



2263 Brookstone Centre Parkway

Columbus, Georgia 31904

Property Highlights

- Prime location in North Columbus
- Modified gross lease
- Spacious unit with adaptable floor plan
- Ideal for small clinical provider

Property Overview

+/- 1,489 SF office space available for lease in a prime North Columbus location. Space leases for \$20.00/SF per year with a modified gross lease. This spacious unit is ideal for small clinical providers and has an adaptable floor plan, allowing tenants to tailor their space to meet their specific needs.

Offering Summary

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	+/- 4,455 SF
Available SF:	+/- 1,459 - 1,489 SF
Lot Size:	1.48 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	166	398	1,608
Total Population	412	999	4,100
Average HH Income	\$143,192	\$139,519	\$133,771

For More Information

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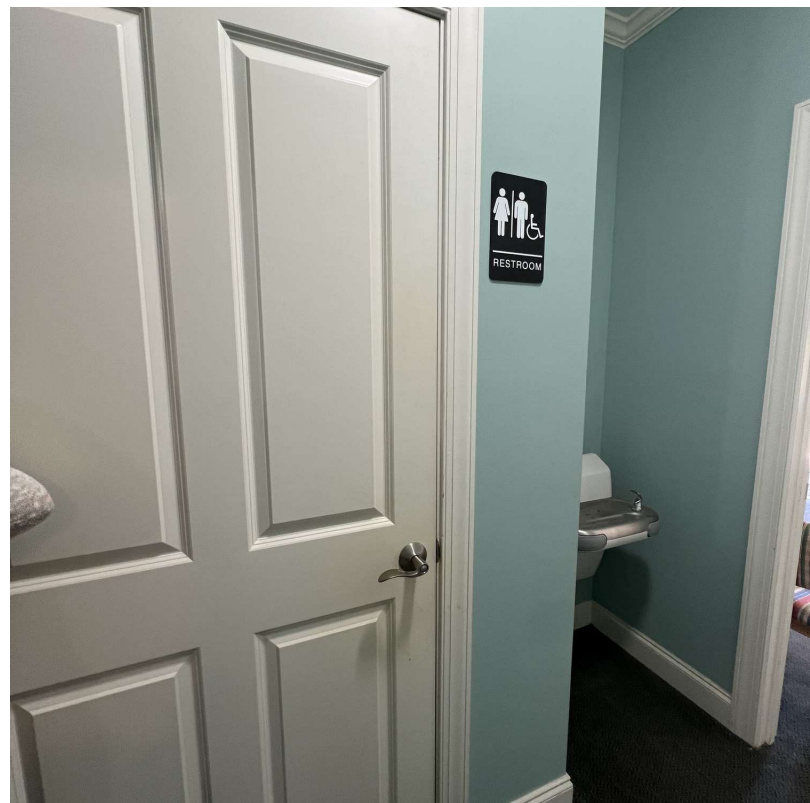
Lease Information

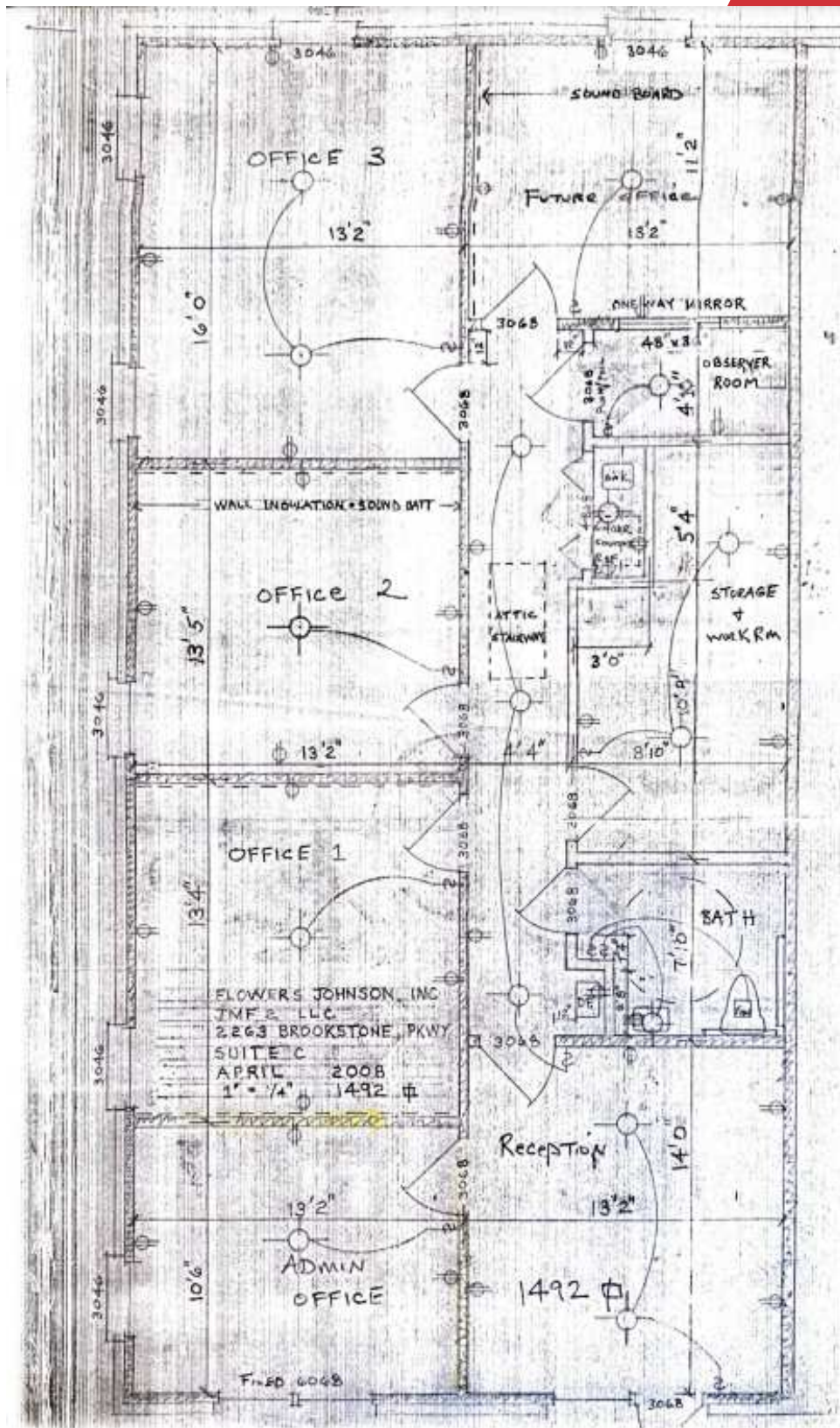
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	+/- 1,459 - 1,489 SF	Lease Rate:	\$20.00 SF/yr

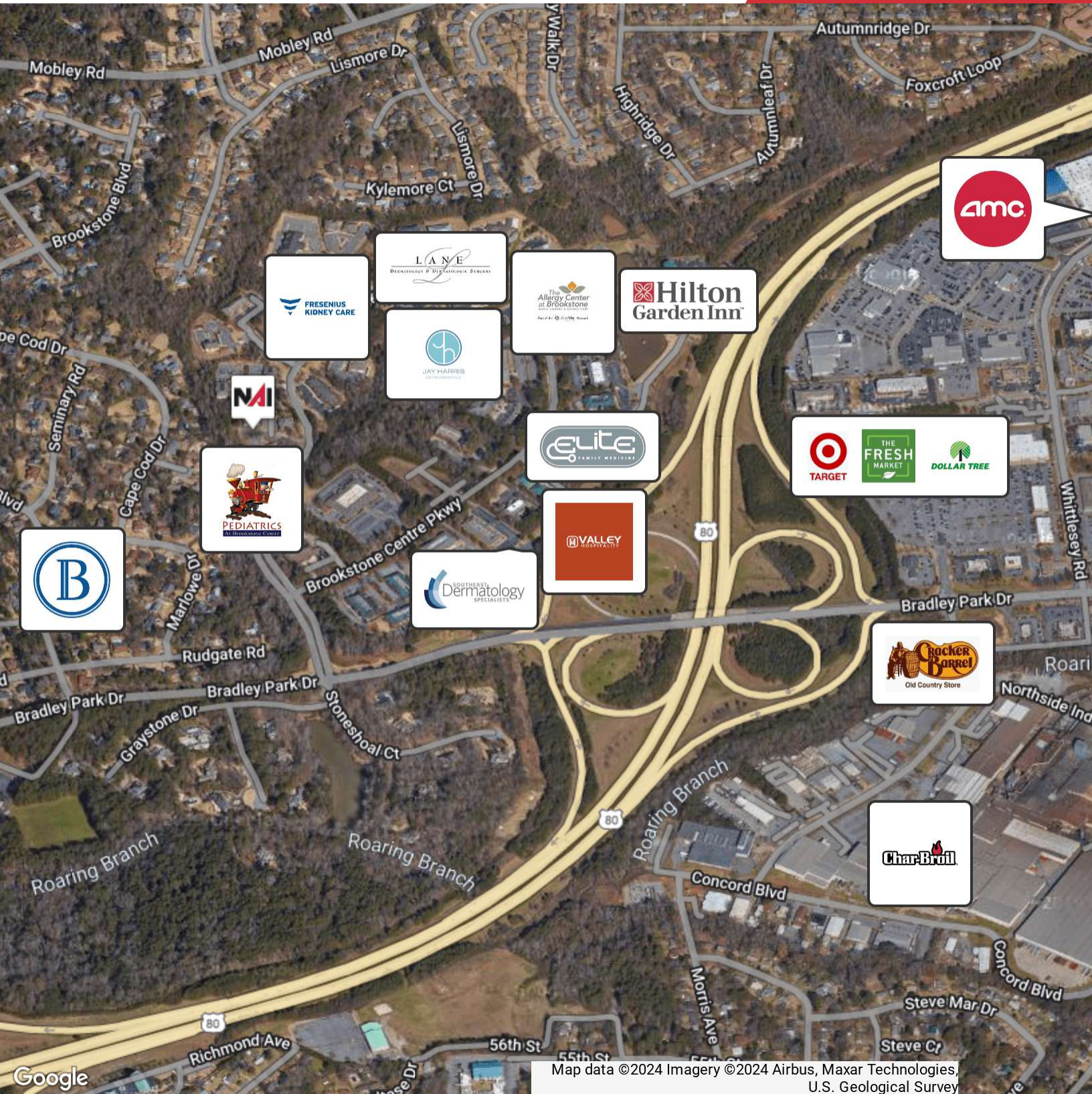
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Suite Size (SF)	Lease Type	Lease Rate	Description
Suite C 1,489 SF	Modified Gross	\$20.00 SF/yr	This +/- 1,489 SF small office space is ideal for a small clinical provider. It includes a check-in counter and waiting room, along with (3) three additional private offices/exam rooms, a restroom, and a break area.





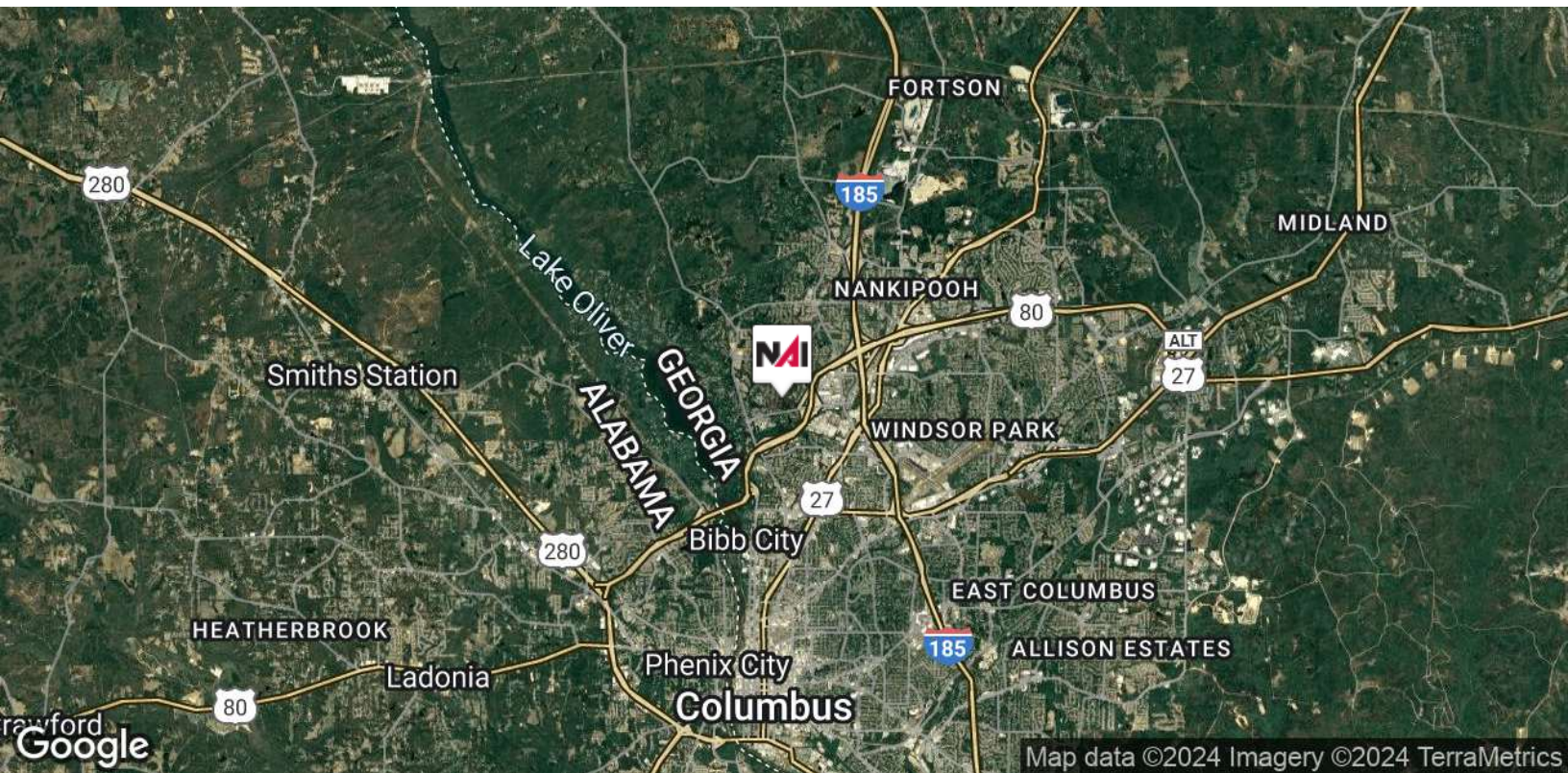
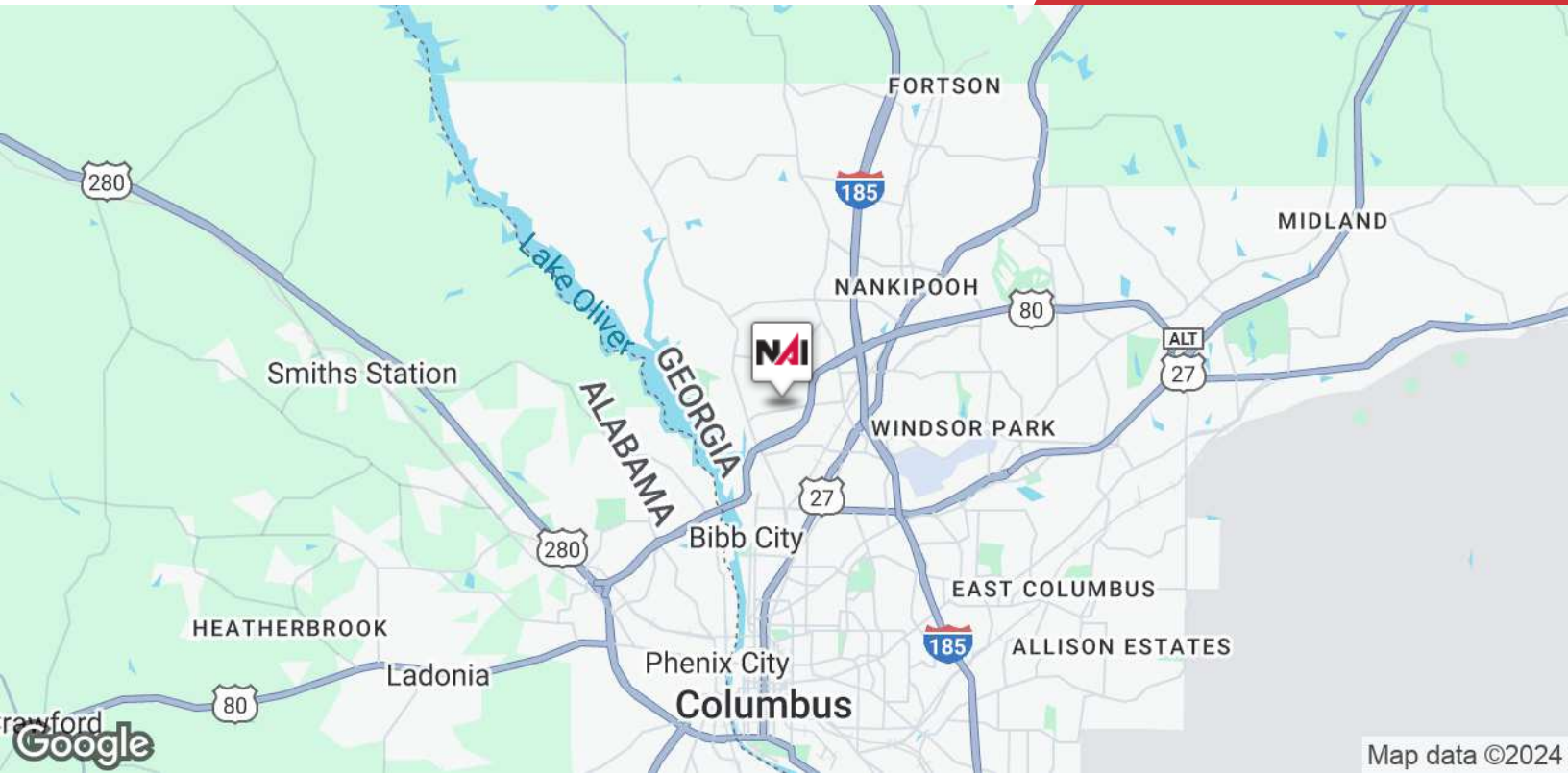


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

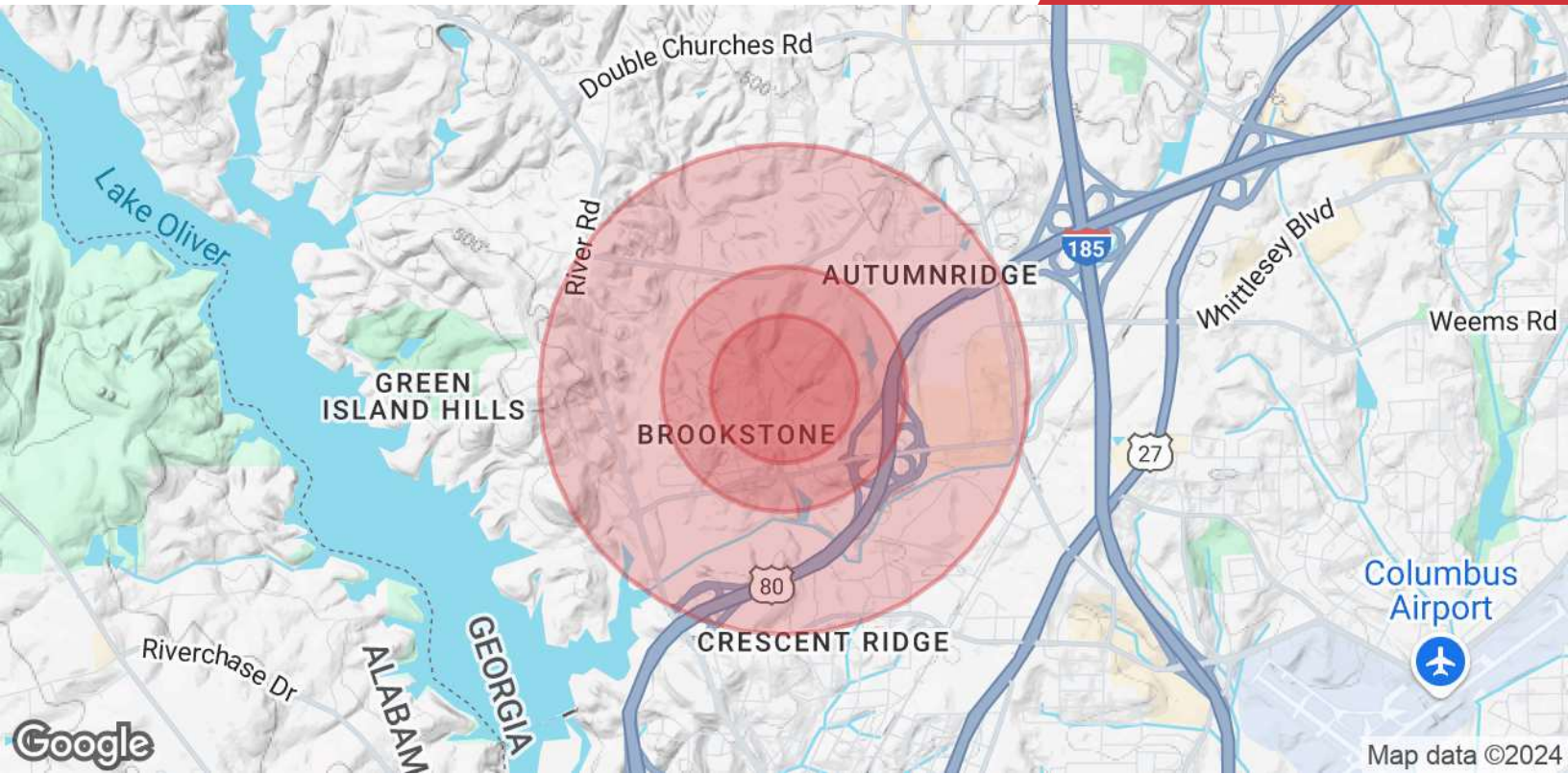
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	412	999	4,100
Average Age	48	46	44
Average Age (Male)	45	44	43
Average Age (Female)	50	48	46

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	166	398	1,608
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$143,192	\$139,519	\$133,771
Average House Value	\$429,949	\$409,388	\$378,394

Demographics data derived from AlphaMap

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