

OFFICE
BUILDING
FOR LEASE

ROTHSCHILD BUILDING

1214 1ST AVE COLUMBUS, GA 31901



WENDY ELLIOTT
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WOODRUFF  **BROKERAGE
COMPANY**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Rothschild Building was built in the mid 1800's. This historic gem is located on 1st Avenue between 12th Street and 13th Street centrally located in the heart of the downtown financial district. It is zoned CRD (Central Riverfront District). This is an ideal location for law firms, financial companies, professional contractors and medical supply companies. Walking distance to Federal Court House, Restaurants, Synovus & Global Payments.

PROPERTY HIGHLIGHTS

- Rate includes utilities & janitorial's
- Uptown Columbus
- Space is in Excellent Condition
- High ceilings, exposed brick, natural light
- Fully Built-Out as Law Office, Professional or Creative Office
- 1 Private Office
- Parking Lot available
- Zoned CRD

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (Gross)
Number of Units:	16
Available SF:	519 SF
Building Size:	29,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,699	26,150	58,495
Total Population	5,793	59,682	140,722
Average HH Income	\$47,548	\$59,140	\$65,408

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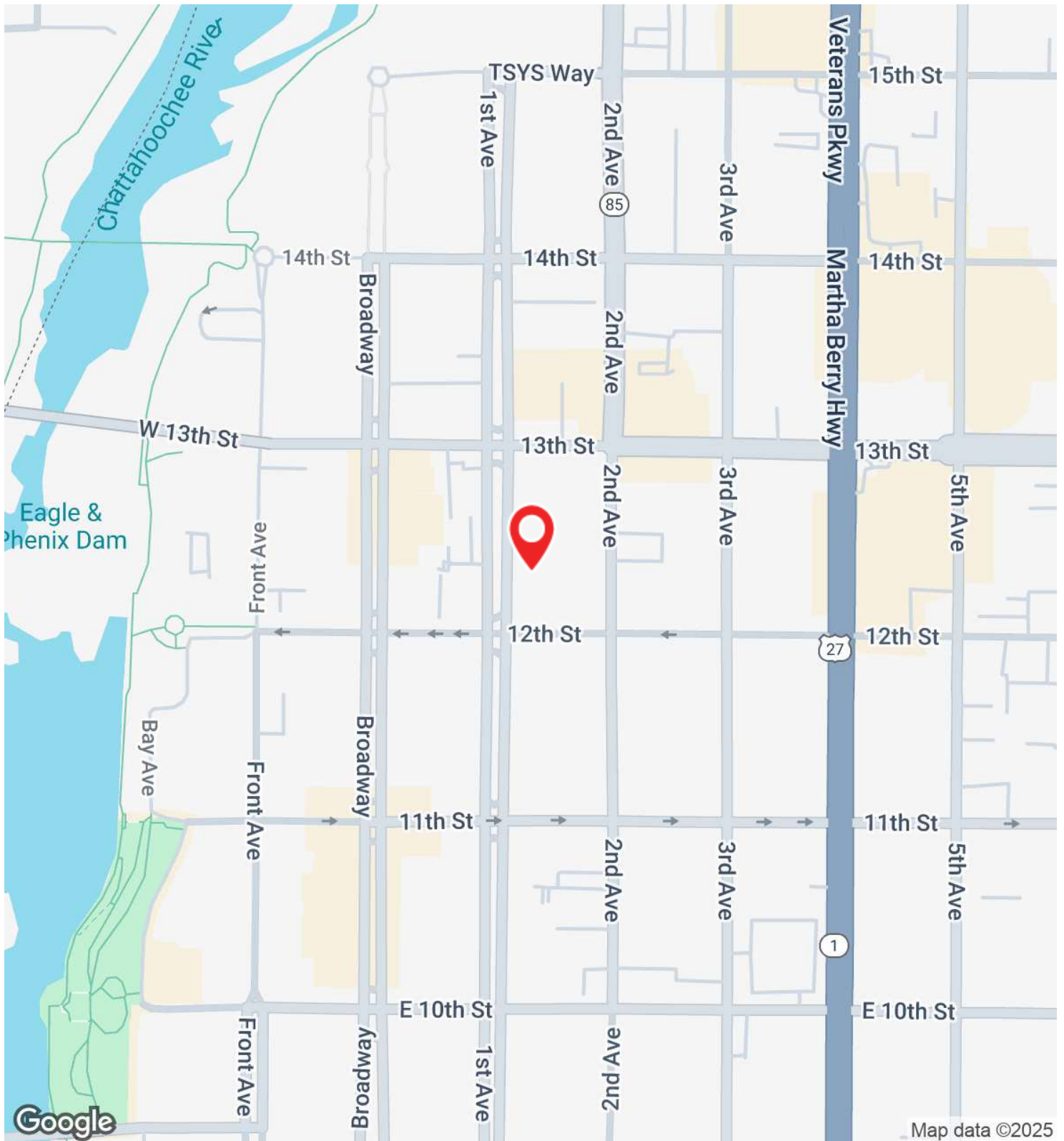
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LOCATION MAP



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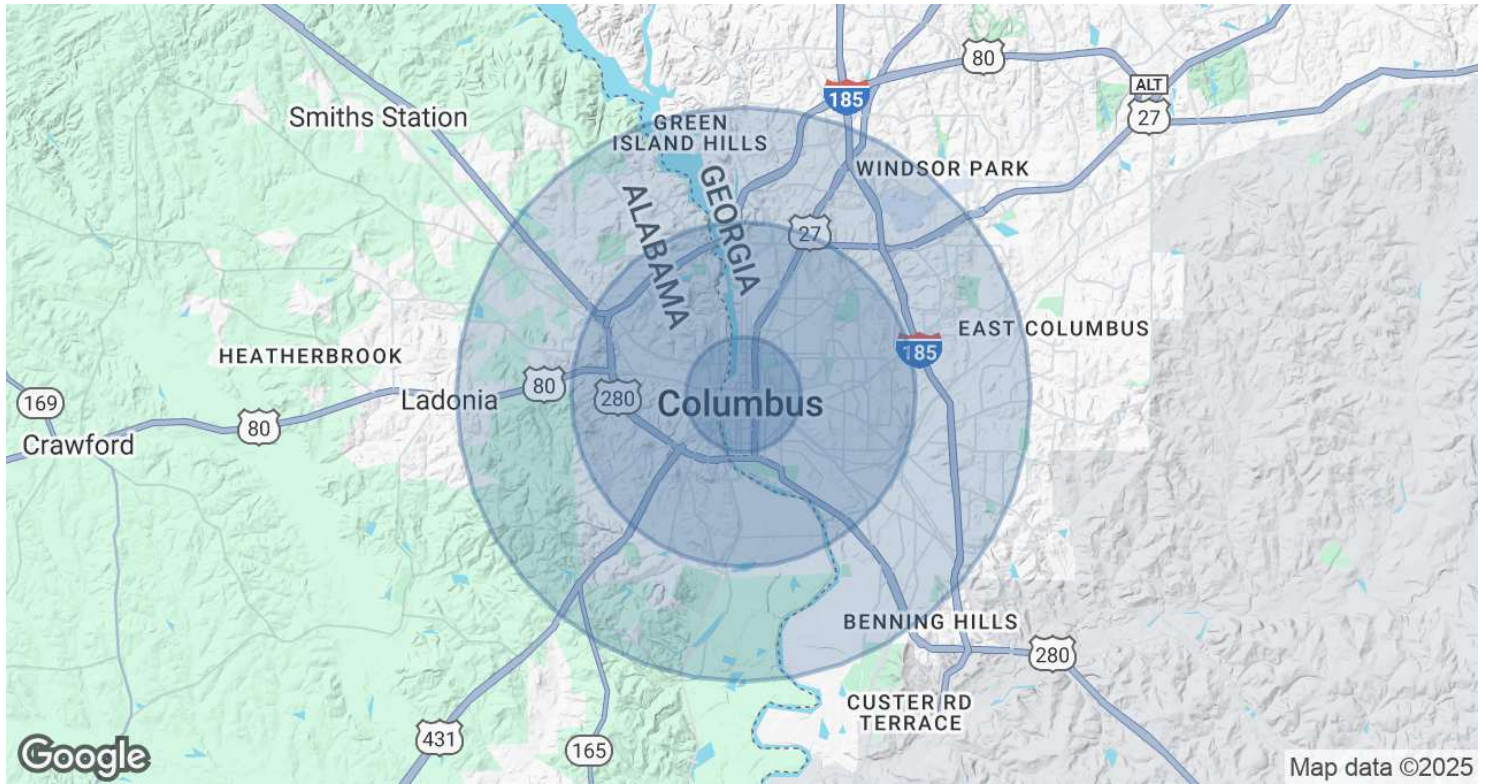
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,793	59,682	140,722
Average Age	38	39	39
Average Age (Male)	37	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,699	26,150	58,495
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$47,548	\$59,140	\$65,408
Average House Value	\$262,761	\$190,955	\$207,742

Demographics data derived from AlphaMap

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ADDITIONAL PHOTOS



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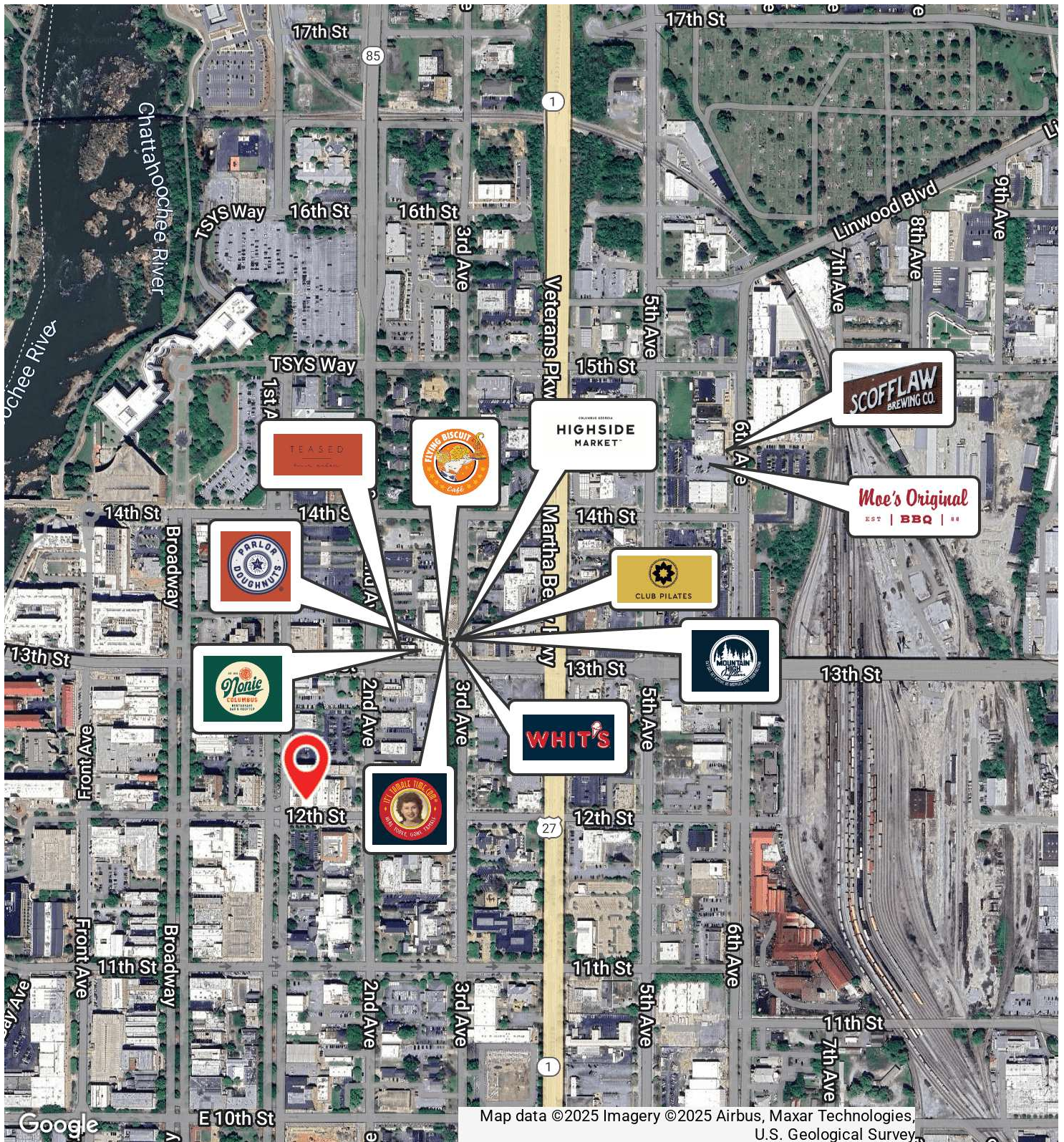
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RETAILER MAP



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MEET THE TEAM



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