



## Parkhill Office Suites II

2920 Edgewood Circle Columbus, Georgia 31907

### Property Highlights

- All Utilities + Internet Included in Rent
- 24/7 Secured Keyless Entry + Cameras
- Professionally Managed

### Property Overview

Newly renovated executive office suites located in Midtown Columbus - one block from Columbus State University.

New HVAC, Smart Thermostats, New LVP and Carpet in each suite. Fresh paint and LED lights throughout. Power, Water, Wifi, and All Maintenance Included in Monthly Rent.

Professionally Managed, 24/7 Secured Keyless Entry.

Rental amount subject to change without notice. Contact Broker for more details.

### Offering Summary

Lease Rate:	Negotiable
Lease Type:	Full Service + All Utilities
Building Size:	7,100 SF
Available SF:	83 - 345 SF

### For More Information

**Kara Maxwell**

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**Amy D. Gill, MICP, MRP**

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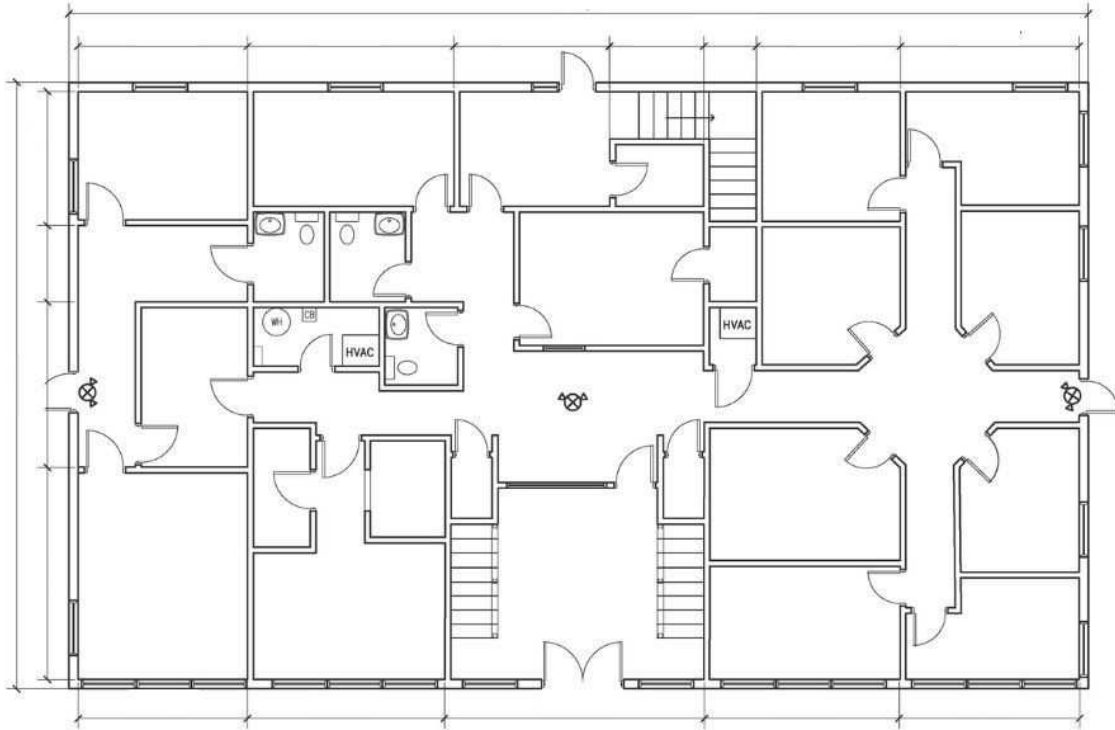
agill@g2cre.com | GA #381793

### Lease Information

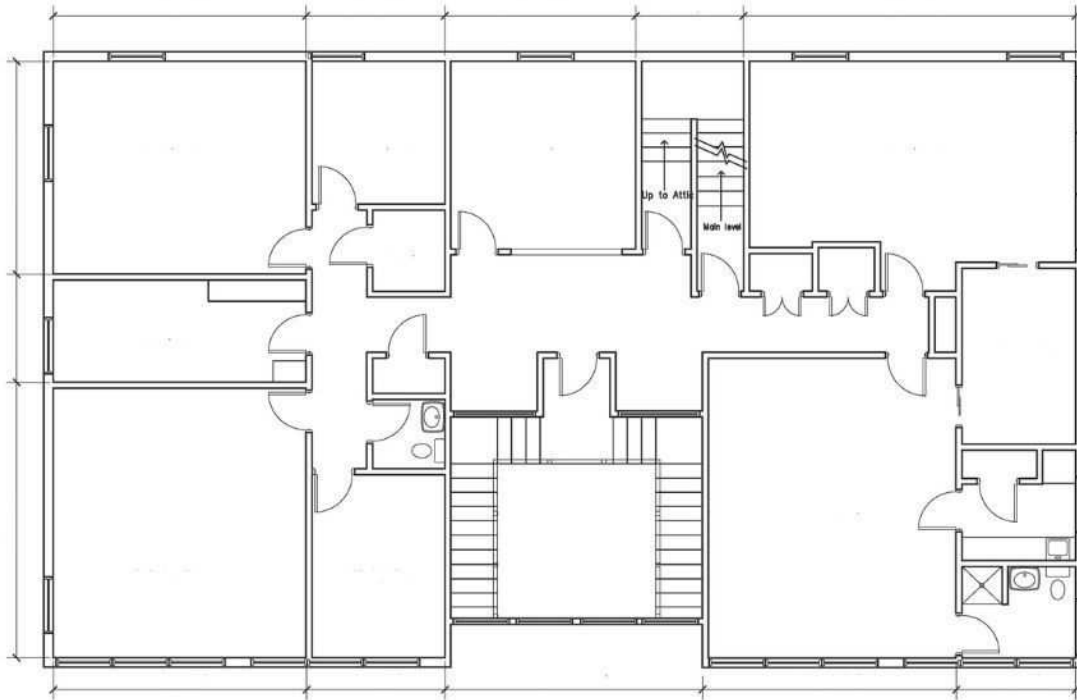
<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	1 Yr Minimum
<b>Total Space:</b>	83 - 345 SF	<b>Lease Rate:</b>	Negotiable

### Available Spaces

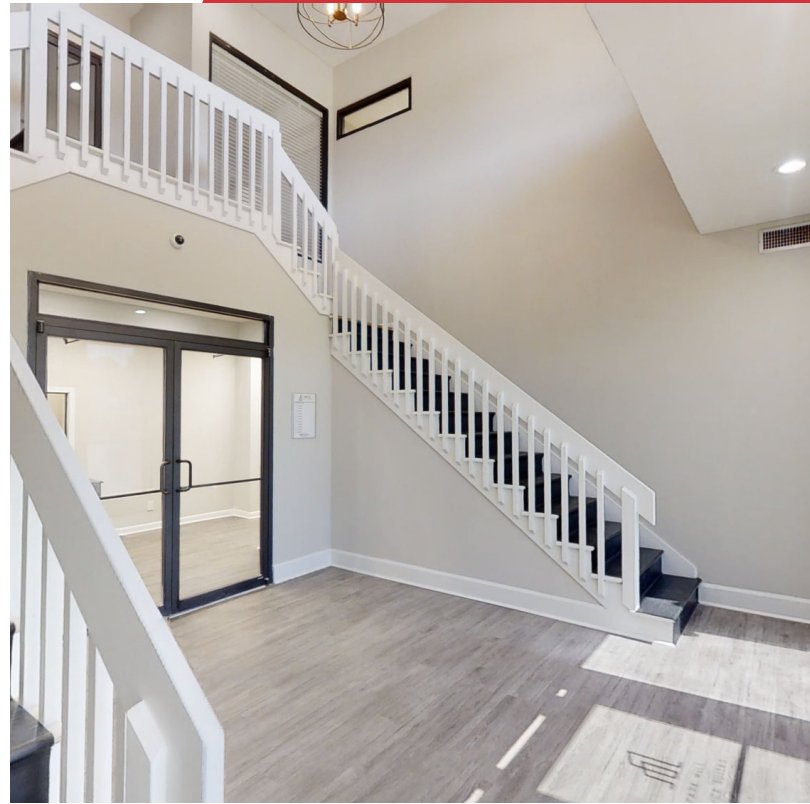
Suite	Size (SF)	Lease Type	Lease Rate
Suite 11	83 SF	Full Service	Negotiable
Suite 14	123 SF	Full Service	Negotiable
Suite 15	345 SF	Full Service	Negotiable
Suite 19	175 SF	Full Service	Negotiable
Suite 20	130 SF	Full Service	Negotiable



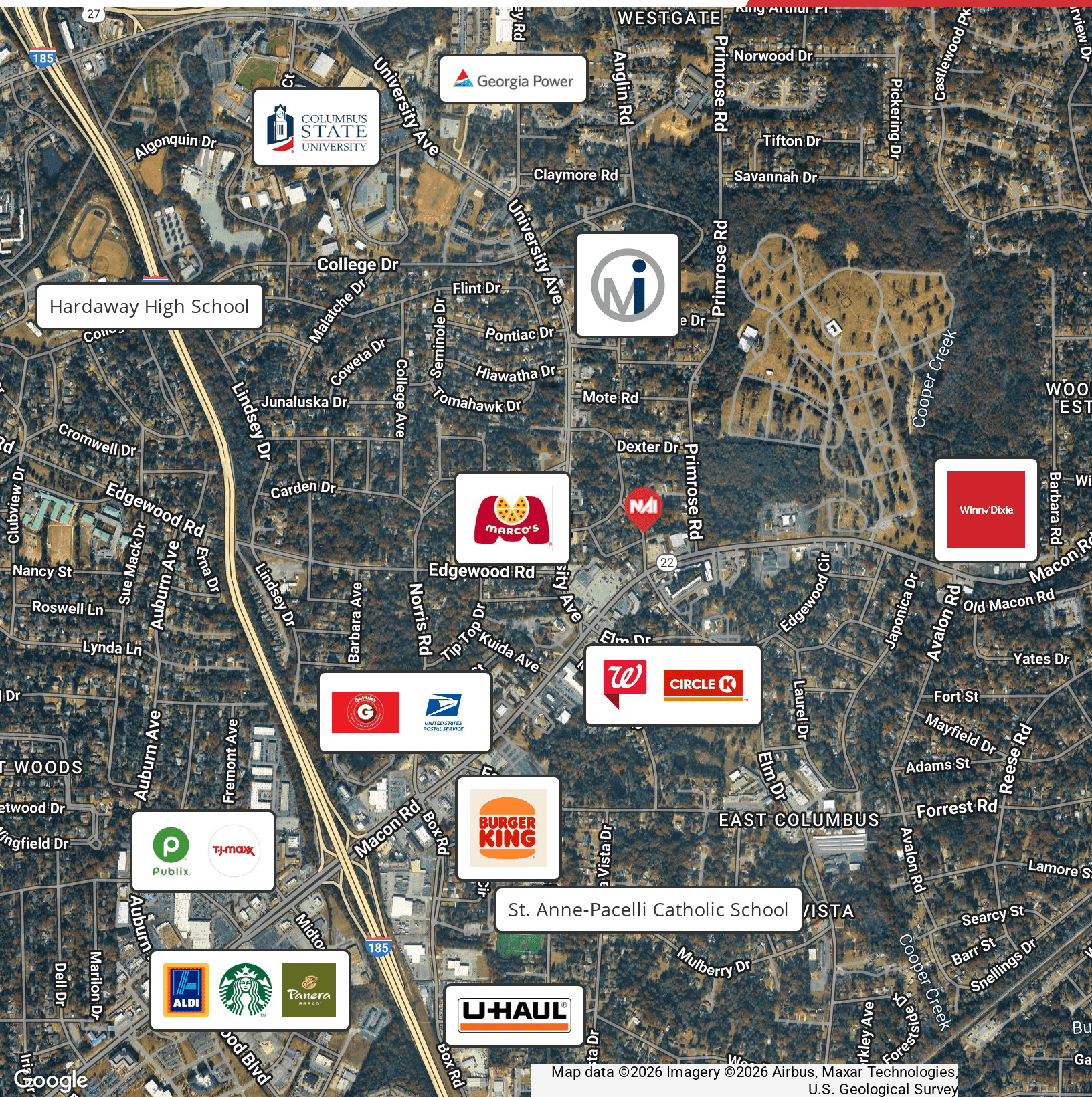
**1 FLOOR PLAN**  
 $3/16" = 1'-0"$



**2 FLOOR PLAN**  
 $3/16" = 1'-0"$

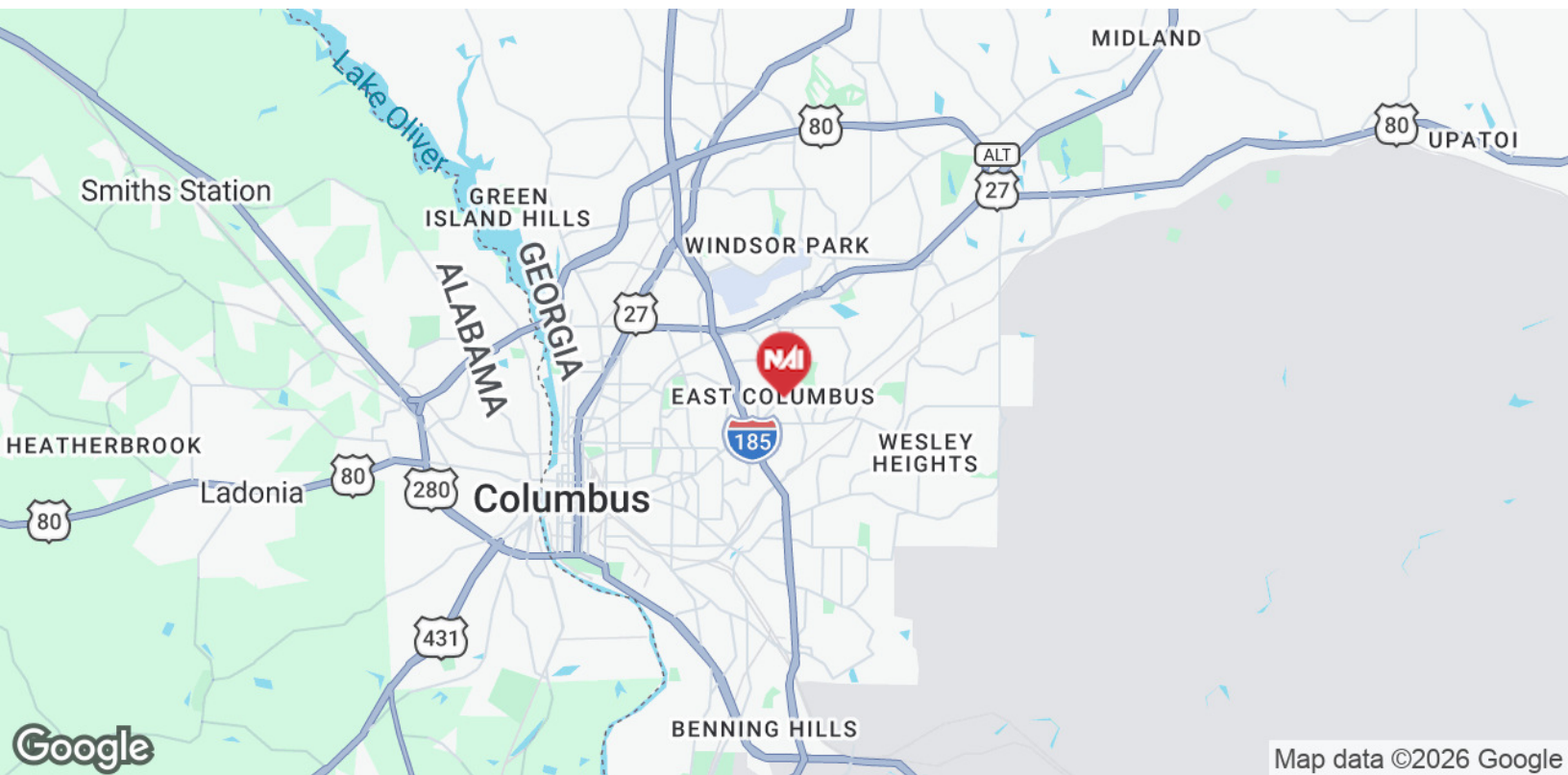
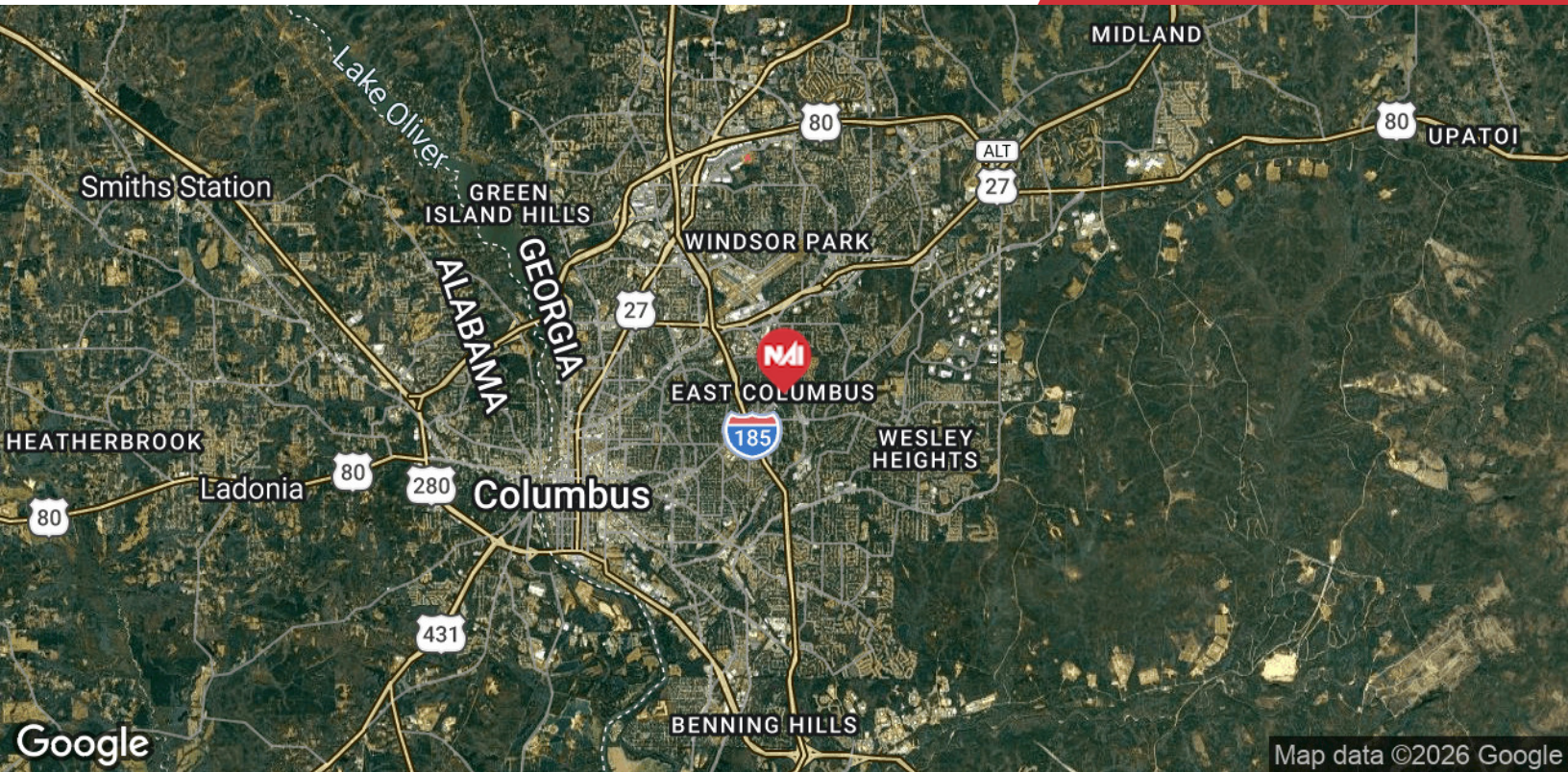






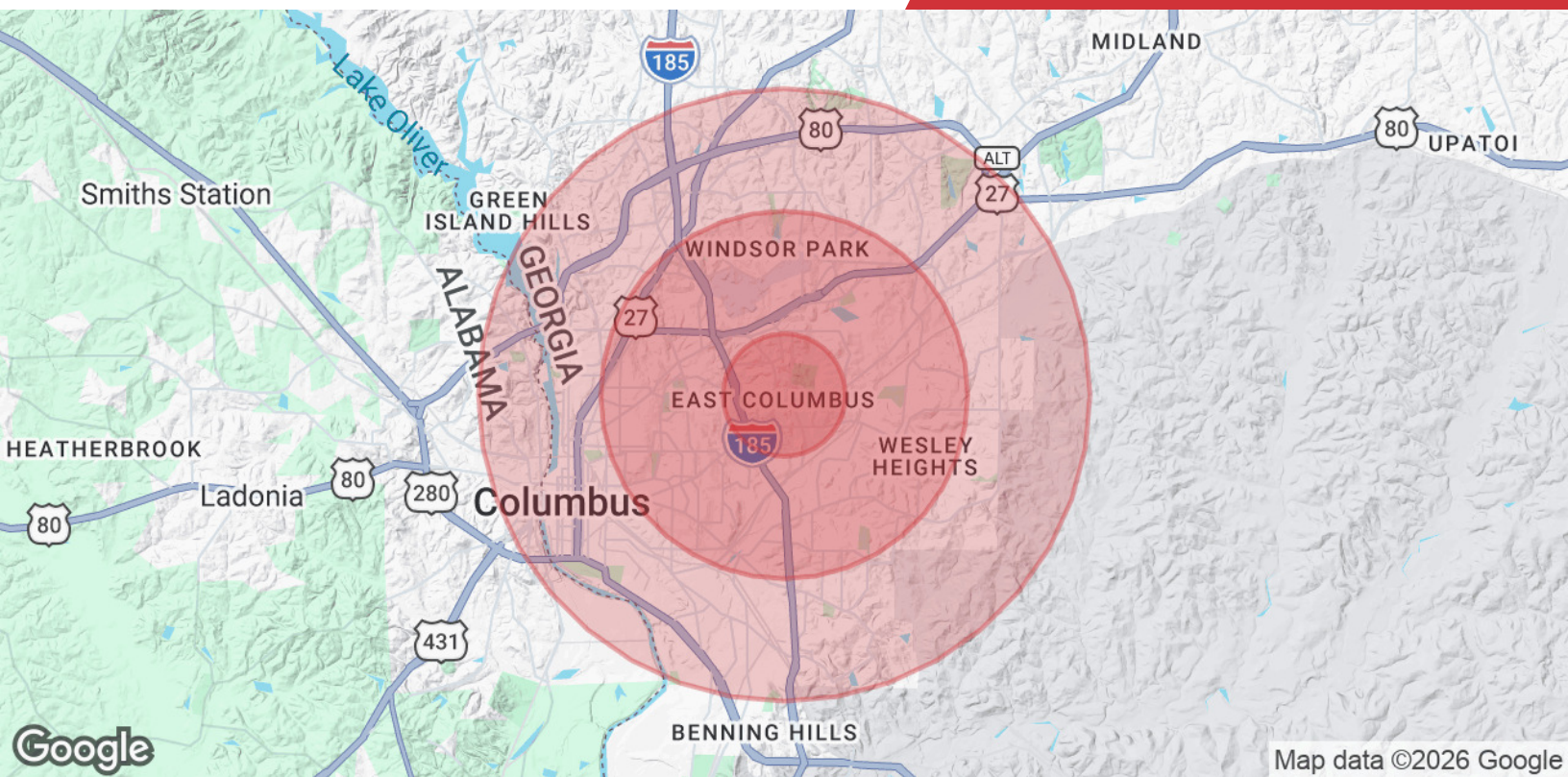
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Post Office Box 4529  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	7,080	73,181	158,647
Average Age	34.1	36.2	36.0
Average Age (Male)	31.4	33.6	34.0
Average Age (Female)	35.4	38.6	38.7
<b>Households &amp; Income</b>			
Total Households	2,951	33,582	72,835
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$55,482	\$48,178	\$50,494
Average House Value	\$148,432	\$118,018	\$120,592

\* Demographic data derived from 2020 ACS - US Census

### Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.