

FOR LEASE

CLASS "A" Office Space

700 Brookstone Centre Pkwy, Suite 300, Columbus, GA 31904



PROPERTY DESCRIPTION

Located in Brookstone Centre, one of Columbus' most established and desirable professional and medical office parks, this beautifully renovated 4,332 SF Class A office suite offers a polished, sophisticated setting surrounded by mature landscaping and a quiet, park-like environment.

The space has been completely renovated and is truly move-in ready, featuring a large reception area, six oversized offices capable of accommodating multiple workstations, five additional private offices, multiple conference rooms, break room, and kitchenette.

The main conference room is equipped with a projector and integrated Bose sound system, making it ideal for presentations, training, and client meetings. The suite also includes an existing security system with cameras that a new tenant can tie into.

With generous office sizes, multiple meeting spaces, modern finishes, and a highly functional layout, the property is well suited for a professional, medical, financial, legal, engineering, or corporate office user looking for a polished presence in one of Columbus' most desirable office environments.

OFFERING SUMMARY

Lease Rate:	\$21 SF/YR/NNN
Number of Units:	1
Available SF:	4,332 SF
Lot Size:	128,873 SF
Building Size:	17,052 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	108	436	1,737
Total Population	283	1,137	4,490
Average HH Income	\$145,952	\$148,284	\$133,768

Haley Lyman
(706) 615-6292

Frank Walden
(706) 256-1000

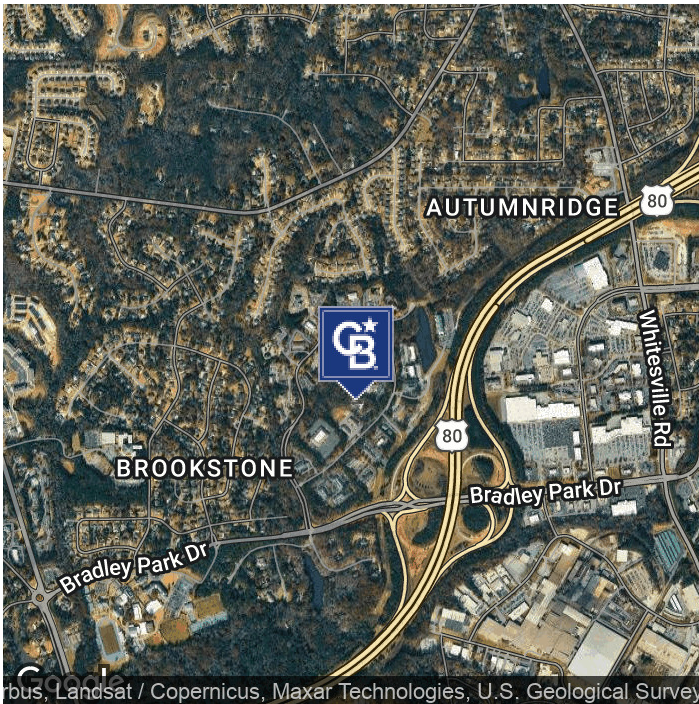


Coldwell Banker
Commercial
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Property Type	Office
Property Subtype	Office Building
APN	181 008 031
Building Size	17,052 SF
Lot Size	128,873 SF
Building Class	A
Year Built	2001
Year Last Renovated	2022
Number of Floors	1
Number of Buildings	2

- 4,332 SF fully renovated Class A office suite
- Six oversized private offices with room for multiple workstations
- Five additional private offices
- Large executive conference room with integrated projector
- Secondary conference room for smaller meetings
- Integrated Bose sound system
- Spacious reception and waiting area
- Dedicated break room and kitchenette
- Existing security system with camera connectivity
- Flexible layout supporting a variety of professional office users
- Move-in ready condition with high-end finishes throughout

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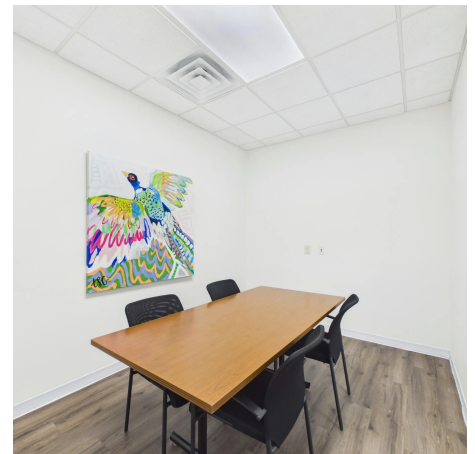
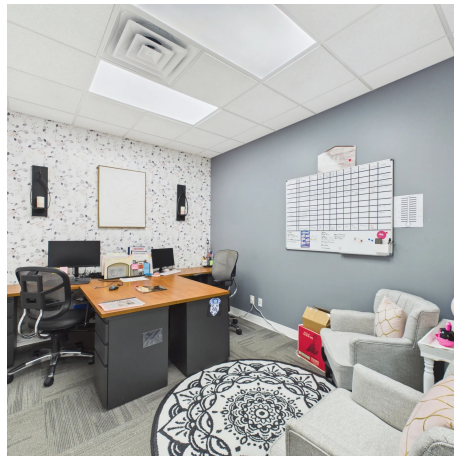


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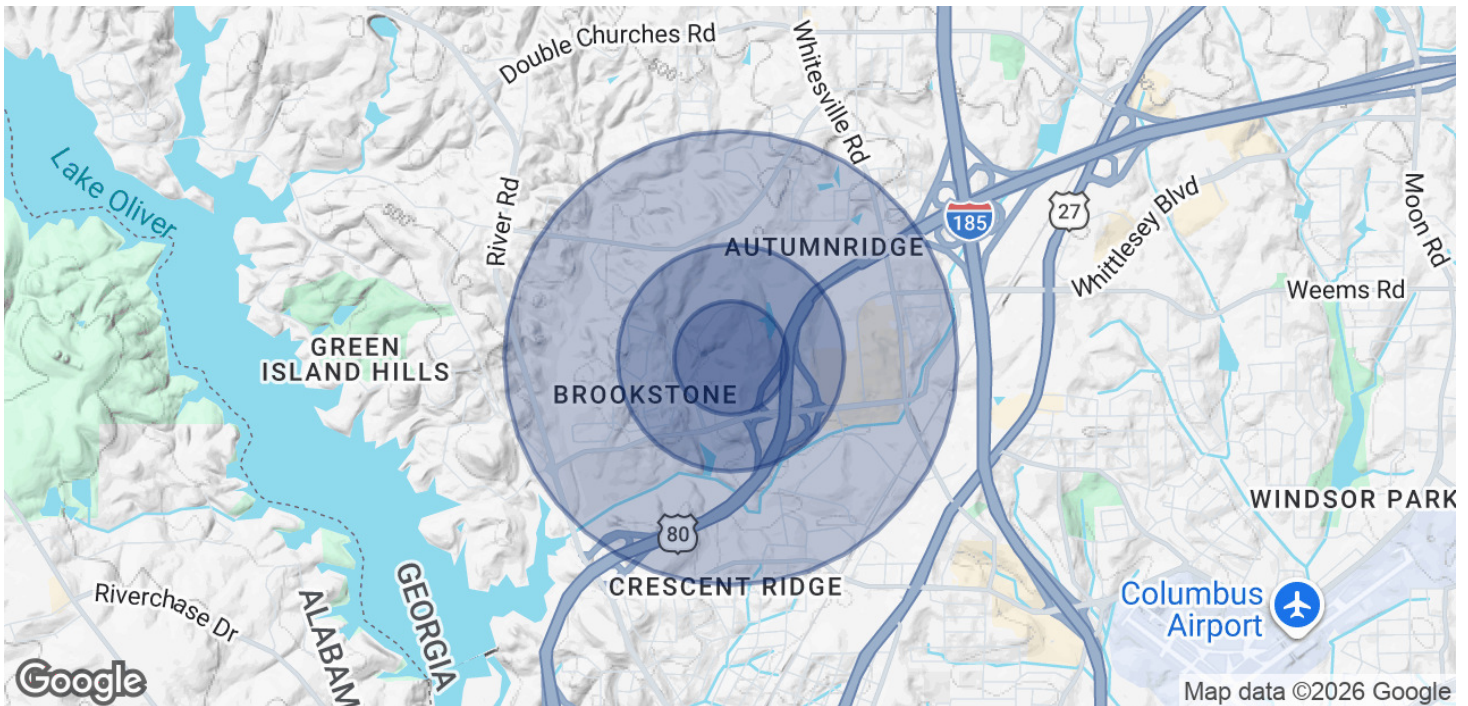


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	283	1,137	4,490
Average Age	40.1	41.1	39.3
Average Age (Male)	42.5	42.5	40.7
Average Age (Female)	39	41.5	39.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	108	436	1,737
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$145,952	\$148,284	\$133,768
Average House Value	\$300,443	\$302,251	\$271,131

2023 American Community Survey (ACS)

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