

# FOR LEASE

## GOVERNOR'S PLACE

3575 Macon Road Columbus, GA 31907



**LEASE RATE** \$12.00 SF/yr  
**AVAILABLE SQ FT** 1,547 - 3,147 SF

**Carson Cummings**  
(706) 289-2468  
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**KENNON & PARKER**



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## GOVERNOR'S PLACE

3575 Macon Road Columbus, GA 31907



### PROPERTY DESCRIPTION

Multi-building office park with commercial space available for lease in the heart of Columbus, GA. This property offers spacious and versatile layouts, ideal for retail or office use. With ample parking and excellent visibility from Macon Road, this location is poised to attract a steady stream of customers and clients. Nearby Interstate I-185 offers quick access to all areas of Columbus.

### PROPERTY HIGHLIGHTS

- Prime commercial space available for lease in the heart of Columbus, GA
- Spacious and versatile layouts, ideal for retail or office use
- Ample parking and excellent visibility from Macon Road
- Attractive location to attract a steady stream of customers and clients

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,547 - 3,147 SF
Building Size:	32,206 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	763	2,673
Total Population	456	1,881	7,262
Average HH Income	\$80,250	\$84,802	\$93,921

### Carson Cummings

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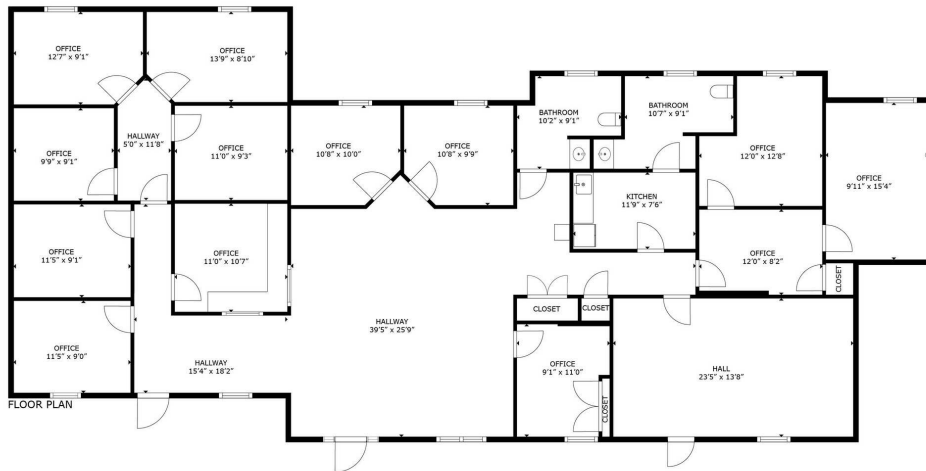
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# FOR LEASE - SUITE 18 & 19

**GOVERNOR'S PLACE**  
3575 Macon Road Columbus, GA 31907



GROSS INTERNAL AREA  
FLOOR PLAN: 2,965 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 18 & 19	Available	3,147 SF	NNN	\$12.00 SF/yr	Ten offices, reception, large open workspace (waiting), copy room, break room, conference room and two private restrooms. Spacious and versatile layout, ideal for retail or office use.

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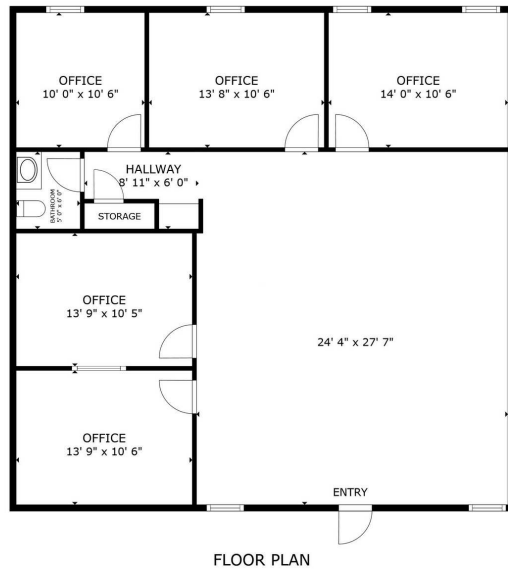


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# FOR LEASE - SUITE 25

**GOVERNOR'S PLACE**  
3575 Macon Road Columbus, GA 31907



GROSS INTERNAL AREA  
FLOOR PLAN 1,477 sq.ft.  
TOTAL: 1,477 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 25	Available	1,547 SF	NNN	\$12.00 SF/yr

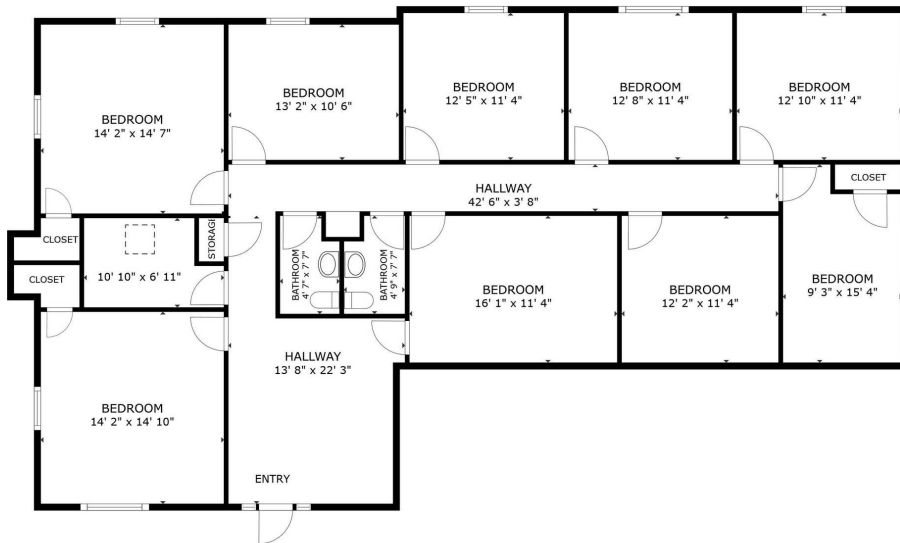
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# FOR LEASE - SUITE 26

**GOVERNOR'S PLACE**  
3575 Macon Road Columbus, GA 31907



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 2,078 sq.ft.  
TOTAL: 2,078 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## AVAILABLE SPACE

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Suite 26	Available	2,218 SF	NNN	\$12.00 SF/yr	Eight offices, reception area, two private restrooms, and a conference room with custom built-ins. Spacious and versatile layout, ideal for retail or office use.
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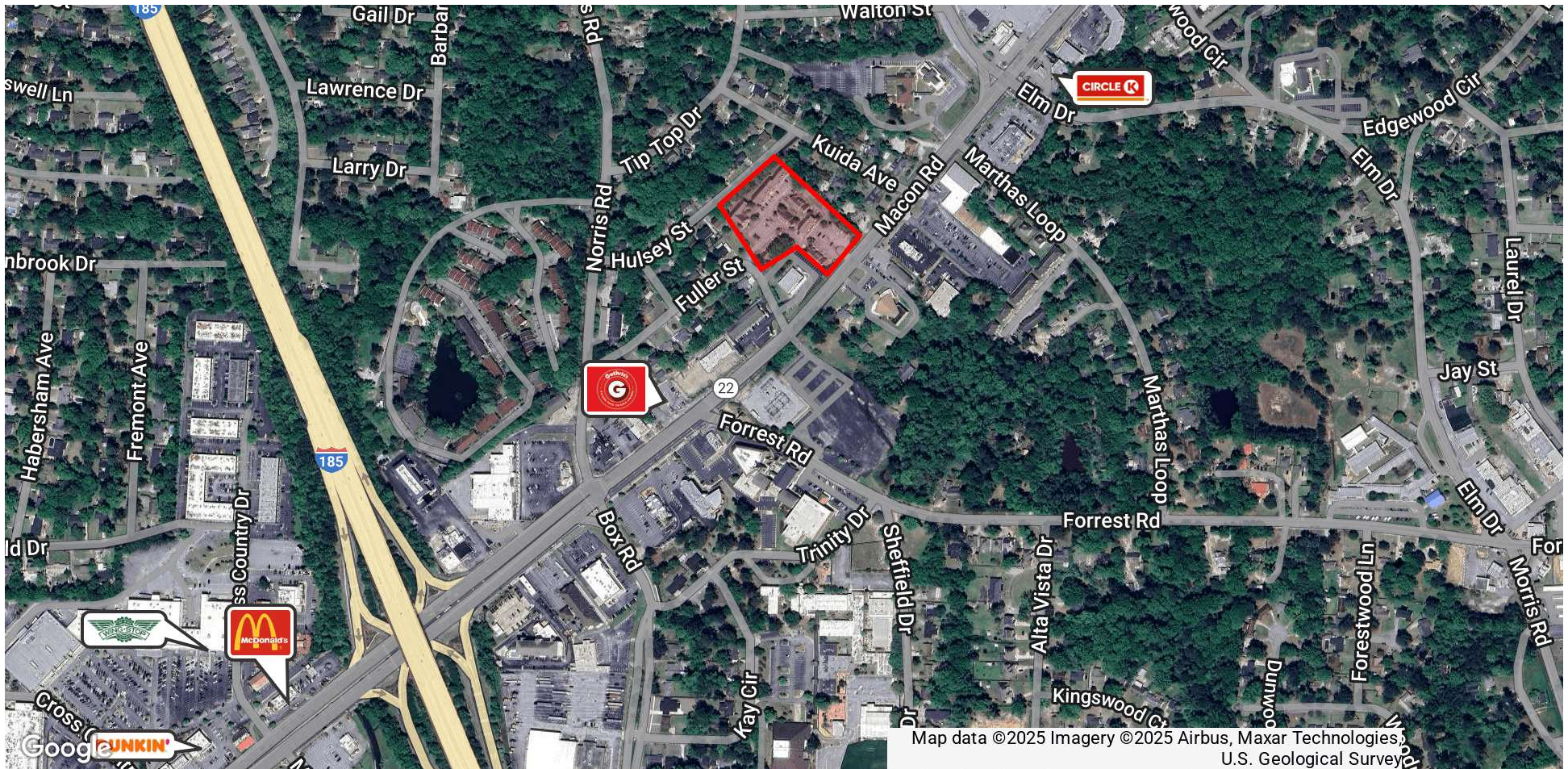
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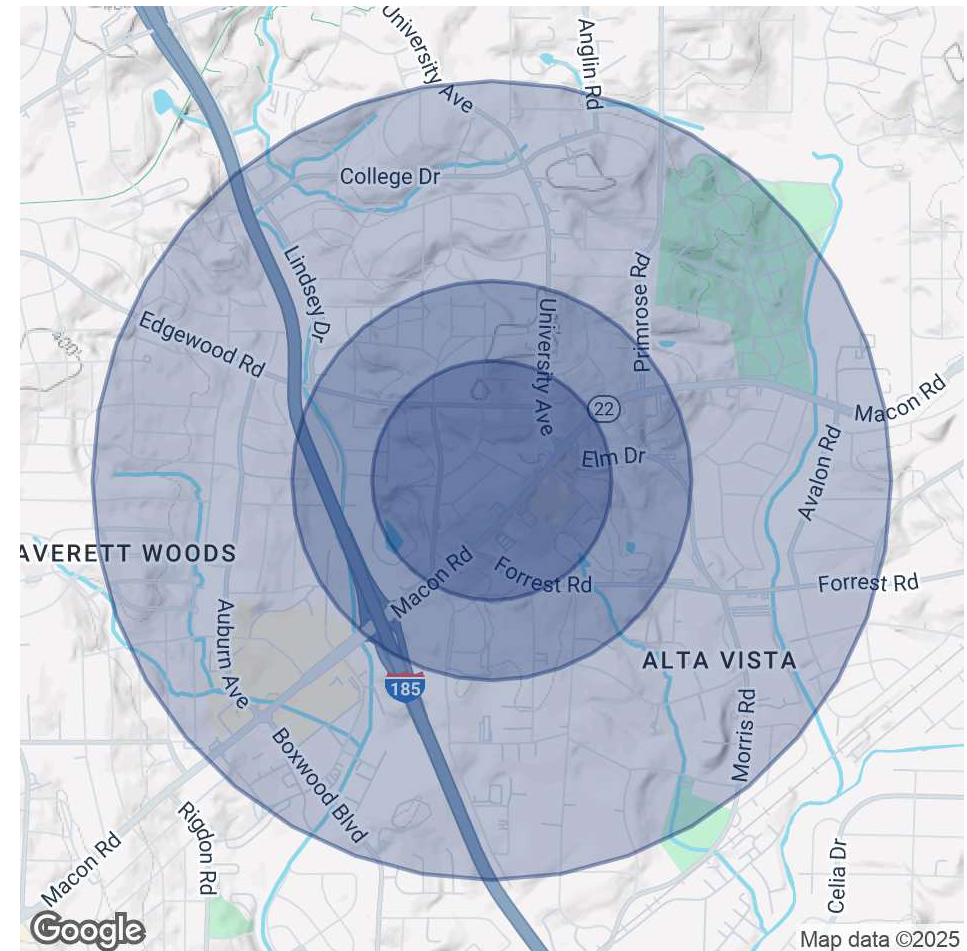
## GOVERNOR'S PLACE

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	456	1,881	7,262
Average Age	41	39	37
Average Age (Male)	39	37	36
Average Age (Female)	43	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	763	2,673
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$80,250	\$84,802	\$93,921
Average House Value	\$237,913	\$257,603	\$283,461

Demographics data derived from AlphaMap



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