



OFFICE SPACE FOR LEASE

200 BROOKSTONE CENTRE PKWY, COLUMBUS, GA 31904

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PROPERTY HIGHLIGHTS

Coldwell Banker Commercial is proud to present Suite 314 at 200 Brookstone Centre Pkwy, a premier Class A office space available for lease, offering 3,594 square feet. The space features a flexible layout that can be customized to suit a variety of office uses, from traditional office to medical or professional services.

Lease Details:

- Available Space: 3,594 +/- sq. ft. (First Floor, Suite 314)
- Lease Type: Triple Net (NNN)
- Class A Office Space: Well-maintained, professional environment

Property Highlights:

- Prime Location: Located just off JR Allen Pkwy, easily accessible area with ample parking.
- Flexible Layout: Ideal for a variety of uses, including traditional offices, professional services, or medical offices.



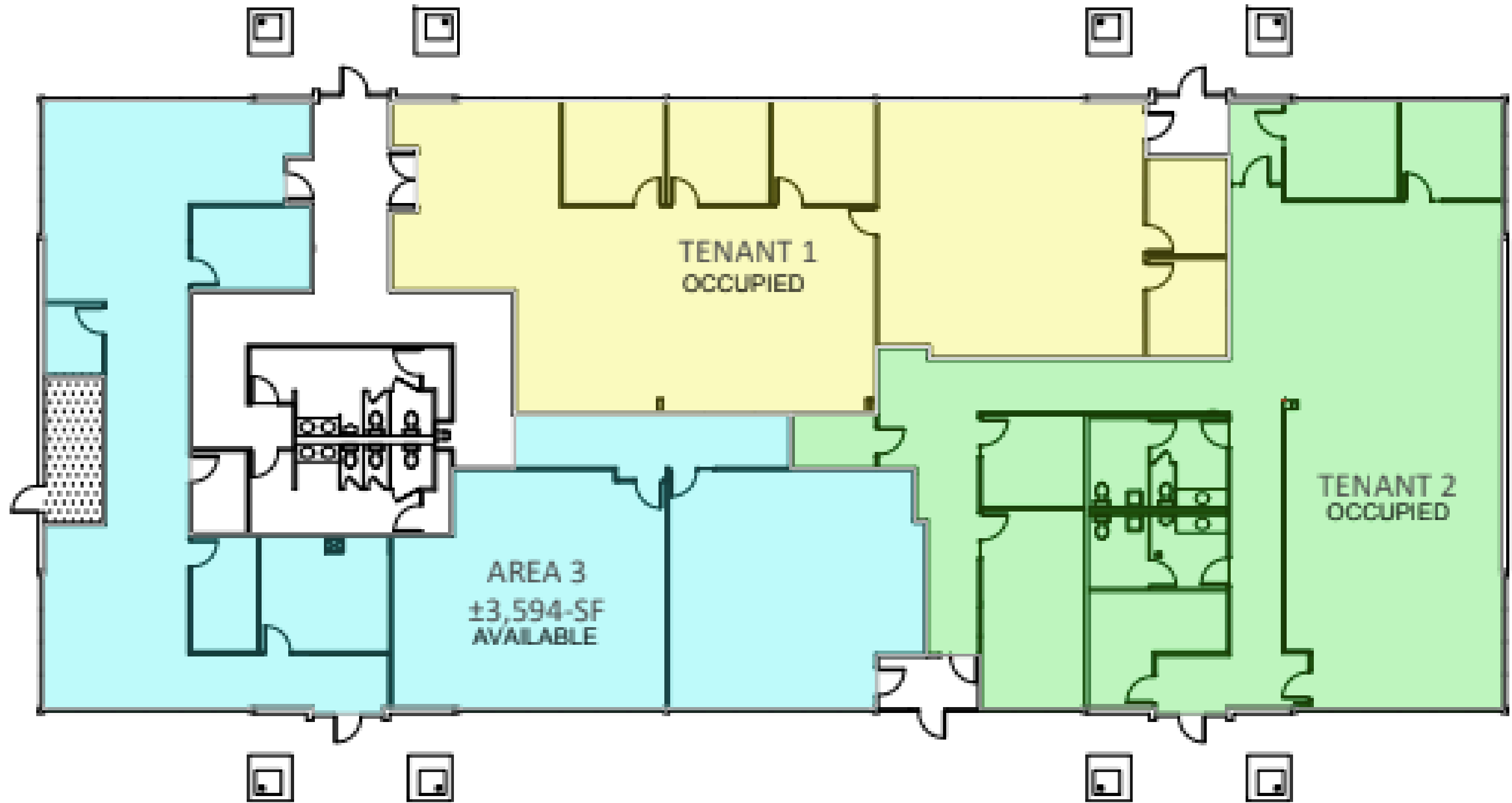


ABOUT COLUMBUS, GA



Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama. Columbus is the second most populous city in Georgia (after Atlanta), and fields the state's fourth-largest metropolitan area. At the 2020 U.S. census, Columbus had a population of 206,922, with 328,883 in the Columbus metropolitan statistical area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika combined statistical area, which had a population of 563,967 in 2020. Columbus lies 100 miles southwest of Atlanta. Fort Moore, the United States Army's Maneuver Center of Excellence and a major employer, is located south of the city in southern Muscogee and Chattahoochee counties. Columbus is home to museums and tourism sites, including the National Infantry Museum, dedicated to the U.S. Army's Infantry Branch. It has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River.

FLOOR PLAN



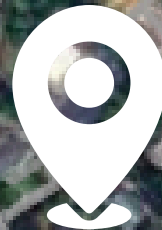


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LOCATION OVERVIEW

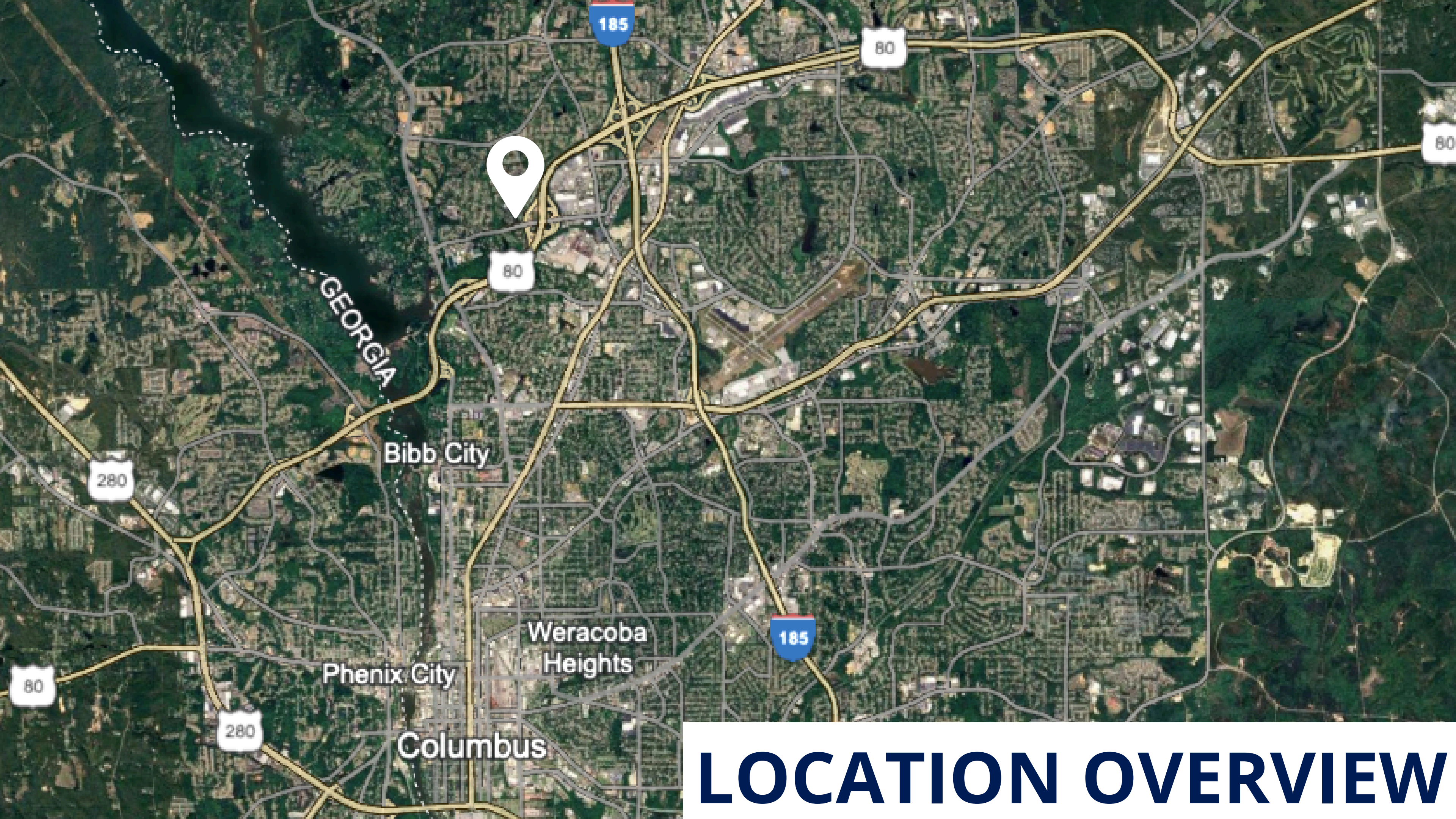






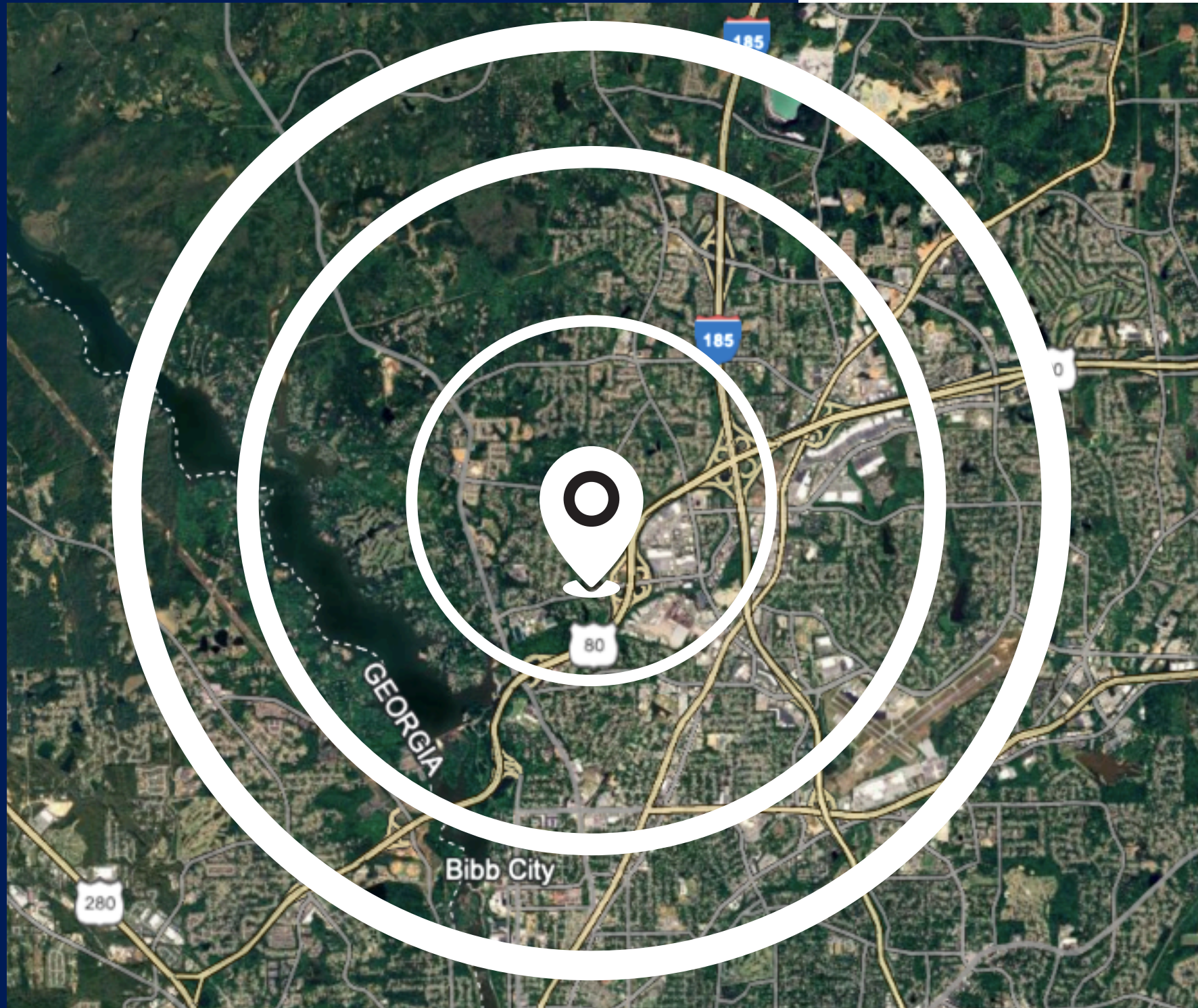




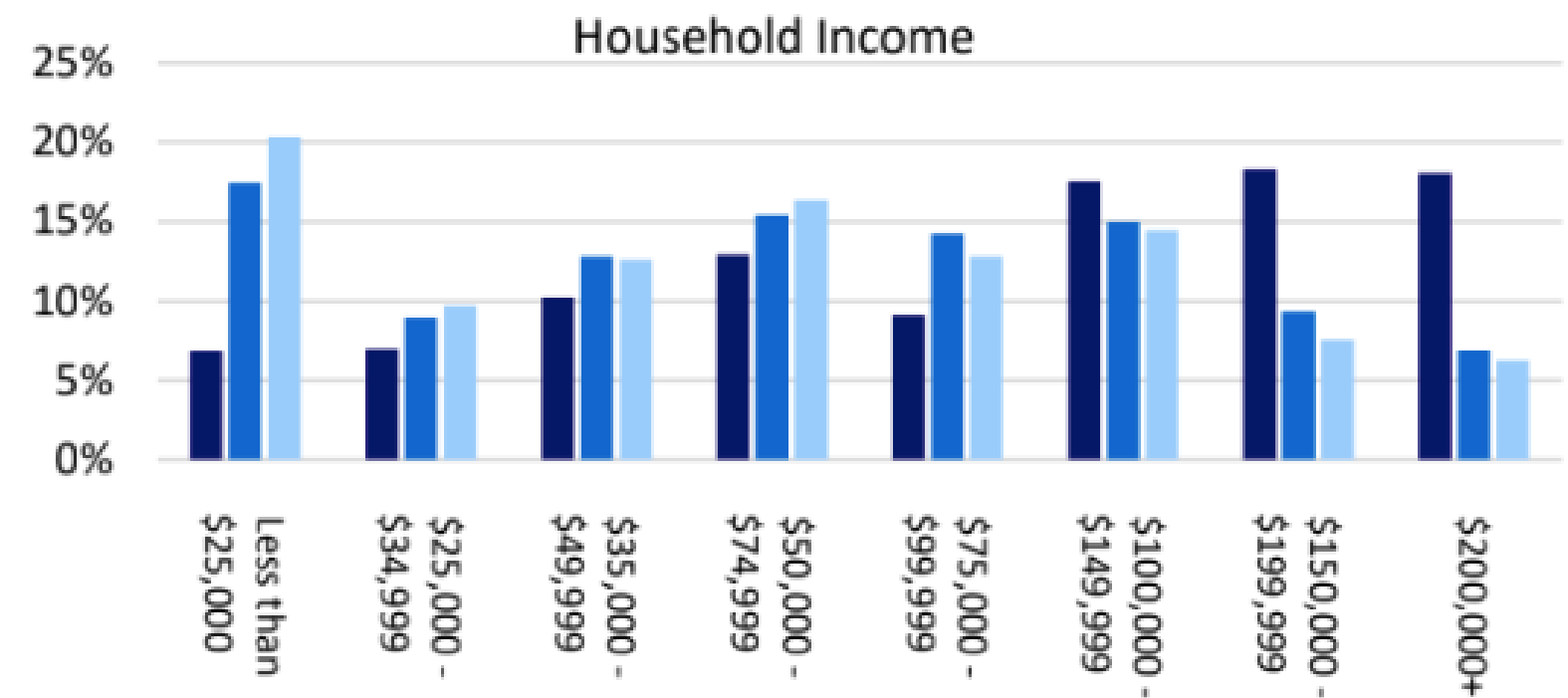
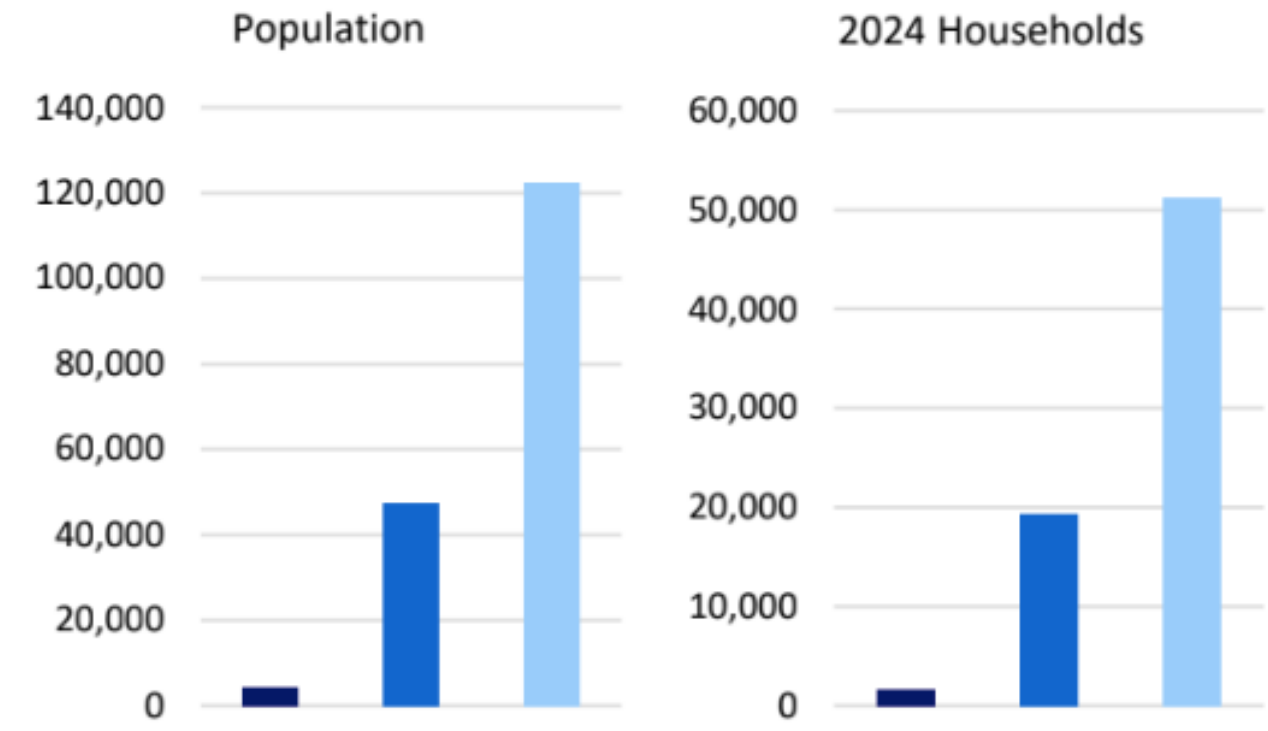



LOCATION OVERVIEW

DEMOGRAPHICS



3 Miles 5 Miles 10 Miles



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