



## 500 18th Street

500 18th Street  
Columbus, Georgia 31901

### Property Highlights

- Class B Medical Office Space
- Modified Gross Leases
- Onsite, Responsive Property Management Staff
- Piedmont Columbus Regional Midtown Campus

### Property Overview

Class "B" Medical Office is located on the Piedmont Columbus Regional Midtown Medical Campus. Full Service leases are available with aggressive lease concessions for qualified tenants. Onsite, Responsive Property Management Staff. Contact Broker for more details.

### Offering Summary

Lease Rate:	Negotiable (FS)
Building Size:	+/- 10,192 SF
Available SF:	+/- 1,713 - 3,750 SF
Lot Size:	1.3 Acres

### Demographics 1 Mile    3 Miles    5 Miles

Total Households	3,474	27,228	54,447
Total Population	7,988	63,864	131,206
Average HH Income	\$27,273	\$42,057	\$46,582

### For More Information

**Jack Hayes, SIOR, CCIM, MICP**

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



## Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,713 - 3,750 SF	<b>Lease Rate:</b>	Negotiable

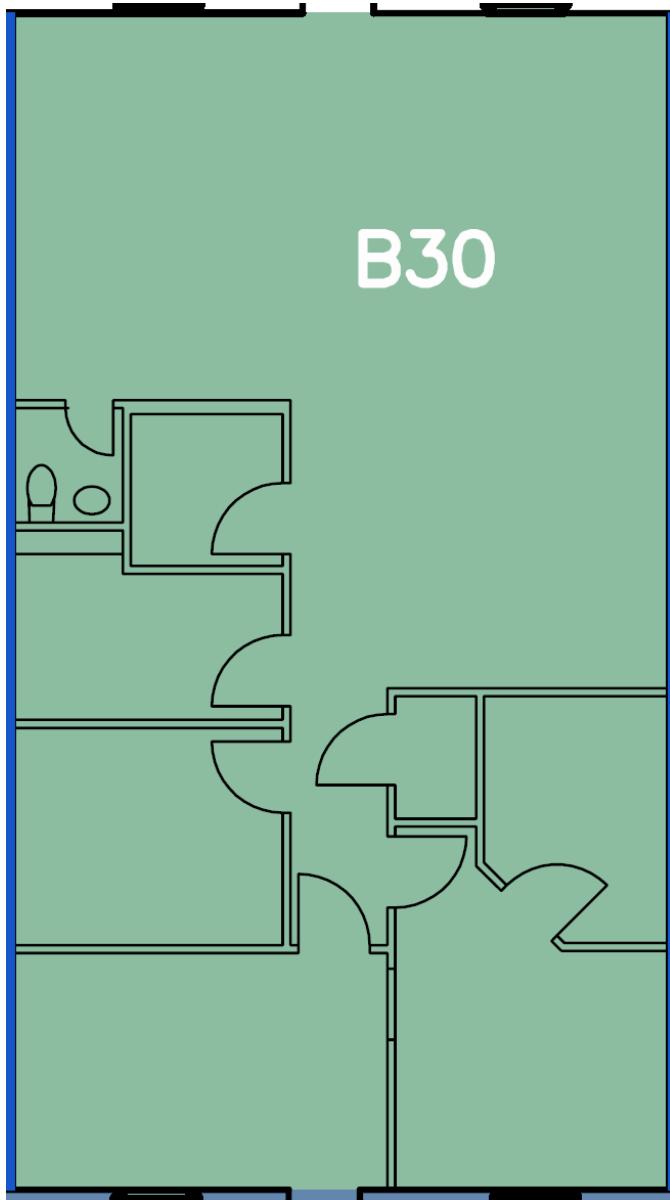
## Available Spaces

### SuiteSize (SF) Description

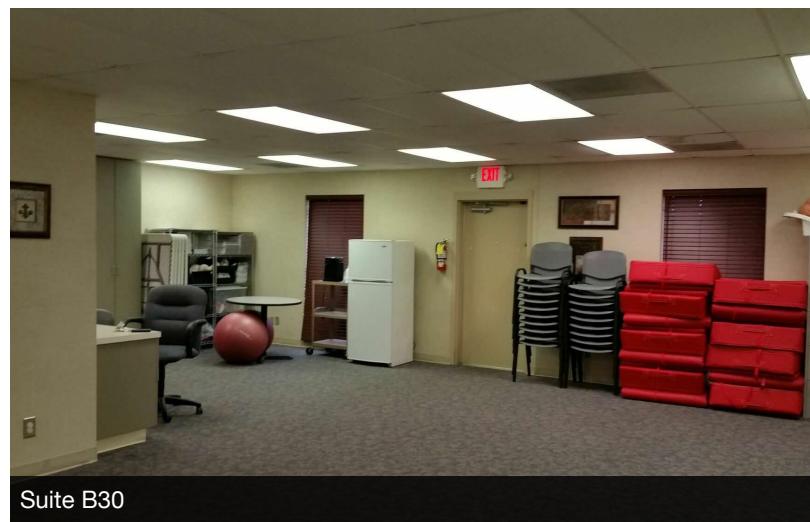
B30	1,713 SF	<p>Located on the Piedmont Midtown Medical Campus, this +/- 1,713 SF medical office space offers a prime opportunity for healthcare providers seeking a central and convenient location. Formerly the Piedmont Lactation Service Center, this suite is directly across from Columbus Clinic and the new Children's Hospital, making it ideal for referrals and patient access.</p> <p>The space features a spacious 20' x 20' open area, two private exam rooms, two restrooms, a welcoming reception area, and a comfortable waiting room. With the flexibility to see patients outside of regular business hours and on weekends, this location is perfectly suited for a small medical practice, specialty provider, or home healthcare operation.</p>
B50	3,750 SF	Currently in white-box condition and needs to be finished out. Includes a large, open co-work space with private office, kitchen and two restrooms.

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



Suite B30 Floor Plan



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Suite B50



Suite B50



Suite B50



Suite B50 Floor Plan

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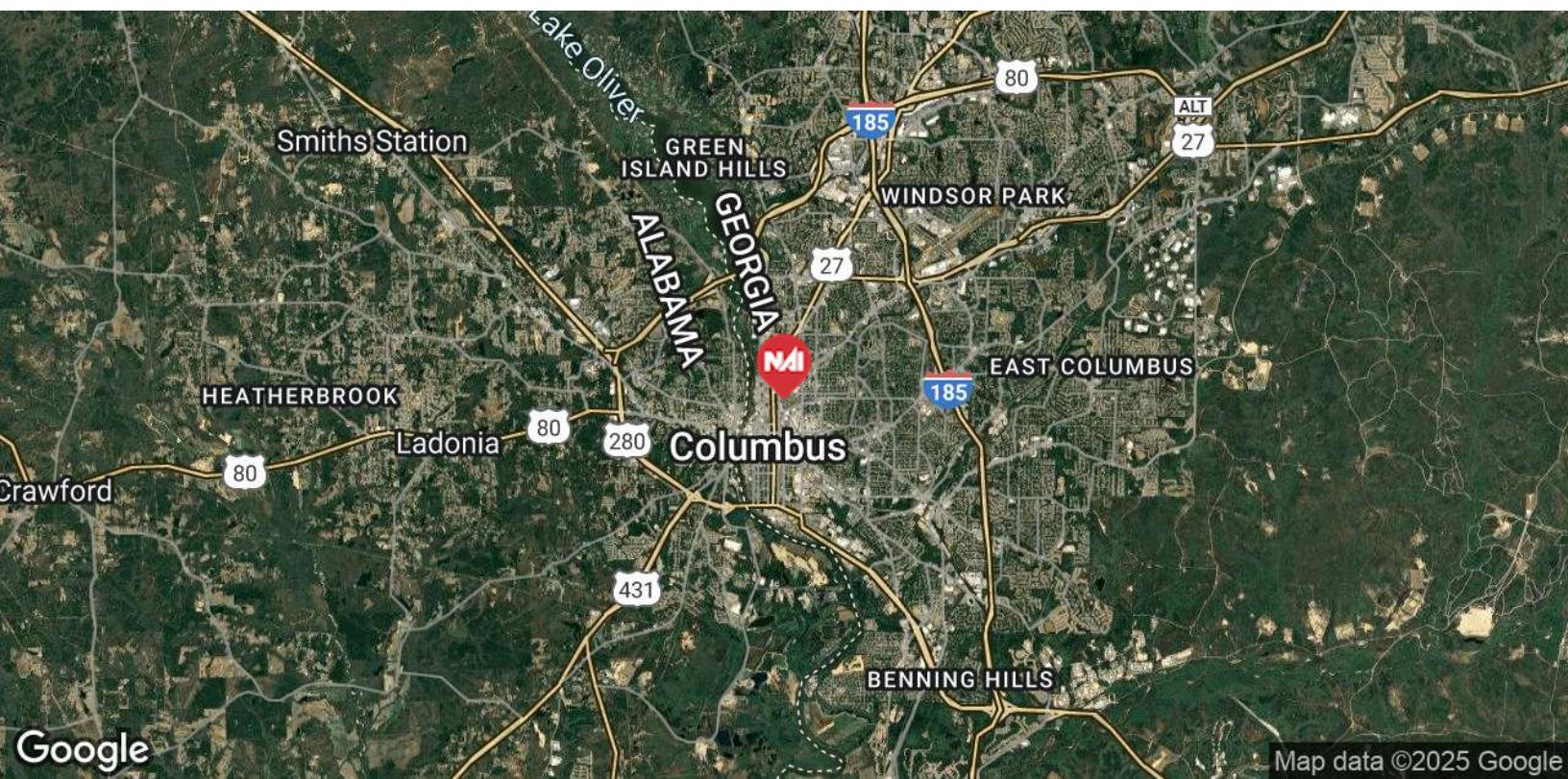
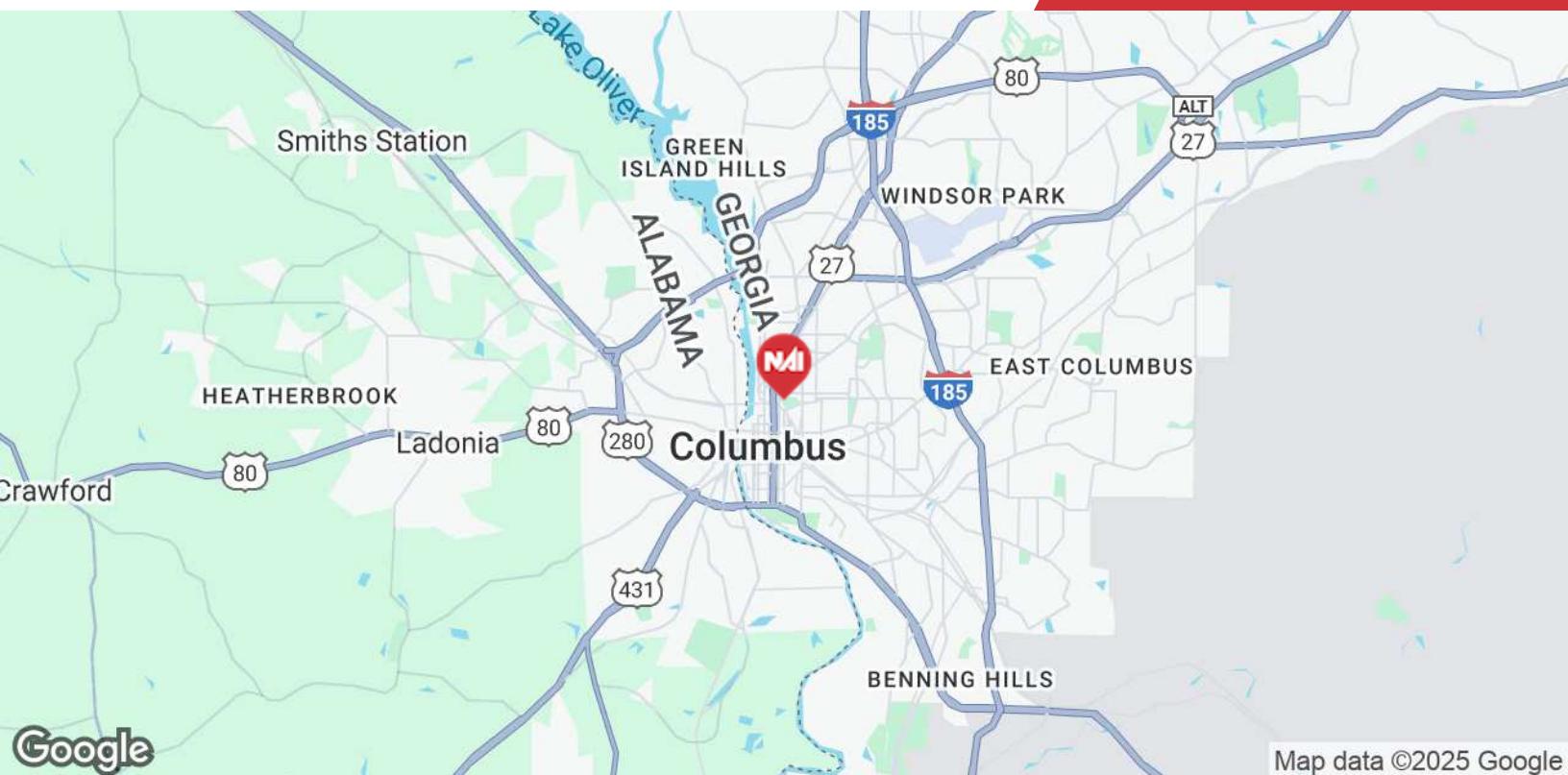
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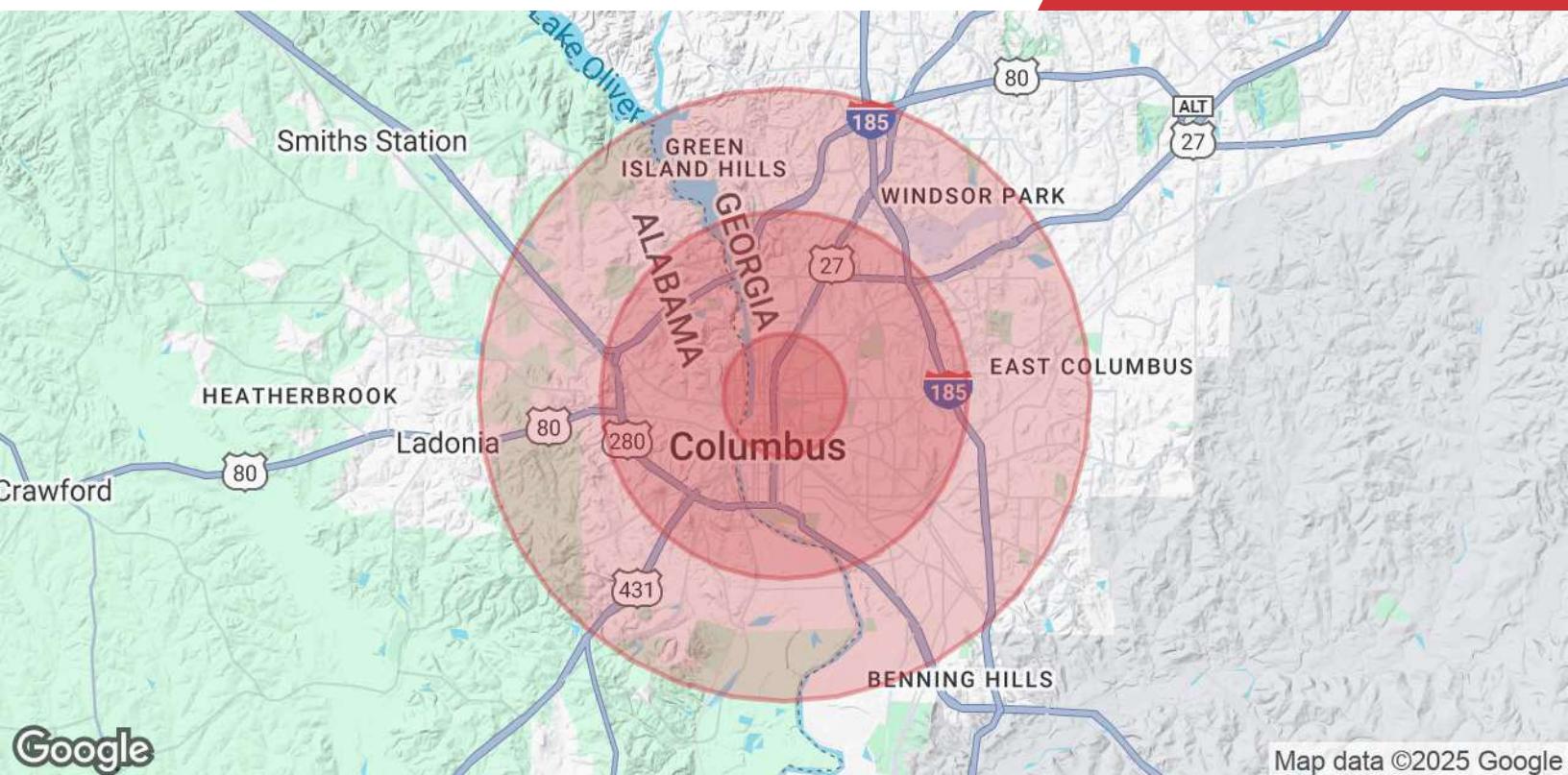
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### Population

	1 Mile	3 Miles	5 Miles
Total Population	7,988	63,864	131,206
Average Age	36.7	35.5	35.4
Average Age (Male)	35.4	33.0	33.4
Average Age (Female)	38.2	37.3	37.0

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,474	27,228	54,447
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$27,273	\$42,057	\$46,582
Average House Value	\$83,231	\$163,549	\$147,671

2020 American Community Survey (ACS)

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