

# FOR LEASE

1309 VIRGINIA ST.  
Professional Office Space



## PROPERTY DESCRIPTION

Located in the vibrant Midtown area of Columbus, Georgia, this property offers approximately 2,000 square feet of versatile office space available for lease. This stand-alone building, situated on a 0.32-acre lot, features private parking and a professional setting ideal for healthcare, medical, insurance, financial, or other professional office uses. The interior includes private offices, conference rooms, two restrooms, and a reception area, providing a functional layout for various business needs. The space can be divided into two separate 1,000-square-foot units, accommodating different tenant requirements. Its prime location offers easy access to Downtown Columbus and the Medical District.

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	2,040 SF
Lot Size:	13,075 SF

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## PROPERTY HIGHLIGHTS

- Prime Location near Downtown Columbus, GA and the Medical District
- Approximately 2,000 SF of versatile office space available for lease
- Stand-alone building on a 0.32-acre lot
- Private parking included
- Ideal for healthcare, medical, insurance, financial, or other professional office uses
- Interior includes: private offices, conference rooms, two restrooms and reception area
- Functional layout for various business needs
- Can be divided into two separate 1,000 SF units

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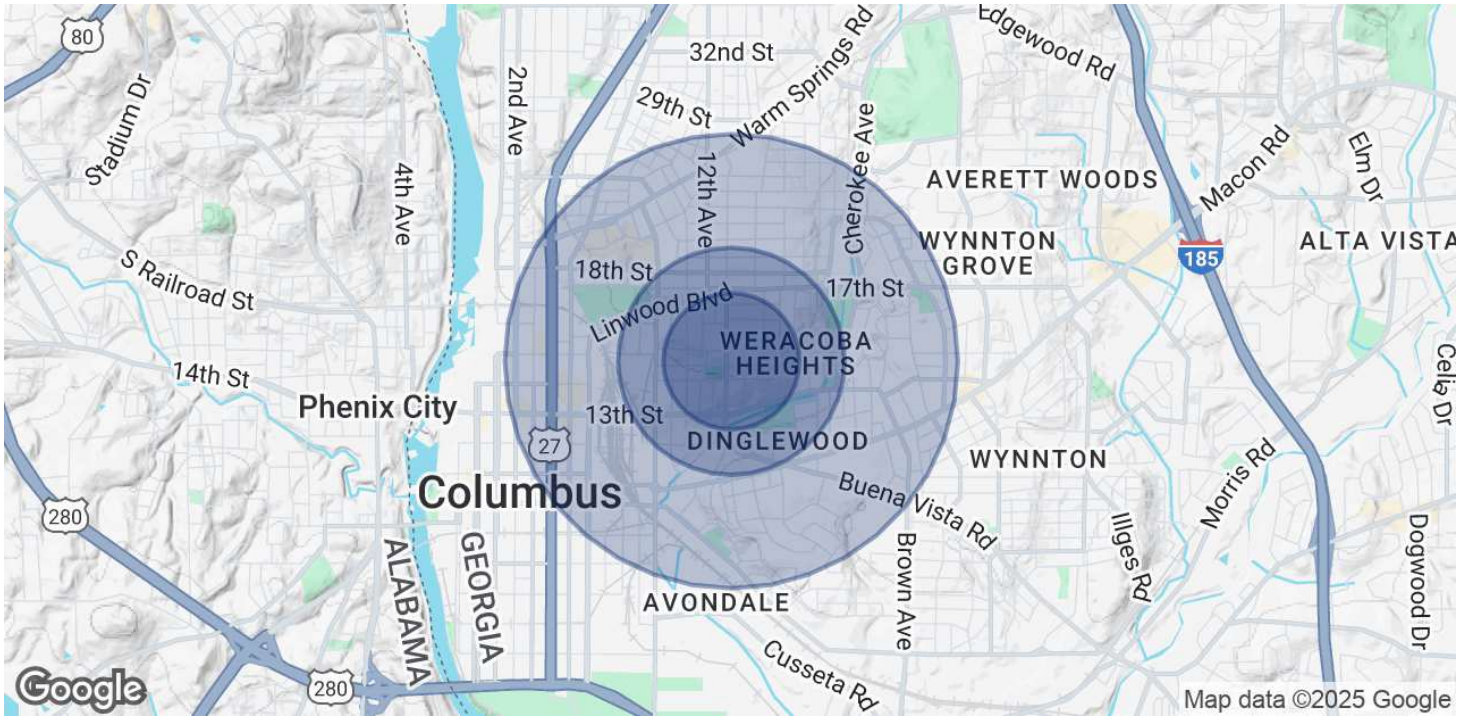


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	820	1,994	8,106
Average Age	42	41	40
Average Age (Male)	42	41	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	394	973	3,907
# of Persons per HH	2.1	2	2.1
Average HH Income	\$46,012	\$46,351	\$55,450
Average House Value	\$184,395	\$194,902	\$228,418

Demographics data derived from AlphaMap

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