



Warm Springs Road Office Spaces

2901 Warm Springs Rd
Columbus, Georgia 31904

Property Highlights

- +/- 2,200 SF office building with two suites
- Zoned Neighborhood Commercial (NC)
- Newly renovated with LVP flooring throughout
- Modified gross leases

Property Overview

This +/- 2,200 SF office building with two suites is now available for lease! Built in 2000 and zoned NC, this well-maintained property provides flexibility for a range of business needs. Each suite is +/- 1,100 SF and features a waiting area, three private offices, a bathroom, and a kitchen. Both suites were recently renovated and have new LVP flooring throughout. Suite A is available for lease for \$1,750 per month with a modified gross lease.

Offering Summary

Lease Rate:	\$1,750.00 per month (MG)
Building Size:	+/- 2,200 SF
Available SF:	+/- 1,100 SF
Lot Size:	+/- 0.22 Acres

For More Information

Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002
jhayes@g2cre.com | GA #336627

Amy D. Gill, MICP, MRP

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



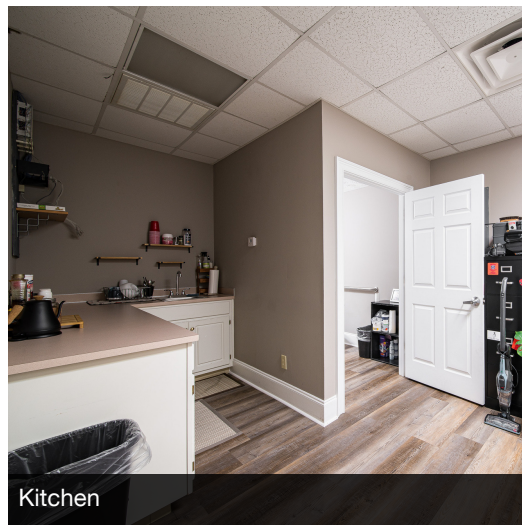
Waiting Area



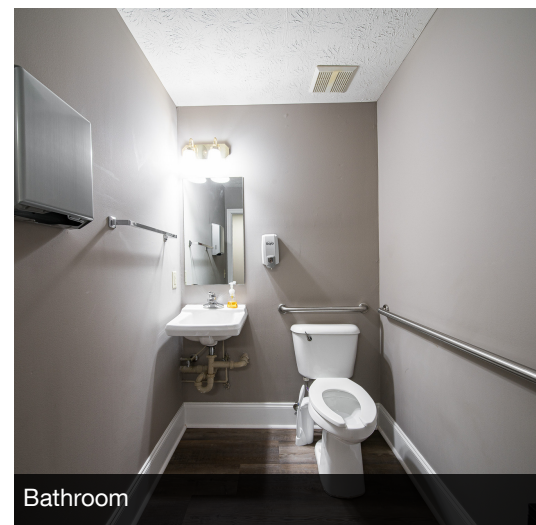
Waiting Area



Office #1



Kitchen



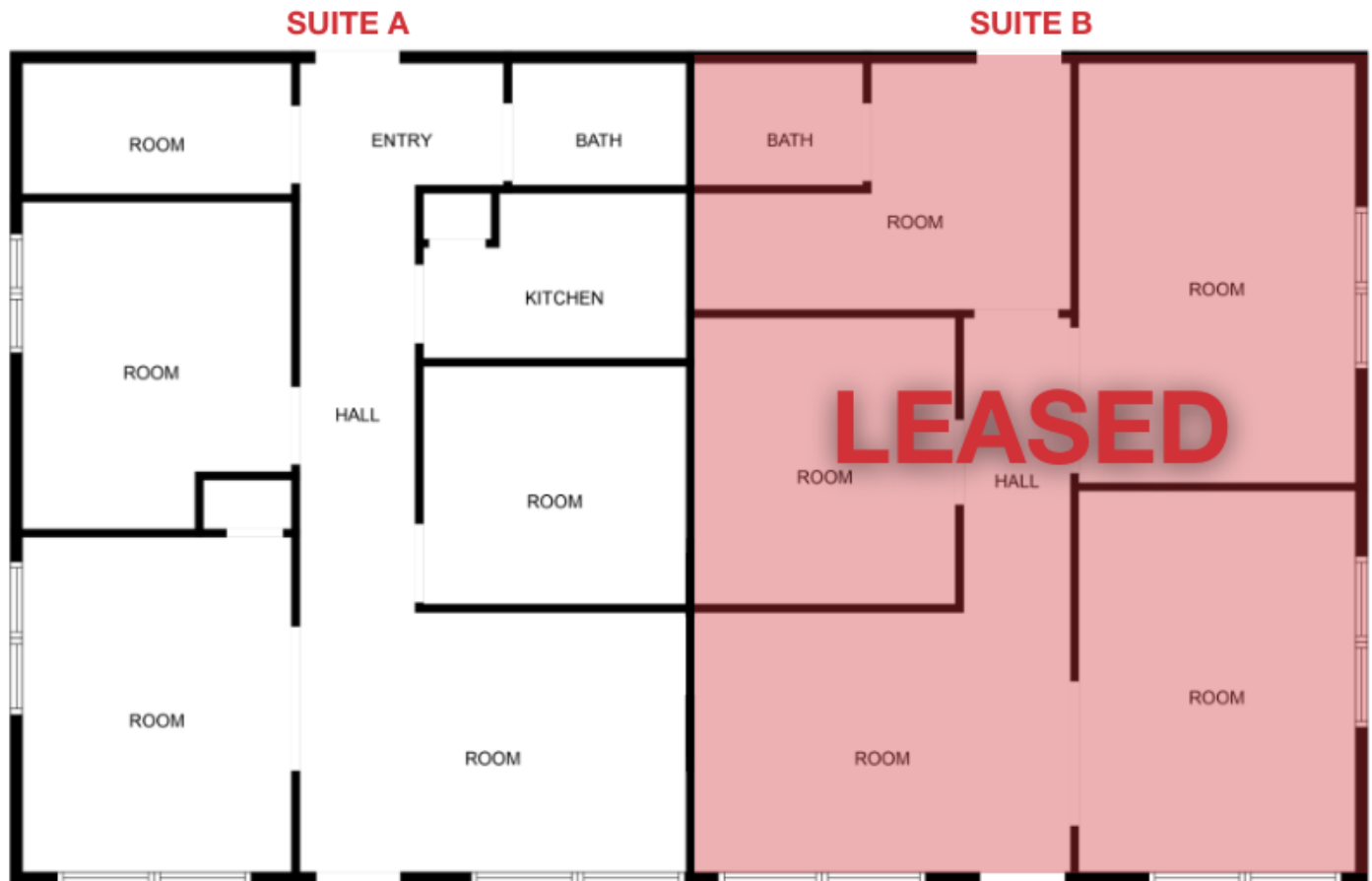
Bathroom



Office #2



Office #3

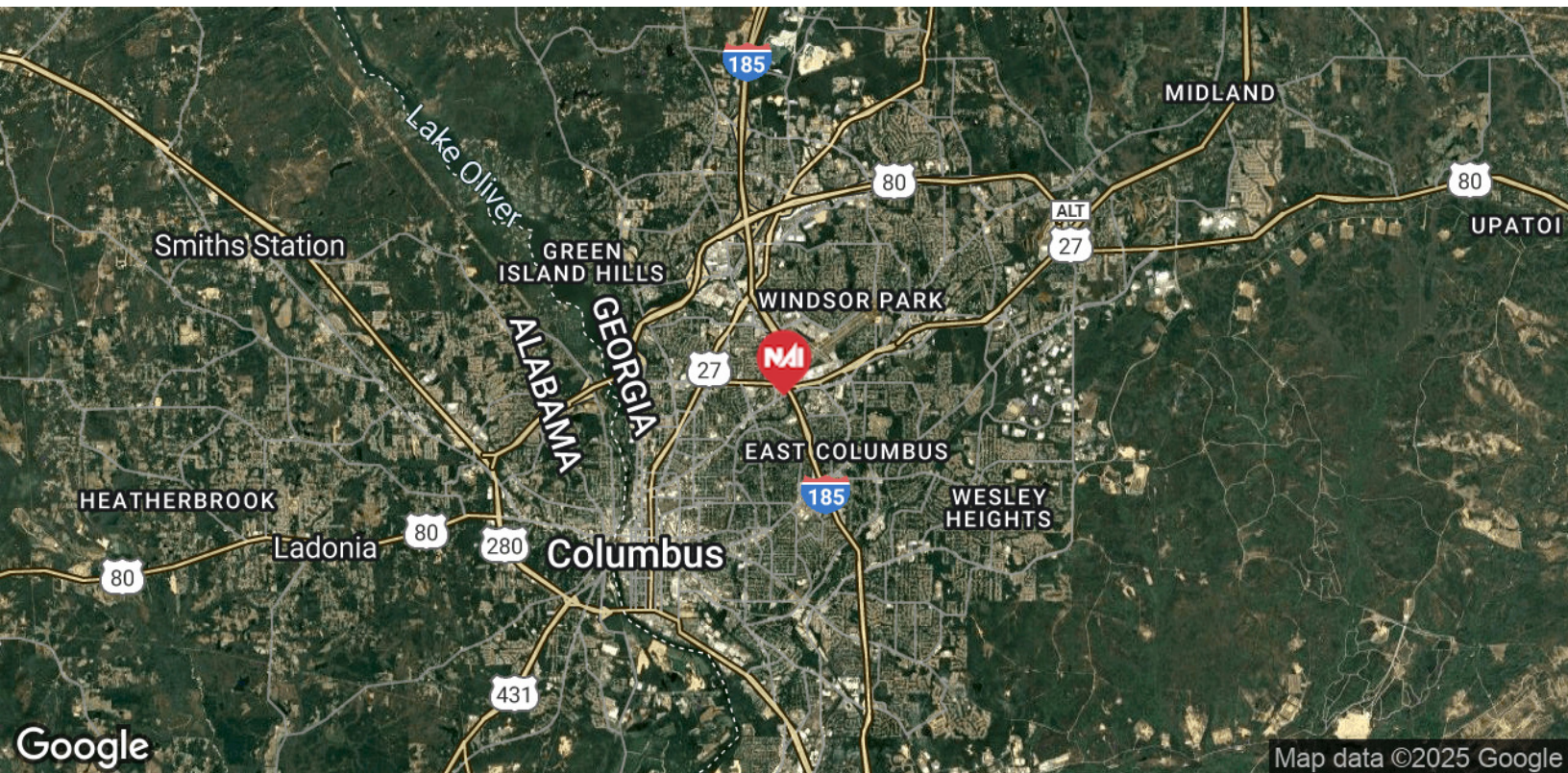
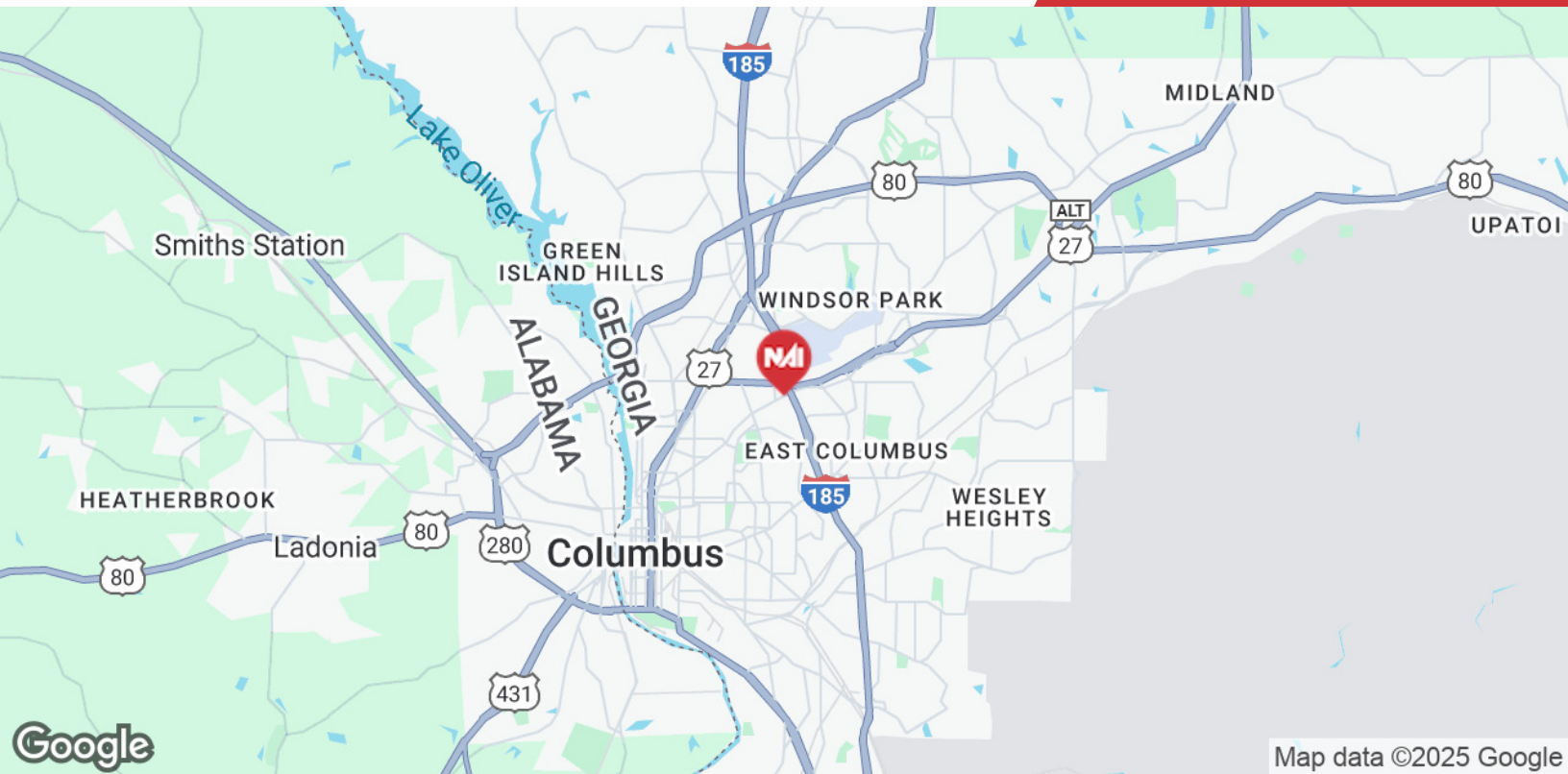




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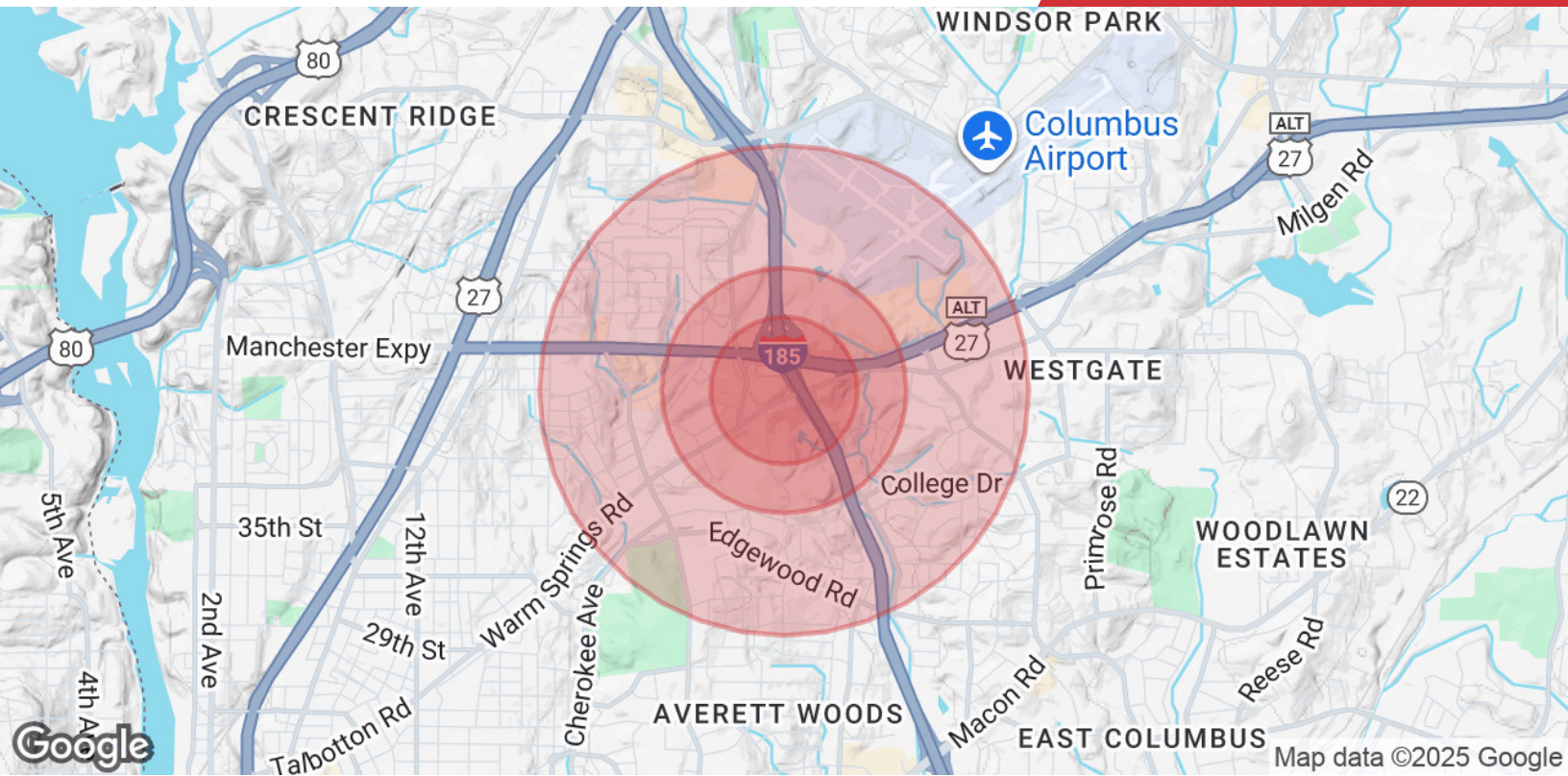
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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	732	1,768	7,779
Average Age	33	34	38
Average Age (Male)	31	33	36
Average Age (Female)	35	36	39

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	362	853	2,990
# of Persons per HH	2	2.1	2.6
Average HH Income	\$63,309	\$66,277	\$84,637
Average House Value	\$170,702	\$181,172	\$236,387

Demographics data derived from AlphaMap