

For Lease | Negotiable Terms

Midtown Office Suite



Midtown Columbus Professional Office Suite

2357 Warm Springs Road
Columbus, GA 31904

Property Highlights

- +/-9,500 SF shell space on 3rd Floor.
- Custom buildout to tenant specifications.
- Excellent Midtown location 3 blocks from I-185.

Up to +/-9,500 office space for lease on 3rd Floor of Midtown Office & Storage, custom plans and buildout available. Building interior, exterior, and all systems completely renovated in 2022. Includes a dedicated elevator, private restrooms, and ample parking. Very suitable for professional or medical offices, institutional, or similar uses.

Building tenants include MSN Medical, GSA, The Nesting Company, Rebecca & Maria's, and Quest Pilates. Close proximity to numerous dining, shopping, banking, medical, and other amenities. Located in Midtown on Warm Springs Rd. 2 blocks from St. Francis Hospital and 3 blocks from I-185 / Manchester Expy. interchange.

OFFERING SUMMARY

Available SF	+/-9,500 SF
Lease Rate	Negotiable
Lot Size	9.94 Acres
Building Size	137,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	469	\$64,430
0.5 Miles	3,079	\$72,081
1 Mile	8,700	\$77,482

For more information

David C. Johnson

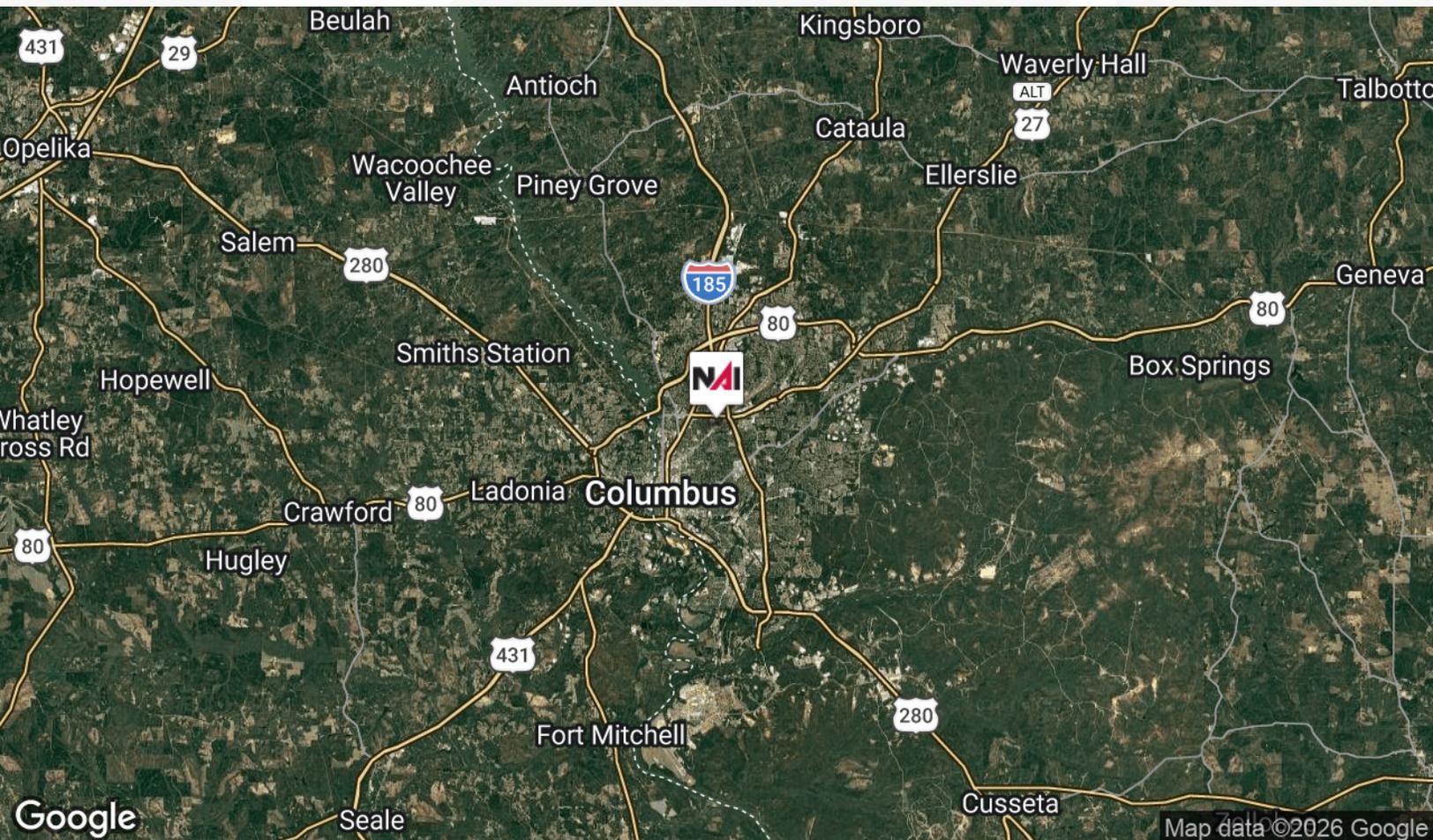
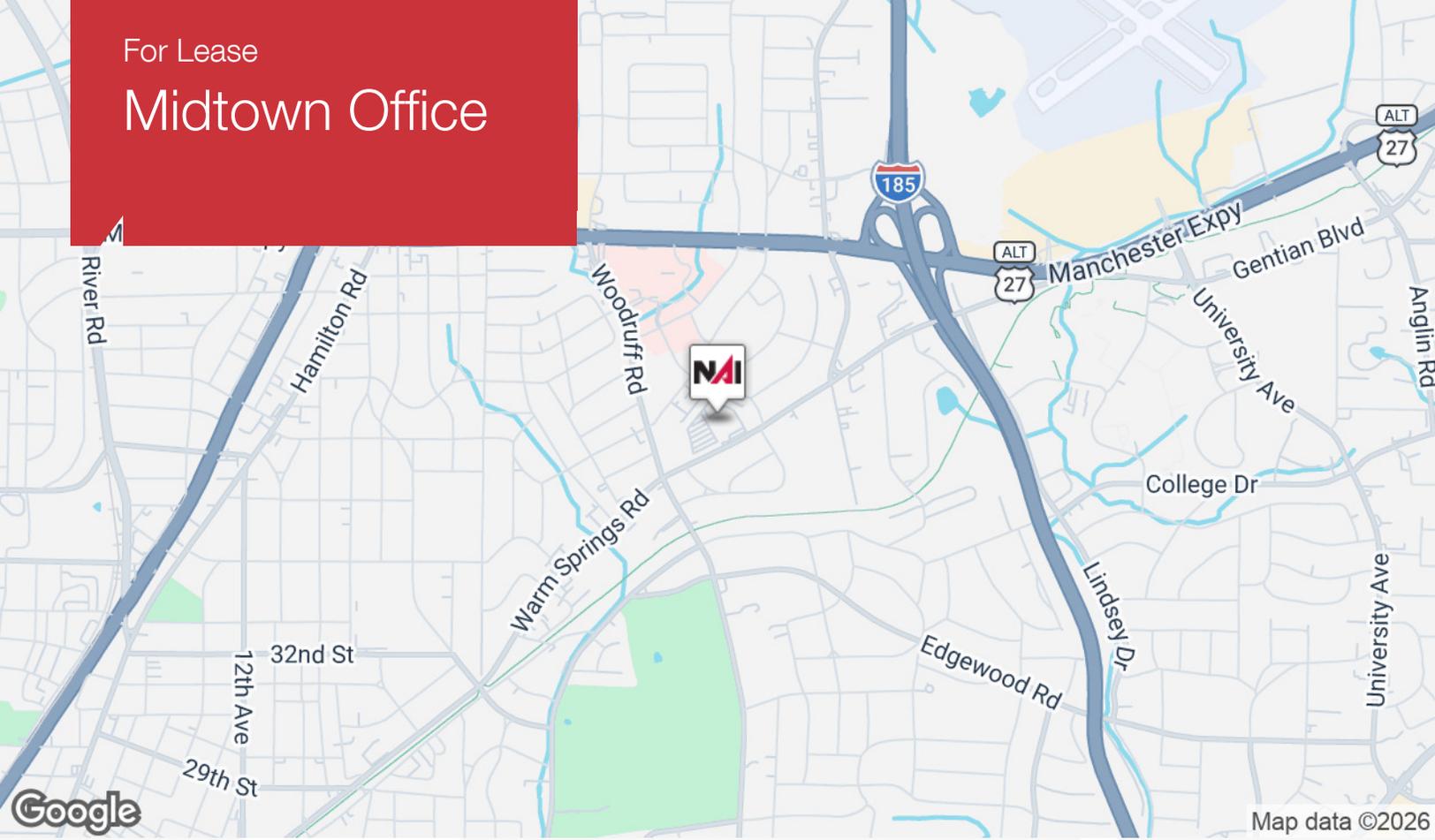
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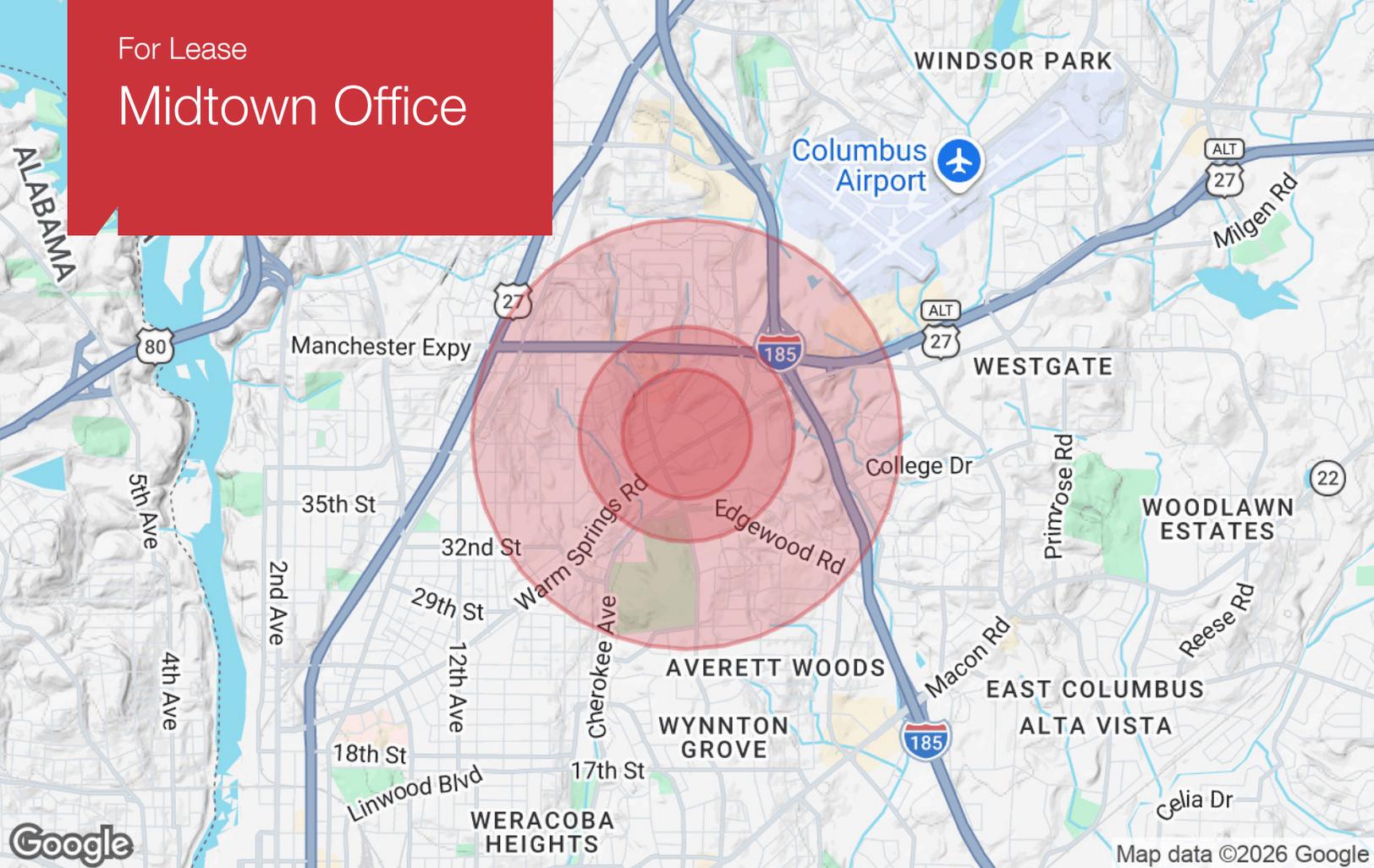
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Population

	0.3 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	469	3,079	8,700
MEDIAN AGE	35	39	39
MEDIAN AGE (MALE)	33	36	37
MEDIAN AGE (FEMALE)	37	40	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	218	1,310	3,620
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$64,430	\$72,081	\$77,482
AVERAGE HOUSE VALUE	\$177,482	\$212,675	\$226,021

Race

	0.3 Miles	0.5 Miles	1 Mile
% WHITE	39.3%	52.2%	61.5%
% BLACK	54.6%	40.5%	31.0%
% ASIAN	1.6%	1.4%	1.3%
% HAWAIIAN	0.2%	0.3%	0.2%
% INDIAN	0.0%	0.2%	0.4%
% OTHER	4.5%	5.6%	5.8%

Ethnicity

	0.3 Miles	0.5 Miles	1 Mile
% HISPANIC	7.7%	9.3%	10.4%

* Demographic data derived from 2020 ACS - US Census