

OFFICE
BUILDING
FOR LEASE

DILLINGHAM PLACE

900 FRONT AVE



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900 FRONT AVE, COLUMBUS, GA 31901



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Experience unparalleled potential at 900 Front Ave, Columbus, GA. This exceptional property offers a prime leasing opportunity for businesses seeking a state-of-the-art commercial space. Boasting expansive floor plans, and versatile layouts, the property provides an ideal canvas for customization to suit a variety of business needs. Tenants will appreciate the abundance of natural light, high ceilings, and historic characteristics, creating an inviting and professional atmosphere. With ample parking, and convenient access to major transportation routes, this property is poised to elevate operations and leave a lasting impression. Discover the perfect foundation for success at 900 Front Ave.

PROPERTY HIGHLIGHTS

- Expansive floor plans for versatile layouts
- Abundance of natural light and high ceilings
- Ample on-site parking for tenants and visitors
- Advanced security features for peace of mind
- Convenient access to major transportation routes
- Customization options to suit diverse business needs
- Professional and inviting atmosphere for clients and employees

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Number of Units:	3
Available SF:	5,610-6,000 SF
Building Size:	11,825 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,298	24,644	55,975
Total Population	4,919	56,318	134,688
Average HH Income	\$48,888	\$57,994	\$64,474

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PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Discover the vibrant surroundings of the area near Dillingham Place in Columbus, GA. Nestled within a dynamic community, this location offers convenient access to a diverse array of amenities and attractions. Just moments away, tenants can enjoy the bustling Riverwalk, a scenic trail perfect for midday strolls and outdoor activities. Nearby, historic sites such as the National Civil War Naval Museum provide enriching cultural experiences. Additionally, the area features an eclectic mix of dining and retail options, ensuring that tenants have everything they need within reach. With its ideal blend of urban convenience and natural beauty, this location offers an exceptional setting for tenants seeking a dynamic work-life balance.

SITE DESCRIPTION

Dillingham Place is made of 2 historic buildings - Sol Loeb Building was built in 1903 and has been renovated several times over the years. The Garrett Joy Building was built in 1900 with the most recent renovation being in 2006. Located in the Uptown business area of Columbus - walk to many restaurants, performing arts center, government center and Riverwalk! The building has its own parking lot and is adjacent to the city parking garage.

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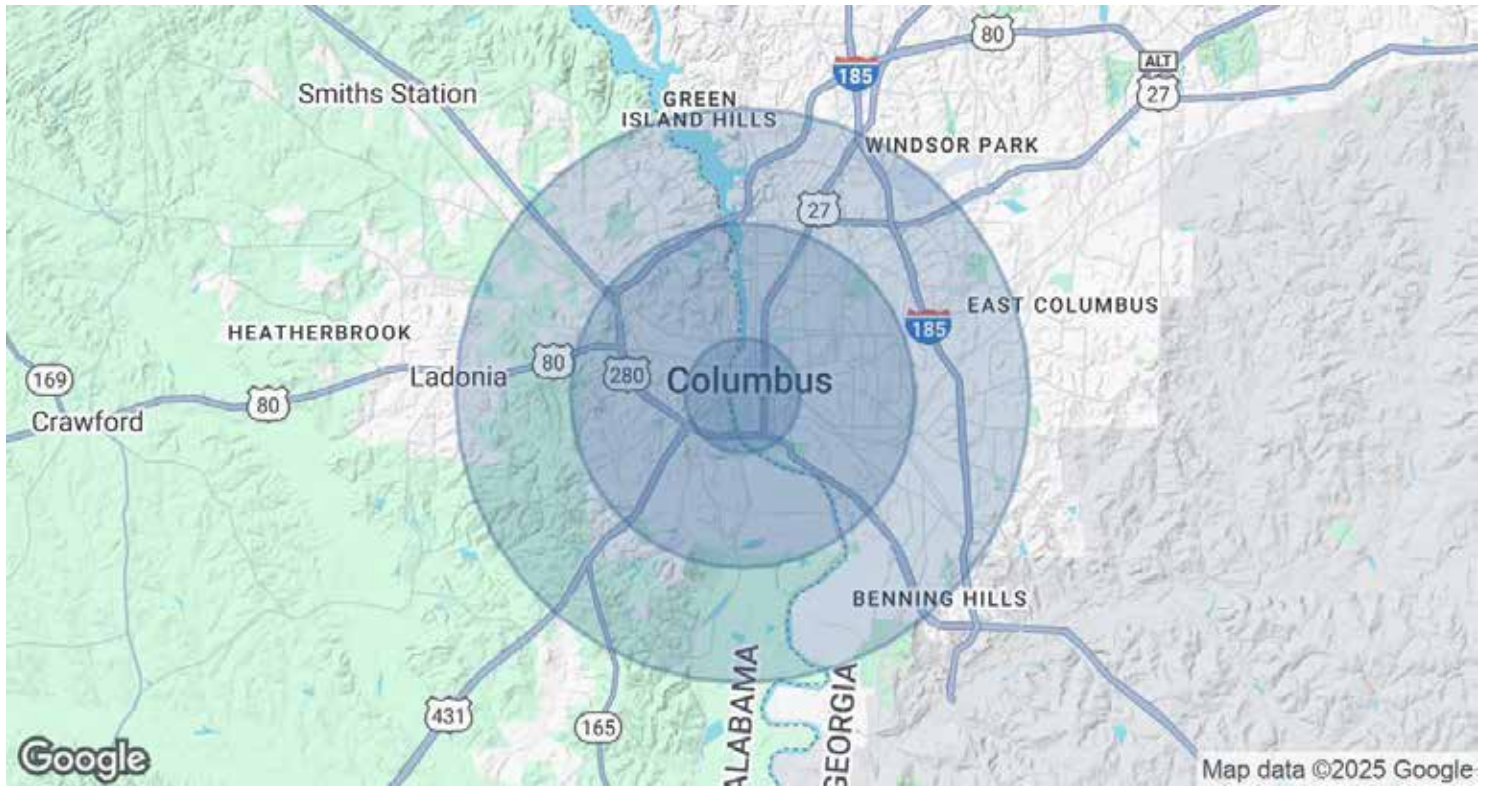
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,919	56,318	134,688
Average Age	37	38	39
Average Age (Male)	36	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,298	24,644	55,975
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$48,888	\$57,994	\$64,474
Average House Value	\$310,136	\$186,725	\$205,866

Demographics data derived from AlphaMap

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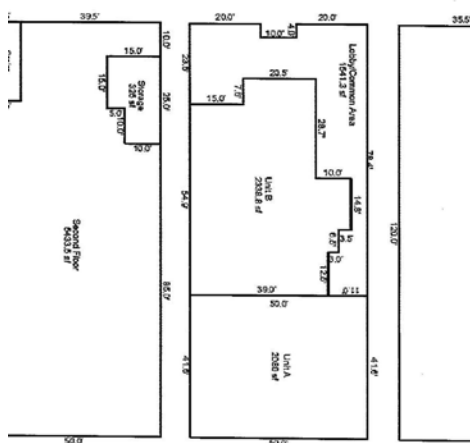
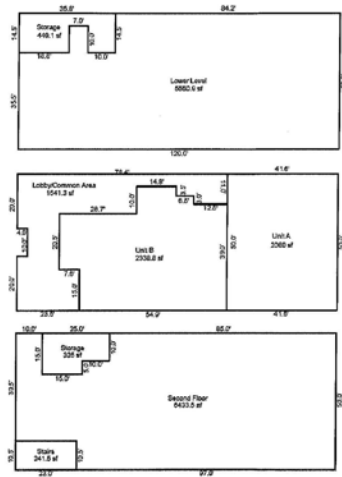
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Dillingham Place - Sel Loeb Building
900 Front Ave, Columbus, GA 31901

SKETCH OF IMPROVEMENTS



Capital Real Estate Services, LLC

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PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUAR

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SECOND FLOOR-PICTURES



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LEASE SPACES



LEASE INFORMATION

Lease Type:	MG
Total Space:	5,610 - 5,825 SF

Lease Term:	Negotiable
Lease Rate:	\$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor-STE 101	Available	5,825 SF	Modified Gross	\$16.00 SF/yr
STE. 220	Available	5,610 SF	Modified Gross	\$16.00 SF/yr

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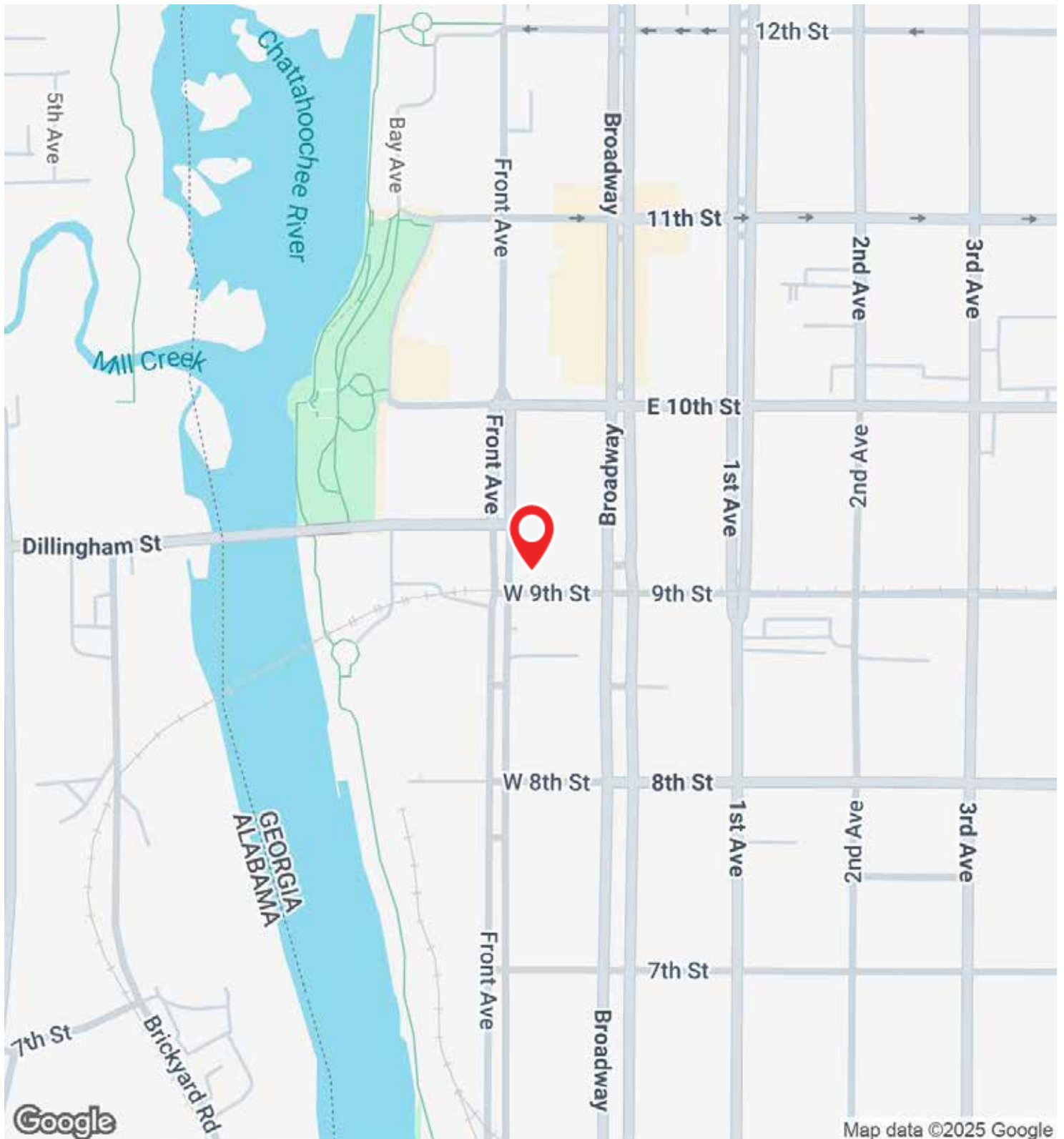
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LOCATION MAP



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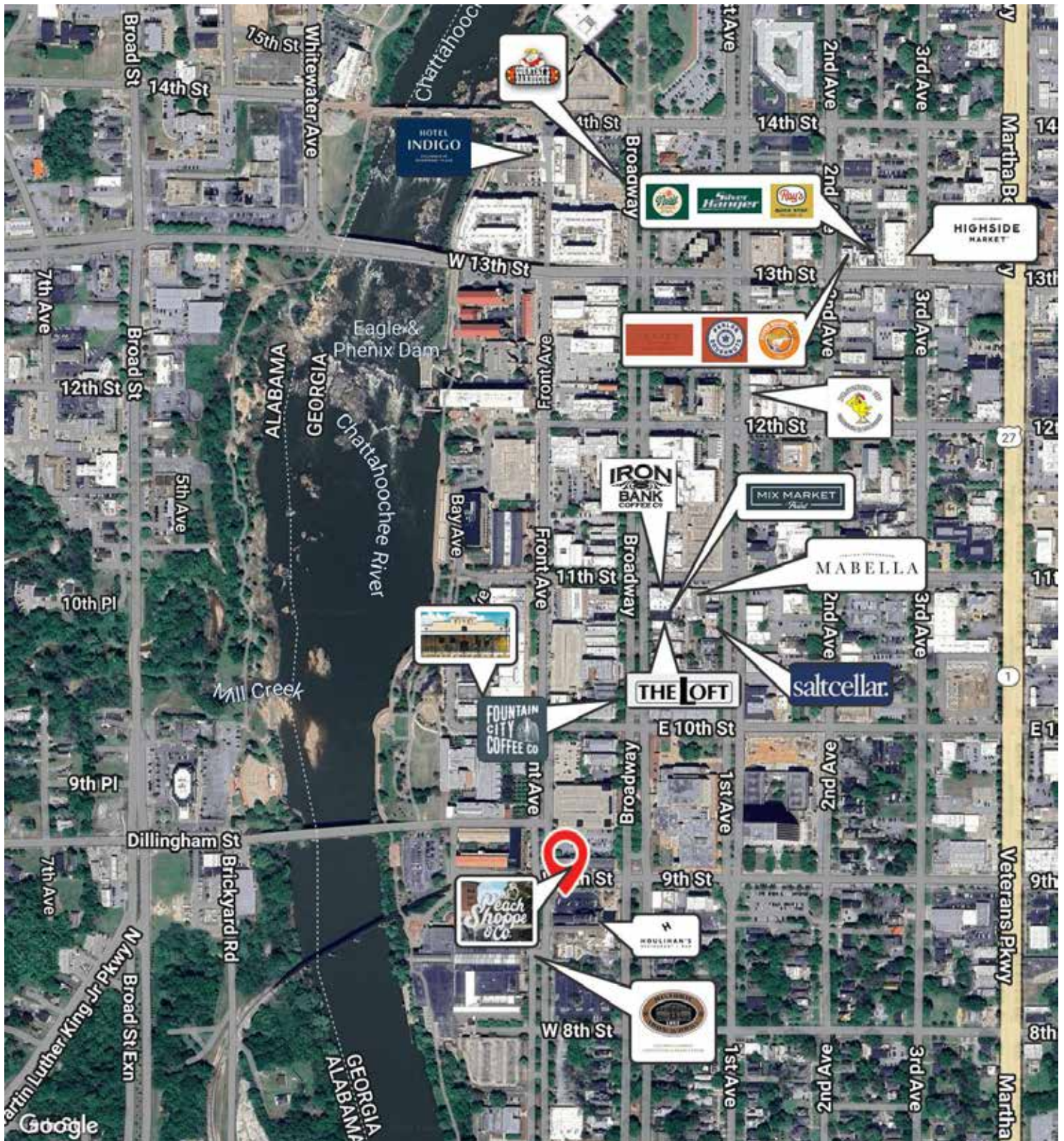
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RETAILER MAP



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MEET SCOTT & MARY



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