



Shared Medical Space

2000 Hamilton Road Columbus, Georgia 31904

Property Highlights

- Class A Medical Cohabitation Office Space
- Adjacent to the Piedmont Columbus Regional Midtown Medical Campus
- Shared clinical space with up to 6 exam rooms and a nurse station

Property Overview

This recently renovated medical office space just blocks from the Piedmont Columbus Regional Midtown Medical Campus, with a shared waiting area, reception, nurse's station, and up to six exam rooms. Would be an excellent satellite office.

Space is shared with Foot & Ankle of West Georgia & WoundCentric. Do not disturb tenants; please get in touch with broker to arrange a tour.

Offering Summary

Lease Rate:	\$2,500/mo
Building Size:	12,737 SF
Available SF:	+/- 1,250
Lease Type:	Full Service
Utilities:	Includes Utilities

For More Information

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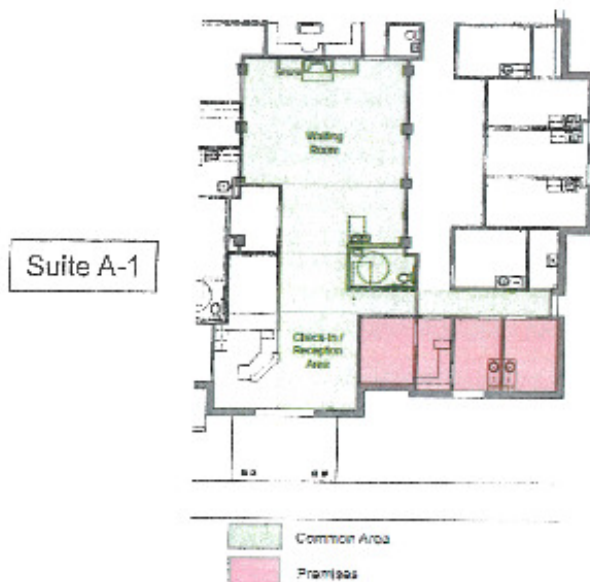
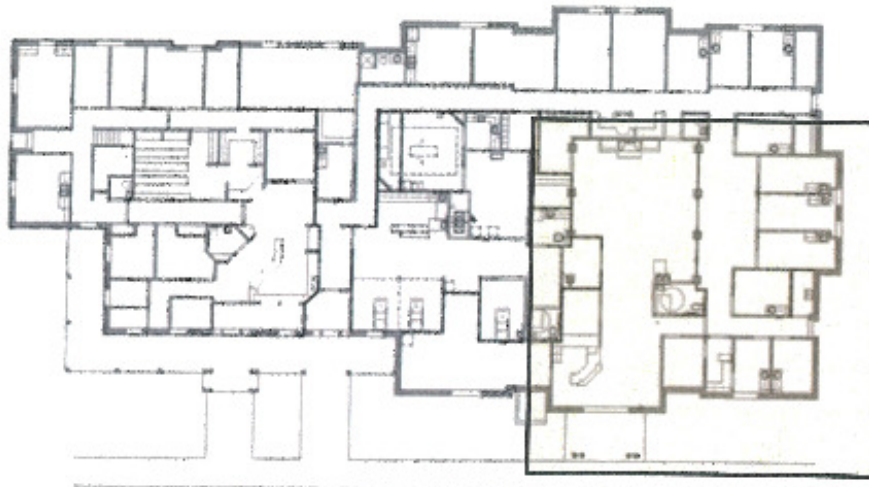


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EXHIBIT "A"

BUILDING / PREMISES

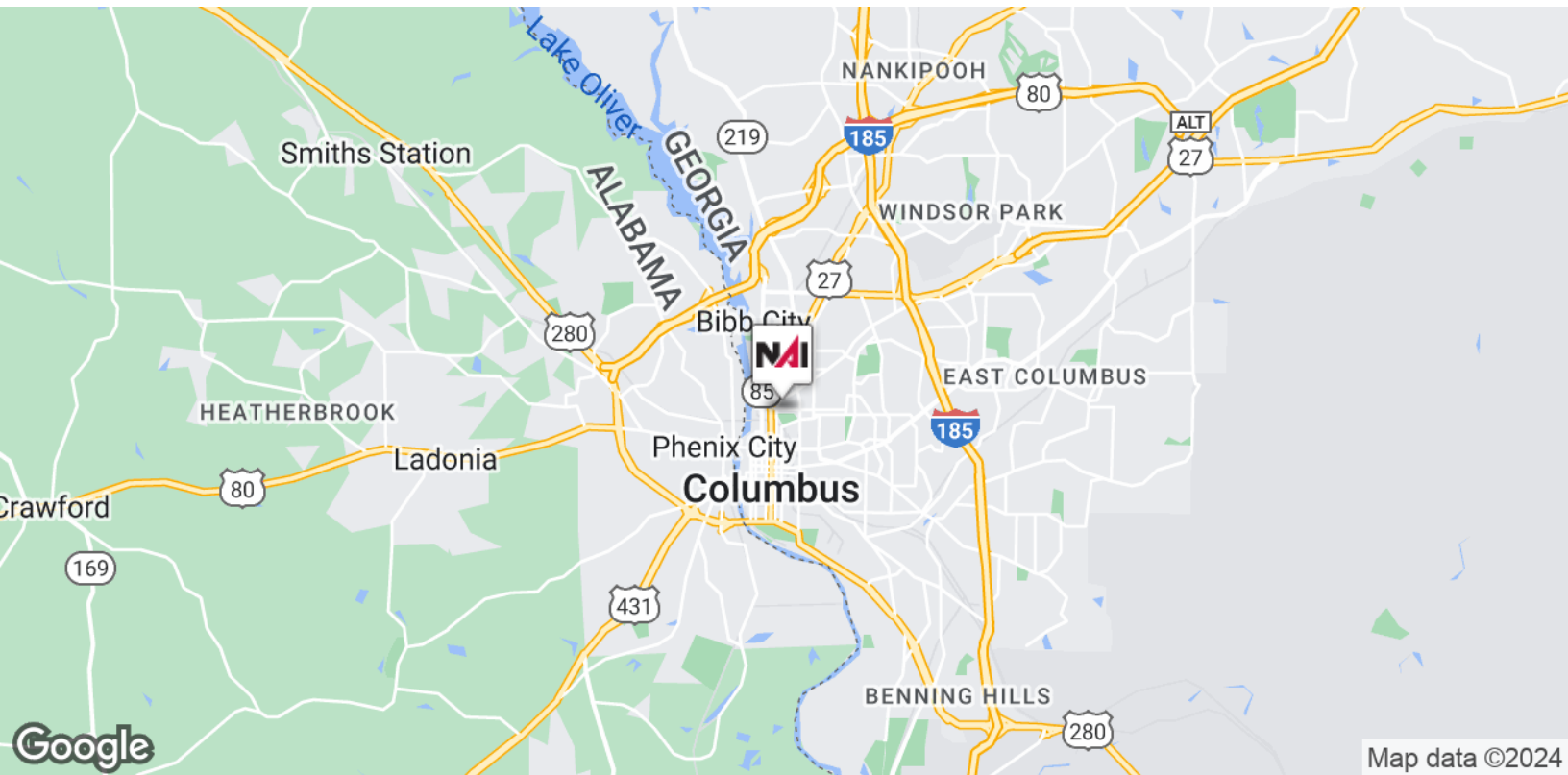
2000 Hamilton Road, Suite "A-1"
Columbus, GA 31904
(Parcel ID#: 016 019 002)





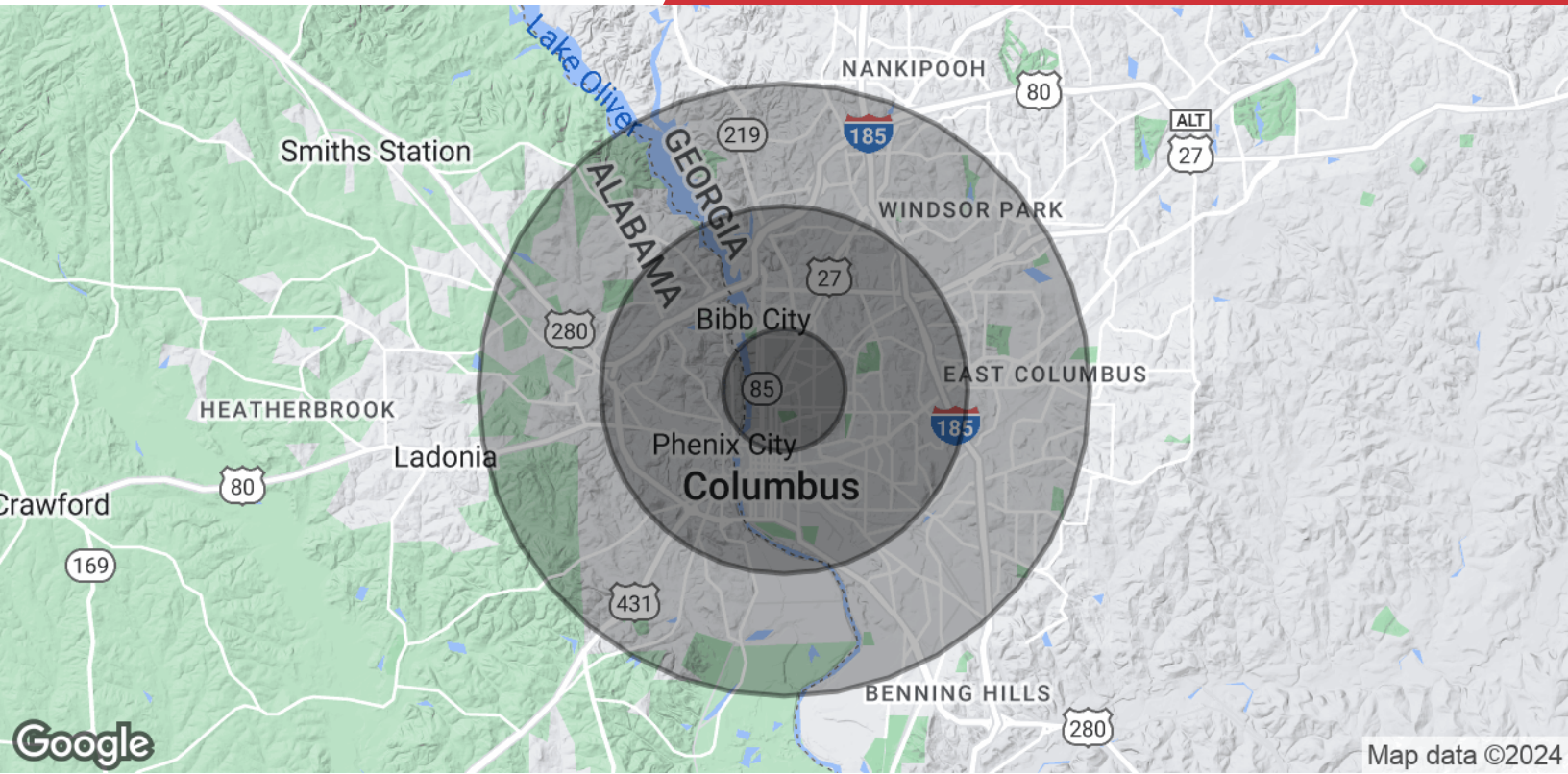
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,753	65,006	132,441
Average Age	35.1	35.6	35.6
Average Age (Male)	34.8	33.1	33.7
Average Age (Female)	36.0	37.5	37.1
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,911	27,672	55,118
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$28,195	\$43,101	\$47,559
Average House Value	\$85,897	\$164,803	\$148,744

* Demographic data derived from 2020 ACS - US Census