

FOR LEASE

1200 BROOKSTONE CENTRE

1200 Brookstone Centre Parkway Columbus, GA 31904



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	36,578 SF
Available SF:	4,620 SF
Lot Size:	5.1 Acres

PROPERTY OVERVIEW

Located in an established business park that is home to many of the area's top medical practices and leading professional businesses, this Class A office space offers exceptional convenience—just minutes from major shopping destinations, prestigious residential neighborhoods, restaurants, schools, hotels, and Interstate 185. The location is six minutes from downtown Columbus, close to Columbus Airport, and only a 90-minute drive to Hartsfield–Jackson Atlanta International Airport.

1200 Brookstone Centre consists of two Class A buildings featuring elegant red-brick exteriors and beautifully detailed brick walkways. The available suite is located on the first floor of Building 200 and provides generous on-site parking for employees and visitors.

Set among stately pines and overlooking a serene pond, the property offers a picturesque and highly professional environment. The campus includes a 6.5-acre nature preserve with a walking trail and a scenic 3.5-acre pond complete with inviting seating areas—delivering an ideal combination of natural beauty and workplace comfort.

Adding to its appeal, a full-service Hilton Garden Inn with restaurant and bar is located just steps from the office, offering seamless convenience for meetings, client visits, and business travel.

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PROPERTY HIGHLIGHTS

- **Prime North Columbus Location:** Situated in the Bradley Park area—minutes from major shopping, prestigious neighborhoods, restaurants, schools, hotels, and Interstate 185.
- **Excellent Accessibility:** Six minutes to downtown Columbus; close to Columbus Airport; 90-minute drive to Hartsfield–Jackson Atlanta International Airport.
- **Class A Office Property:** Two distinguished red-brick Class A buildings with refined architectural detailing and attractive brick walkways.
- **Available Space:** First-floor suite in Building 200 with ample on-site parking.
- **Nature Preserve:** Adjacent 6.5-acre nature preserve with walking trail and a 3.5-acre pond featuring inviting seating areas.
- **On-Site Convenience:** A full-service Hilton Garden Inn —with restaurant and bar—is located just steps from the office for effortless meetings, client visits, and business travel.

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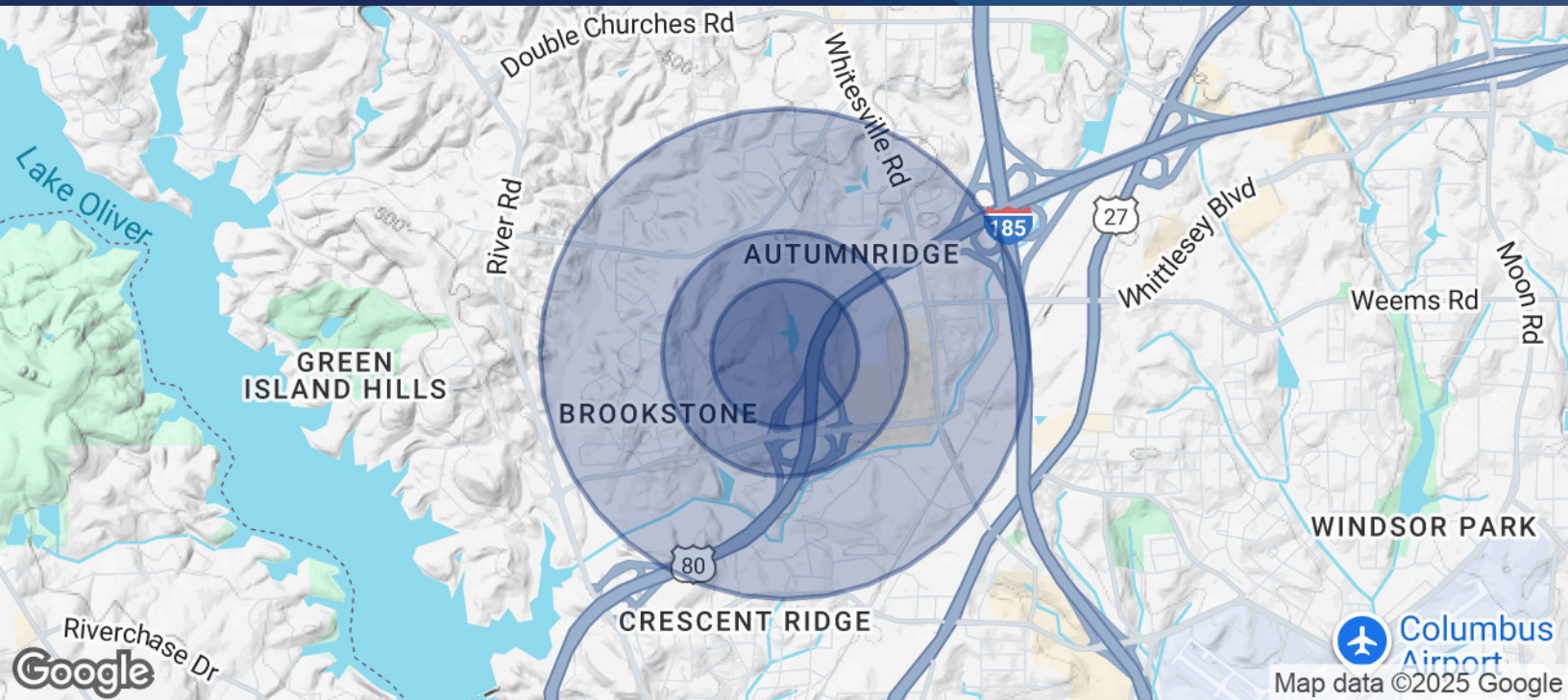


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	165	852	3,477
Average Age	42	44	43
Average Age (Male)	41	42	41
Average Age (Female)	43	45	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	331	1,368
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$129,104	\$132,845	\$123,692
Average House Value	\$350,859	\$372,524	\$345,293

Demographics data derived from AlphaMap

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