

FOR LEASE

NORTH VETERANS CENTER
6053 Veterans Parkway Columbus, GA 31901



OFFERING SUMMARY

Lease Rate:	Price upon request
Building Size:	9,923 SF
Available SF:	2,292 - 9,700 SF
Lot Size:	3.354 Acres
Zoning:	RO

PROPERTY OVERVIEW

Position your business along one of Columbus' primary commercial corridors at 6053 Veterans Parkway. This professional office space offers excellent visibility, convenient access, and a functional layout designed to support a variety of office and service-oriented users. Located on highly traveled Veterans Parkway, the property provides easy access for both employees and customers while being surrounded by established retail, office, and service businesses.

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

LEASE

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,292 - 9,700 SF	Lease Rate:	Price upon request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 204	Available	2,292 SF	NNN	Price upon request	Suite 204 offers a functional and professional office layout ideal for a variety of business users. The space features six private offices, one conference room, a dedicated workroom, break room, and two restrooms, providing an efficient setup for daily operations and team collaboration. The suite is fully sprinklered and finished with durable LVP flooring throughout, creating a clean and modern working environment. Positioned along highly visible Veterans Parkway, the property provides convenient access for both employees and customers along one of Columbus' primary commercial corridors.
Suite A	Available	9,700 SF	NNN	Price upon request	-

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LOCATION INFORMATION

Building Name	North Veterans Center
Street Address	6053 Veterans Parkway
City, State, Zip	Columbus, GA 31901
County	Muscogee

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Modern and attractive building design
- Spacious and versatile floor plan
- Ample parking for employees and customers
- Easy access to major transportation routes
- Large windows for natural light



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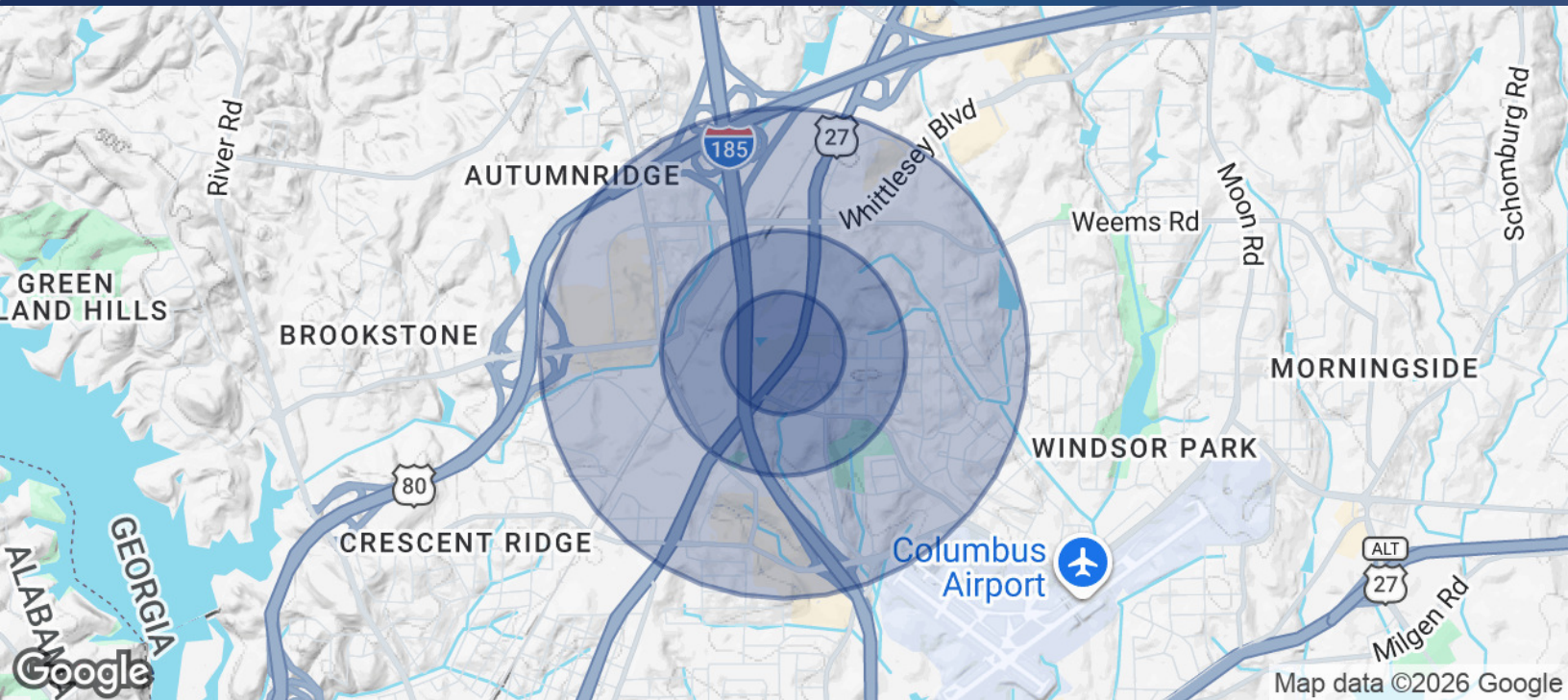
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	440	1,545	5,834
Average Age	35.7	35.6	35.9
Average Age (Male)	35.1	34.9	35.7
Average Age (Female)	36.4	36.2	36.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	203	726	2,571
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$70,262	\$69,844	\$78,576
Average House Value	\$177,110	\$174,244	\$191,630

2023 American Community Survey (ACS)

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