

# FOR LEASE

**1246 1ST AVE**

Columbus, GA 31901



**LEASE RATE**

**\$20.00 - \$22.00 SF/yr**

**Carson Cummings**

(706) 289-2468

carson@cummingscre.com

**Tripp Crawford**

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**COLDWELL BANKER  
COMMERCIAL  
KENNON & PARKER**

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## PROPERTY DESCRIPTION

This commercial property is centrally located in the heart of Uptown Columbus, at the intersection of First Avenue and 13th Street. The Class A professional office building, completed in 1955, offers a total of 39,324 square feet. It is currently home to Truist Bank, a national tenant. The space is well-suited for financial, legal, medical, insurance, and other professional services. Well-maintained, the property features entrances on both First and Second Avenues. This is a full-service lease, which includes utilities, parking, janitorial services, taxes, and insurance.

## OFFERING SUMMARY

|                  |                             |
|------------------|-----------------------------|
| Lease Rate:      | \$20.00 - 22.00 SF/yr (NNN) |
| Number of Units: | 1                           |
| Available SF:    | 6,373 - 7,893 SF            |
| Lot Size:        | 0.66 Acres                  |
| Building Size:   | 39,324 SF                   |

## PROPERTY HIGHLIGHTS

- Location: Heart of Uptown Columbus, within walking distance to dining, shopping, post office, and government offices
- Convenience: Easy access to US-27 and I-185, offering quick routes to Atlanta and other parts of Columbus
- Ideal For: Financial, legal, medical, insurance, and other professional services
- Condition: Well-maintained with entrances on both First and Second Avenues
- Current Tenant: Truist Bank, a national tenant
- Lease Type: Full-service lease and includes utilities, parking, janitorial services, taxes, and insurance

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3rd Floor Interior Space

## AVAILABLE SPACES

| SUITE                      | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION  |
|----------------------------|-----------|-----------|------------|---------------|--|
| 1246 1st Avenue, 2nd Floor | Available | 7,893 SF  | NNN        | \$20.00 SF/yr | -  |
| 1246 1st Avenue, 3rd Floor | Available | 6,889 SF  | NNN        | \$22.00 SF/yr | Stunning views of Uptown Columbus; Formerly the U.S. Attorney's Office; Ideal office space for financial, legal, medical, insurance, and other professional services |
| 1246 1st Avenue, 4th Floor | Available | 6,373 SF  | NNN        | \$20.00 SF/yr | -  |

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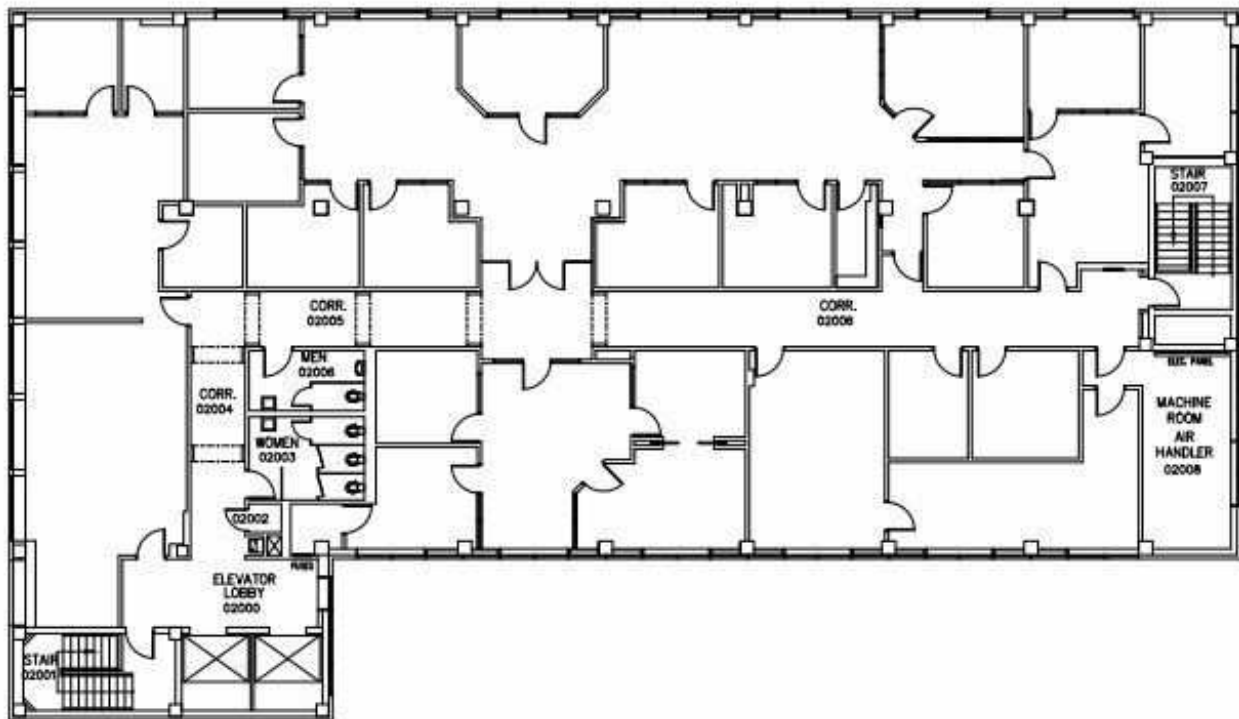
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## 2ND FLOOR - DESIGN PLAN

LAST PLAN UPDATE: 09.06.07

SCALE: AS NOTED

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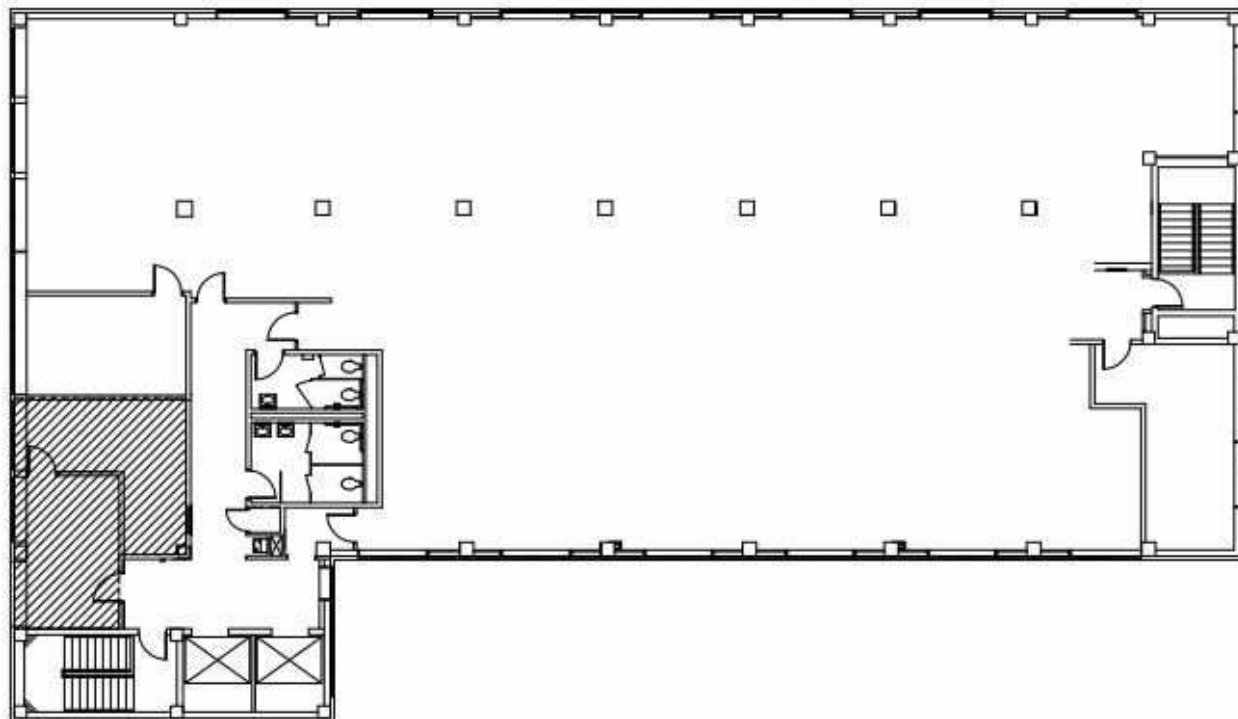
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**3RD FLOOR - DESIGN PLAN**

LAST PLAN UPDATE: 06.04.07

SCALE: AS NOTED

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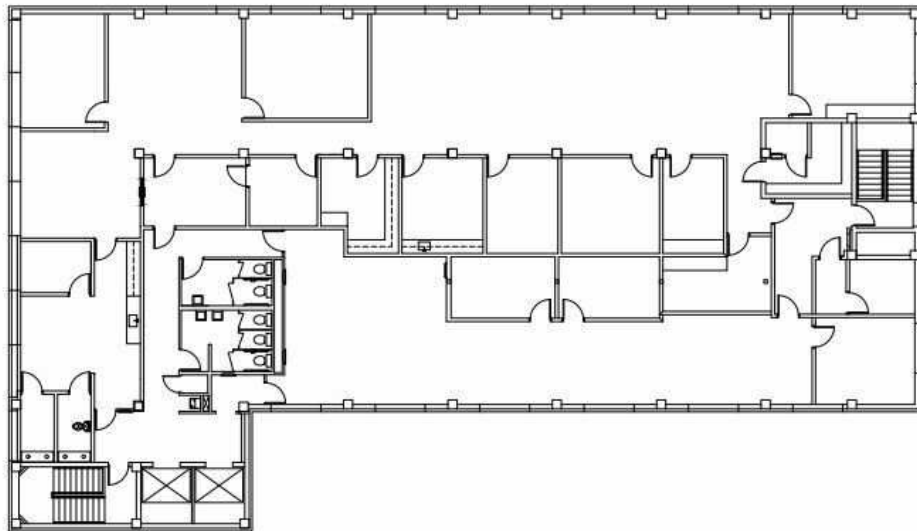
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**4TH FLOOR - DESIGN PLAN**

LAST PLAN UPDATE: 10.06.15

SCALE: AS NOTED

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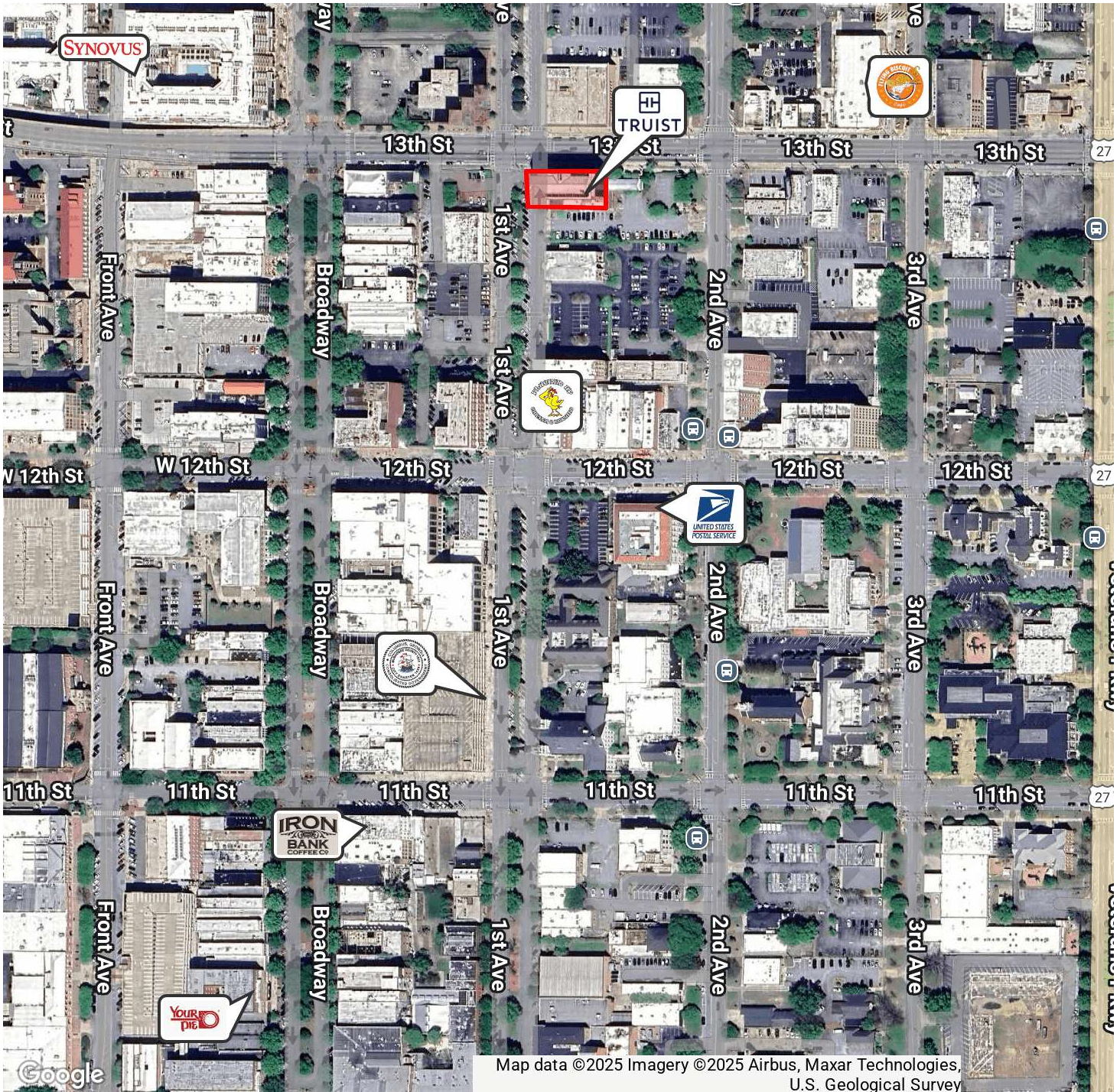


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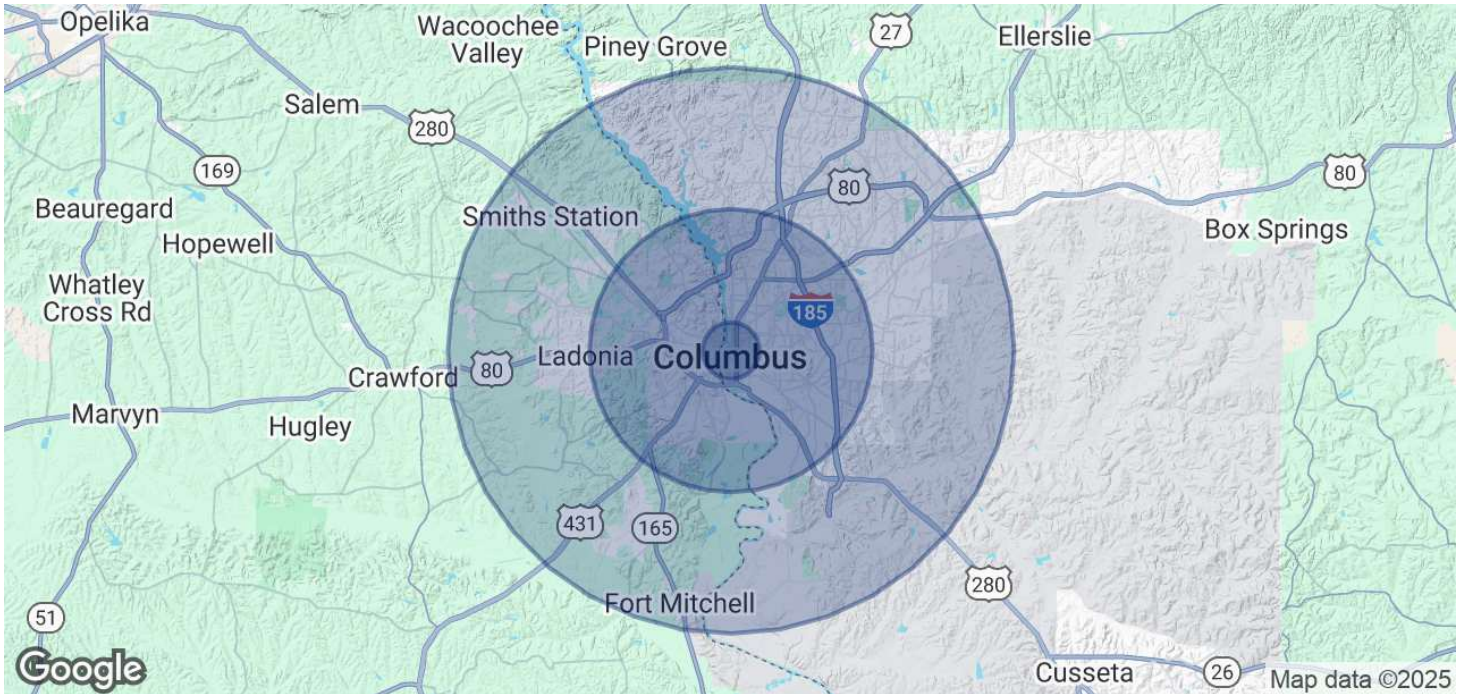


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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 5,589  | 126,112 | 261,910  |
| Average Age          | 34.2   | 36.9    | 35.9     |
| Average Age (Male)   | 31.6   | 34.4    | 34.3     |
| Average Age (Female) | 35.4   | 39.1    | 38       |

## HOUSEHOLDS & INCOME

|                     | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total Households    | 3,245    | 62,222    | 115,790   |
| # of Persons per HH | 1.7      | 2         | 2.3       |
| Average HH Income   | \$32,979 | \$45,738  | \$56,843  |
| Average House Value | \$83,192 | \$113,381 | \$134,476 |

2020 American Community Survey (ACS)

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