



## Blackmon Road Office Building

7300 Blackmon Rd

Columbus, Georgia 31909

### Property Highlights

- Tenant Improvement Allowance Available
- Landlord will subdivide the space (5,000 SF min.)
- Lots of parking, with 230 surface parking spaces
- ADA compliant building with fire suppression

### Property Overview

The property was formerly occupied by Georgia Military College and is currently undergoing renovation for the State of Georgia to occupy roughly half of the building. We expect the State to move in sometime over the summer of 2026. The landlord is seeking professional office, medical, or healthcare-related use for the balance of the space and is offering a healthy improvement allowance to purpose-construct the space for your business.

### Offering Summary

<b>Building Size:</b>	22,000 SF
<b>Available SF:</b>	5,000 - 12,687 SF

[VIDEO](#)

### For More Information

**Jack Hayes, SIOR, CCIM**

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**David C. Johnson**

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### Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	60 to 120 months
<b>Total Space:</b>	+/- 5,000 - 12,687 SF	<b>Lease Rate:</b>	\$26.00 SF/yr

### Available Spaces

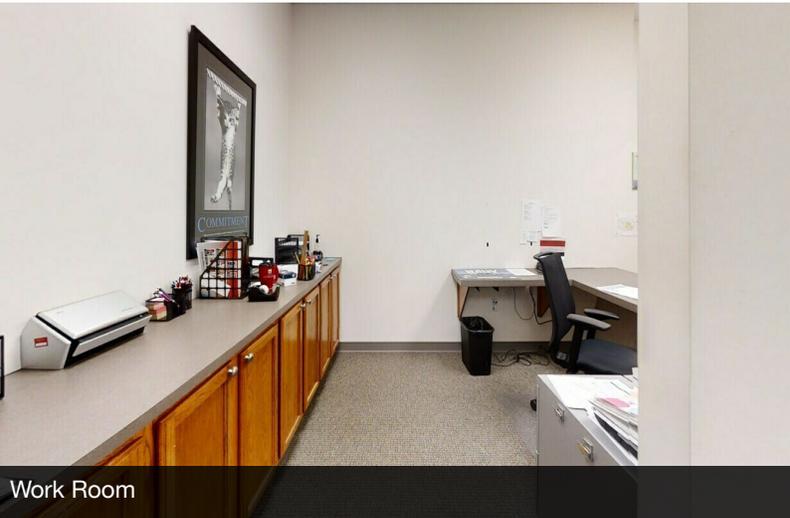
Suite	Size (SF)	Description
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Suite 200	5,000 - 12,687 SF	<p>With the Georgia Department of Revenue, Human Resources &amp; Vocational Rehabilitation moving into approximately half of the building, we are pleased to offer all or part of the remaining 12,687 square feet of professional office space. The landlord is seeking solid-credit tenants and is willing to invest significantly in building out the space to meet your specific medical or professional office needs.</p> <p>For more information, please contact Jack Hayes, SIOR, CCIM at 706.580.0614   jhayes@g2cre.com</p>
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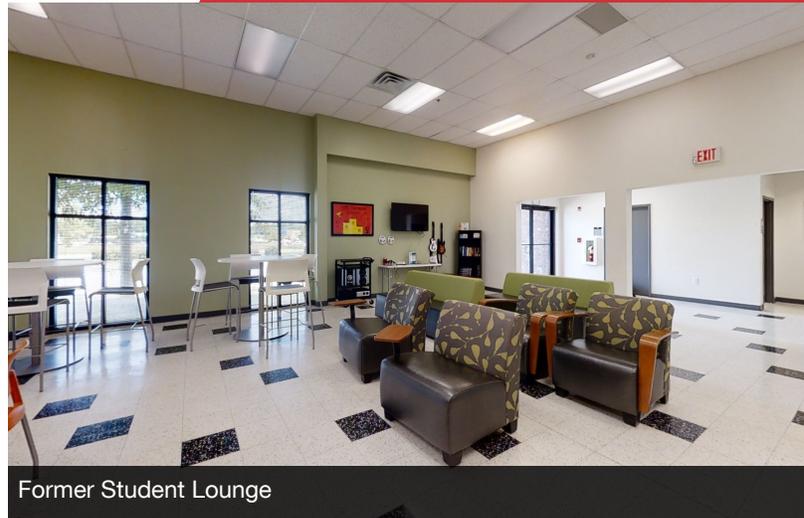


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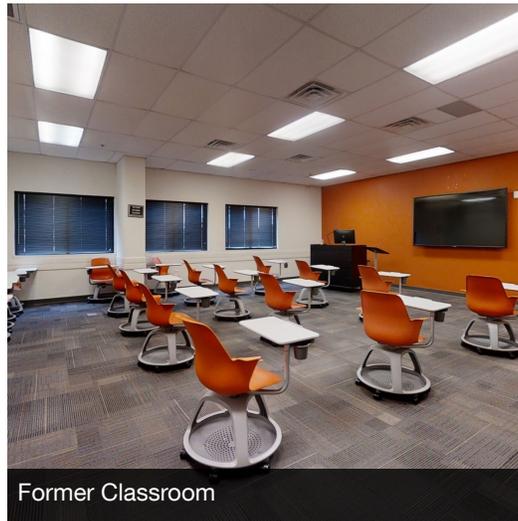
Work Room



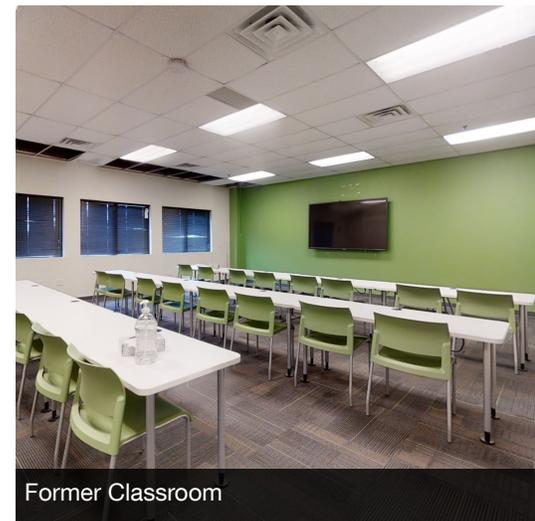
Former Student Lounge



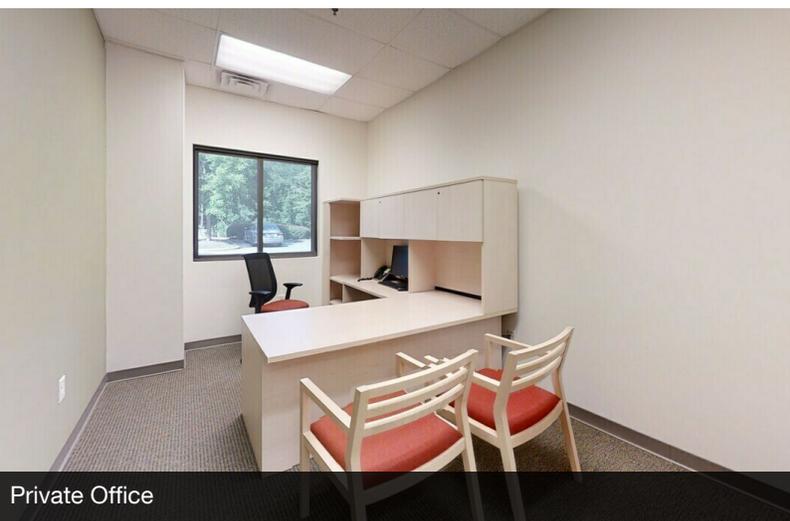
Former Laboratory



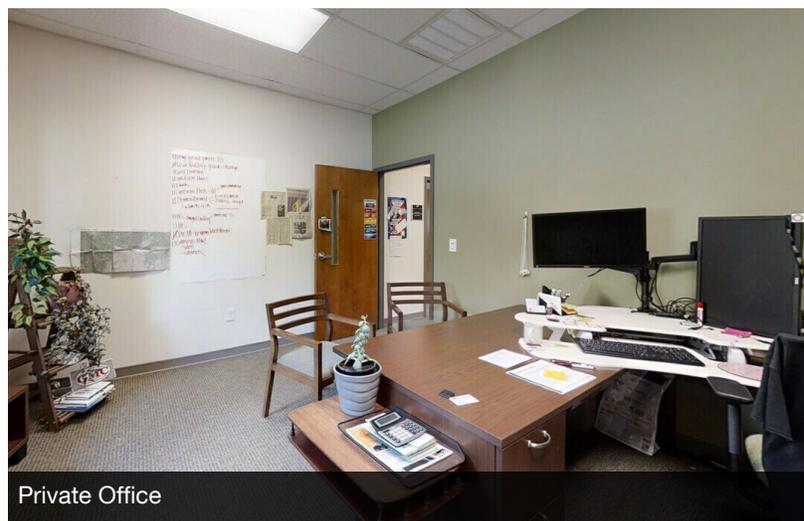
Former Classroom



Former Classroom



Private Office

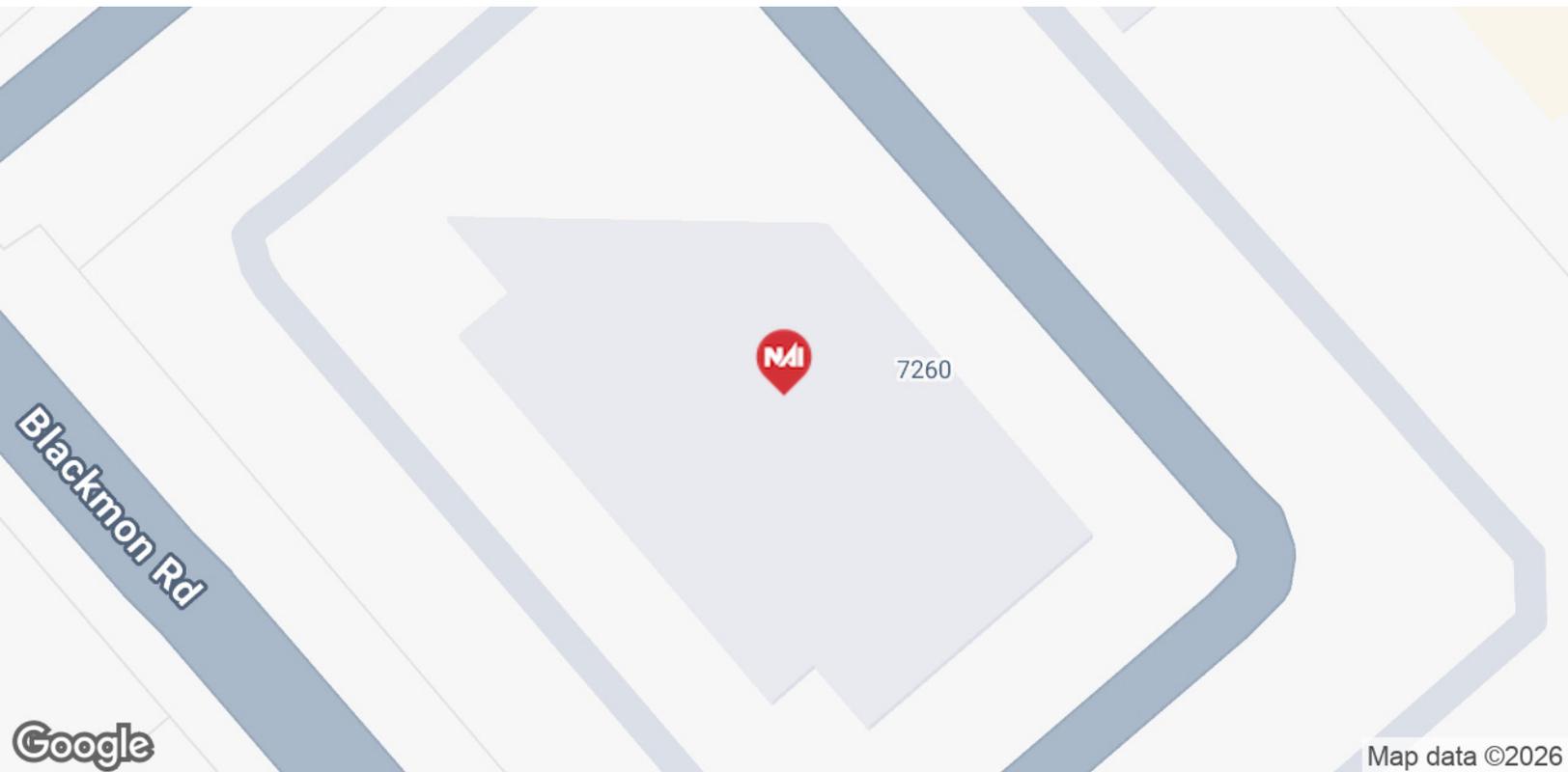
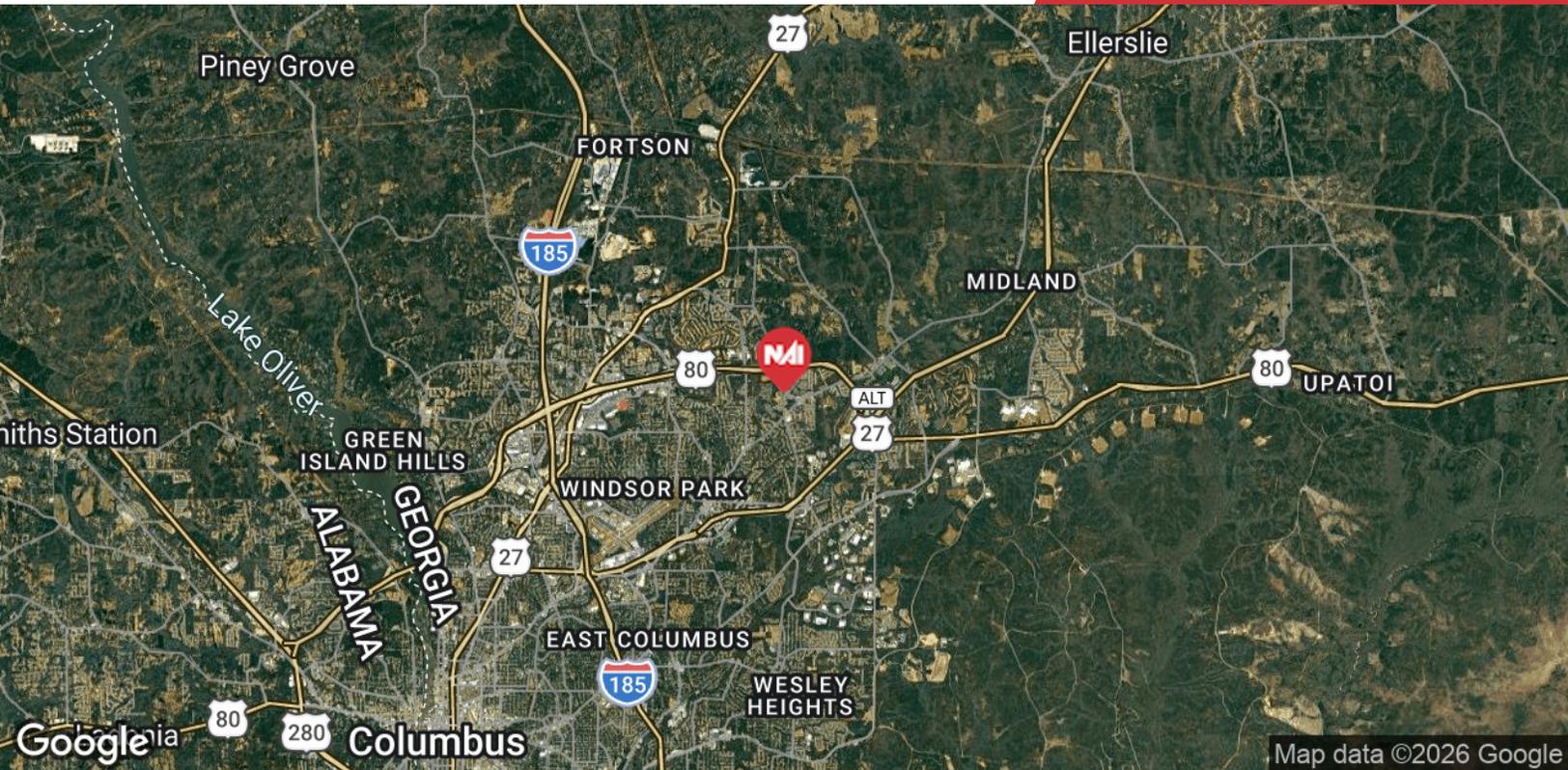


Private Office



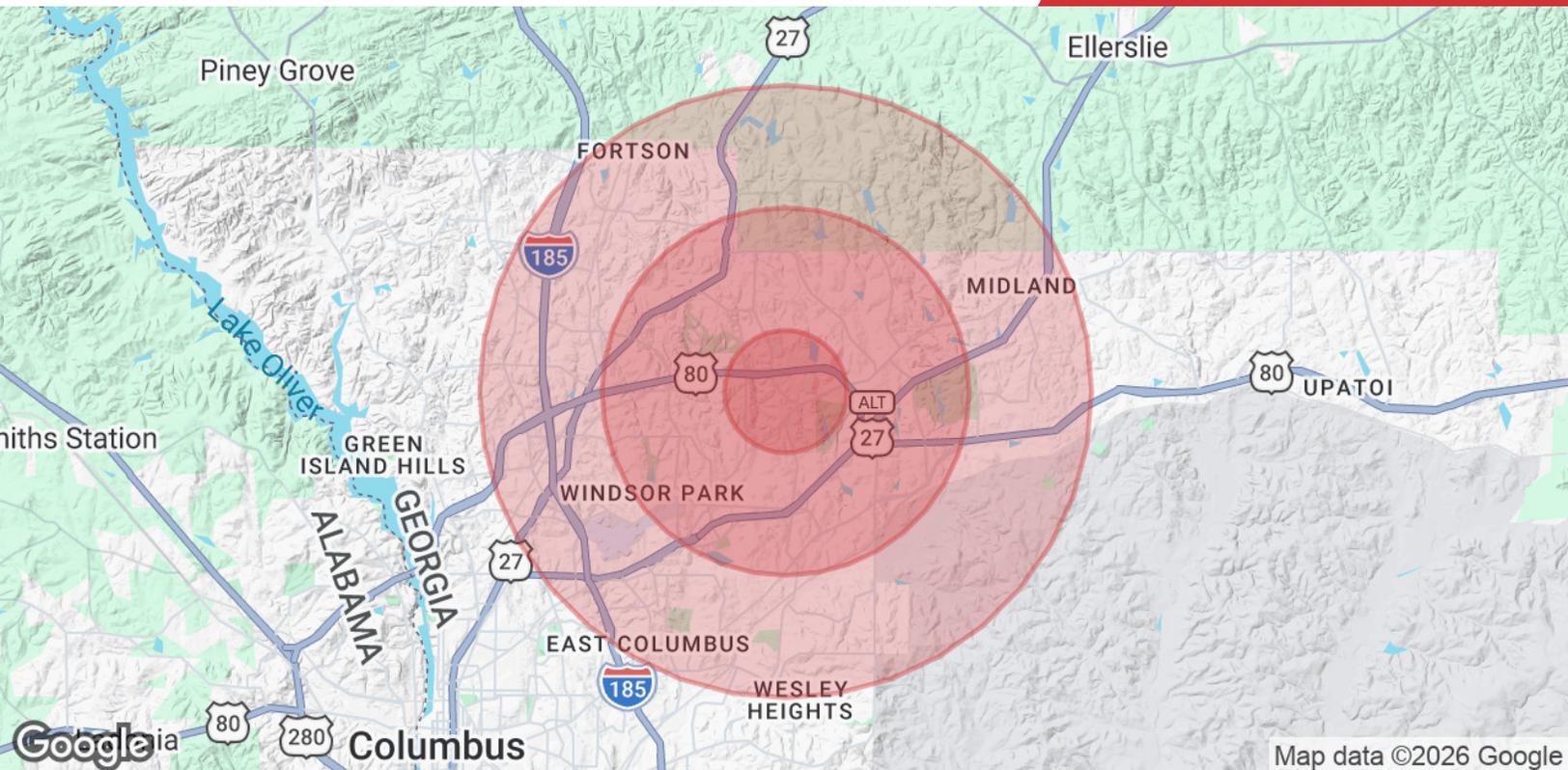
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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,555	41,499	86,397
<b>Average Age</b>	38	38	39
<b>Average Age (Male)</b>	36	37	37
<b>Average Age (Female)</b>	39	40	40

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,007	17,777	34,677
<b># of Persons per HH</b>	2.5	2.3	2.5
<b>Average HH Income</b>	\$114,751	\$100,504	\$93,420
<b>Average House Value</b>	\$318,028	\$283,686	\$269,917

Demographics data derived from AlphaMap