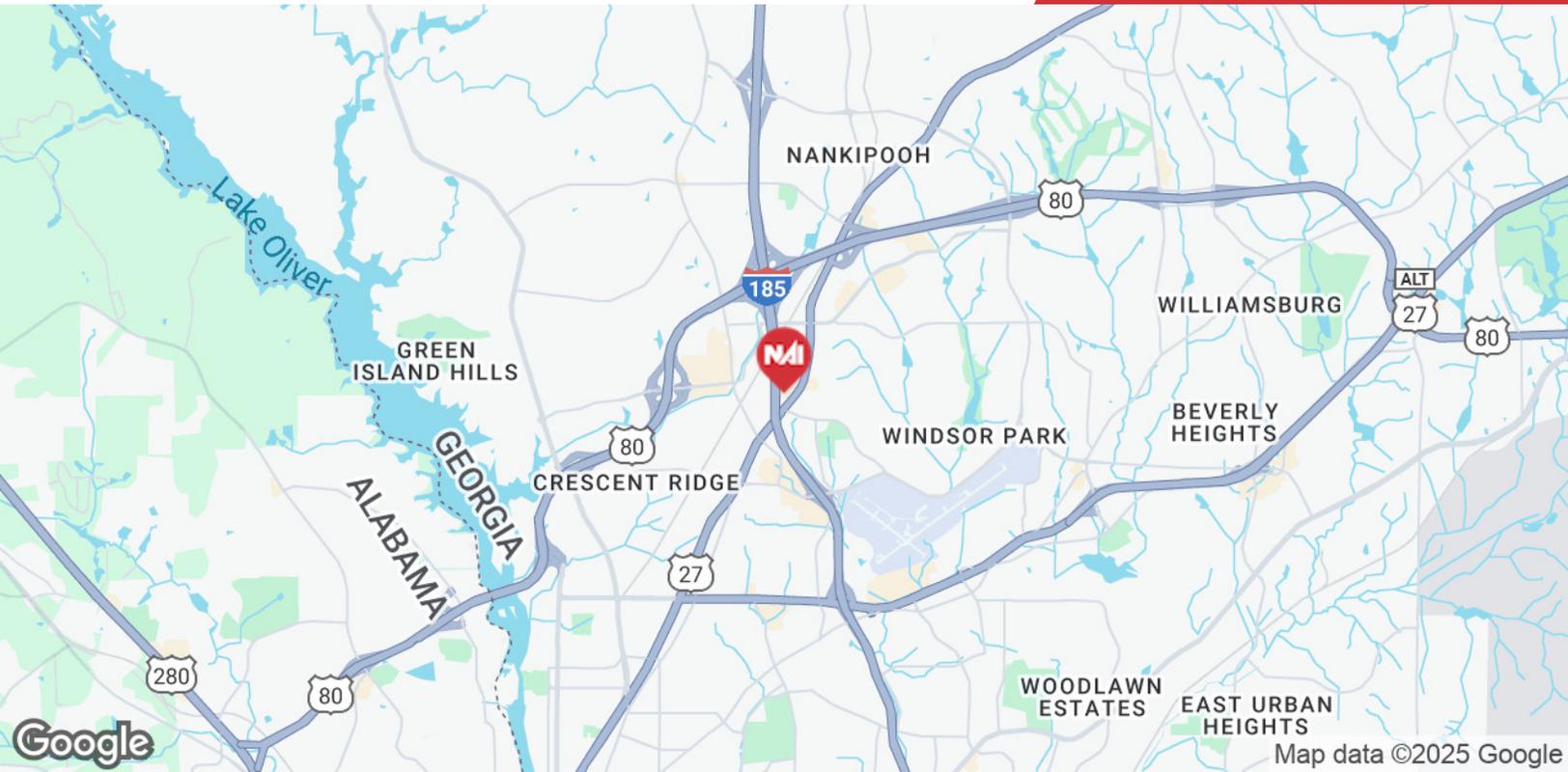
THIRD FLOOR



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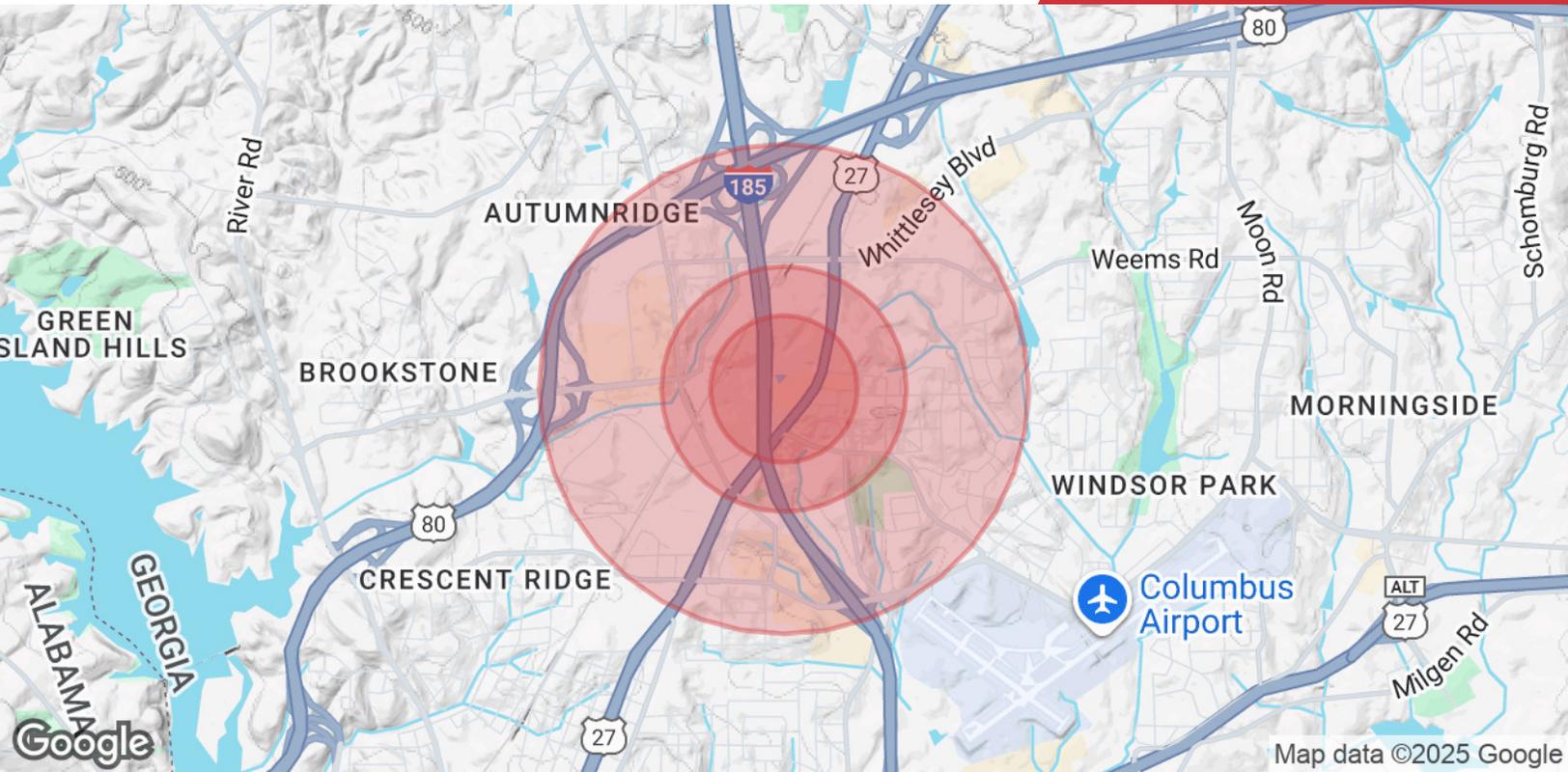
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Post Office Box 4529
 Columbus, GA 31904
 706 660 5418 tel
G2cre.com



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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	386	1,436	4,469
Average Age	37	38	39
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	184	673	2,012
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$76,674	\$75,937	\$76,182
Average House Value	\$172,351	\$172,749	\$184,215

Demographics data derived from AlphaMap