

# LEASE

## CLASS A MEDICAL & PROFESSIONAL OFFICE SPACE

2300 Brookstone Centre Pkwy Columbus, GA 31904



### PROPERTY DESCRIPTION

This Class A office space offers a prime location and is ideally suited for medical use or professional offices. Located in one of Columbus' premier office corridors, 2300 Brookstone Centre Parkway features approximately 35,000 square feet of office space in a stand-alone building situated on 7.7 acres, with 250 parking spaces available. The building is well-suited for physicians' offices, general medical practices, surgical centers, and back-office medical operations, with multiple medical offices already operating within the business complex.

Units can be divided from 4,000 to 35,000 square feet and custom designed to meet tenants' specific needs. Rental rates are quoted at \$13.50 per square foot, plus NNN (triple net) charges. Enhancing the work environment, the property is set against a 6.5-acre nature preserve with a walking trail and inviting sitting areas.

### PROPERTY HIGHLIGHTS

- Prime Class A office building located in one of Columbus' premier office corridors

### OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (NNN)
Number of Units:	1
Available SF:	35,000 SF
Lot Size:	327,233 SF
Building Size:	35,303 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	364	1,612
Total Population	359	918	4,078
Average HH Income	\$139,263	\$138,834	\$124,508

**Carson Cummings**  
(706) 289-2468

**Tripp Crawford**  
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**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

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## LOCATION INFORMATION

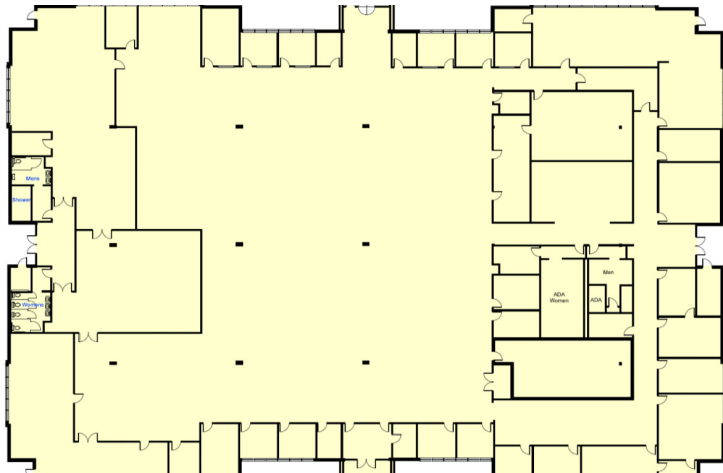
Building Name	Class A Medical & Professional Office Space
Street Address	2300 Brookstone Centre Pkwy
City, State, Zip	Columbus, GA 31904
County	Muscogee

## BUILDING INFORMATION

Building Class	A
Number of Floors	1
Year Built	1995
Number of Buildings	1

## PROPERTY HIGHLIGHTS

- Prime Class A office building located in one of Columbus' premier office corridors
- Approximately 35,000 SF of total office space available
- Divisible units from 4,000 SF to 35,000 SF
- Customizable layouts tailored to tenants' specific needs
- Ideal for: Physicians' offices, General medical practices, Surgical centers, Back-office medical operations
- Situated on 7.7 acres with 250 parking spaces
- Serene work environment adjacent to a 6.5-acre nature preserve with walking trail and sitting areas
- Multiple medical offices already operating within the business complex



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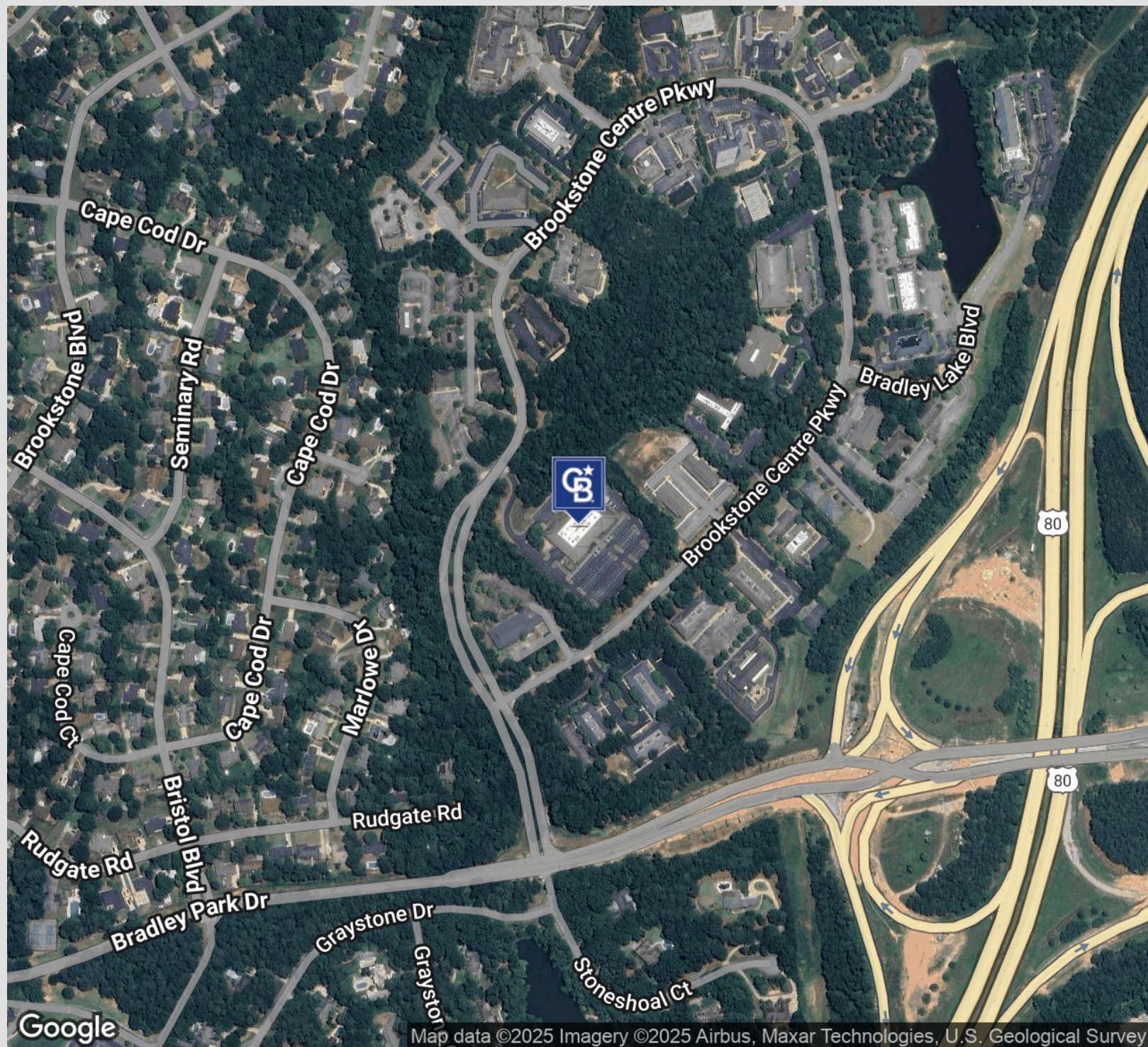


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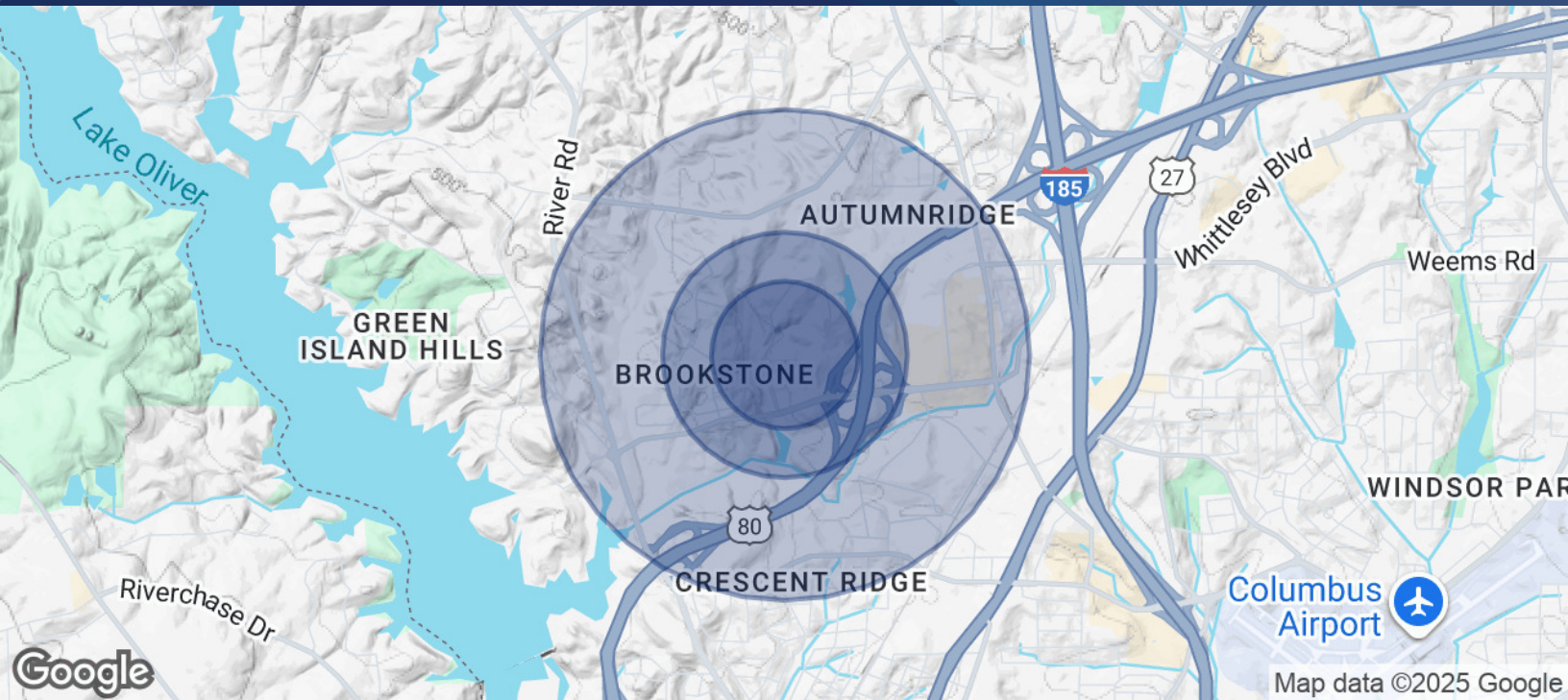


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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	359	918	4,078
Average Age	46	46	44
Average Age (Male)	44	44	42
Average Age (Female)	48	48	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	143	364	1,612
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$139,263	\$138,834	\$124,508
Average House Value	\$407,892	\$405,547	\$352,481

Demographics data derived from AlphaMap

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