



# Special Purpose Office Space

4201 N Forrest St  
 Valdosta, Georgia 31605

## Property Highlights

- Located on the Georgi Military College Campus
- Available for Sublease through 2031
- Full Service: Most Utilities & Expenses included
- Fire Suppression throughout
- Move-In ready.

## Property Overview

Building "B" is 22,000 square feet and is available for sublease. Georgia Military College's lease is set to expire in the Summer of 2031. The building may be occupied within 30 days.

## Offering Summary

<b>Lease Rate:</b>	\$16.00 SF/yr (Full Service)
<b>Building Size:</b>	22,000 SF
<b>Available SF:</b>	22,000 SF
<b>Lease Type:</b>	Full Service

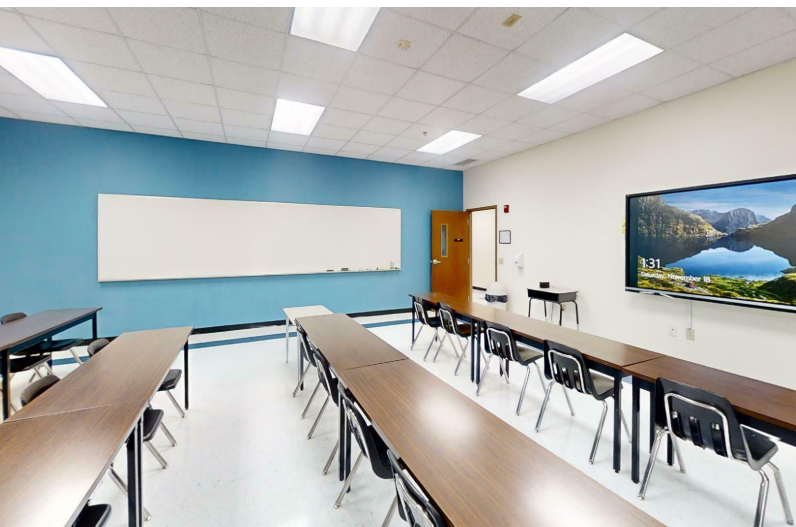
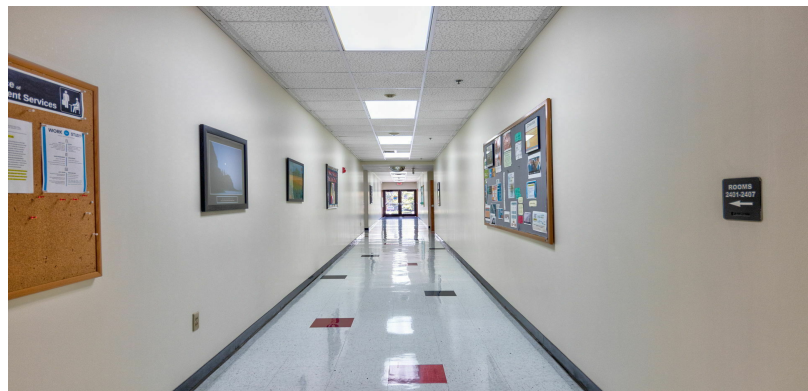
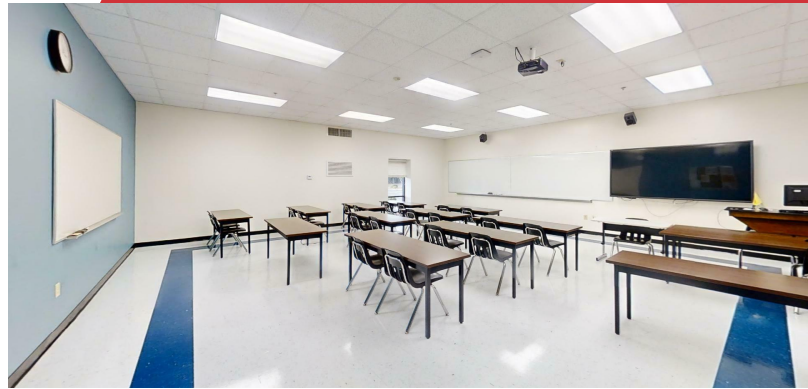
## Demographics 1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,242	17,325	27,847
<b>Total Population</b>	6,636	39,420	61,815
<b>Average HH Income</b>	\$26,386	\$38,684	\$46,651

## For More Information

**Jack Hayes, SIOR, CCIM, MICP**

O: 706 660 5418 x1002  
 jhayes@g2cre.com | GA #336627



For Sublease

+/- 22,000 SF | \$16.00 SF/yr

Special Purpose Space



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

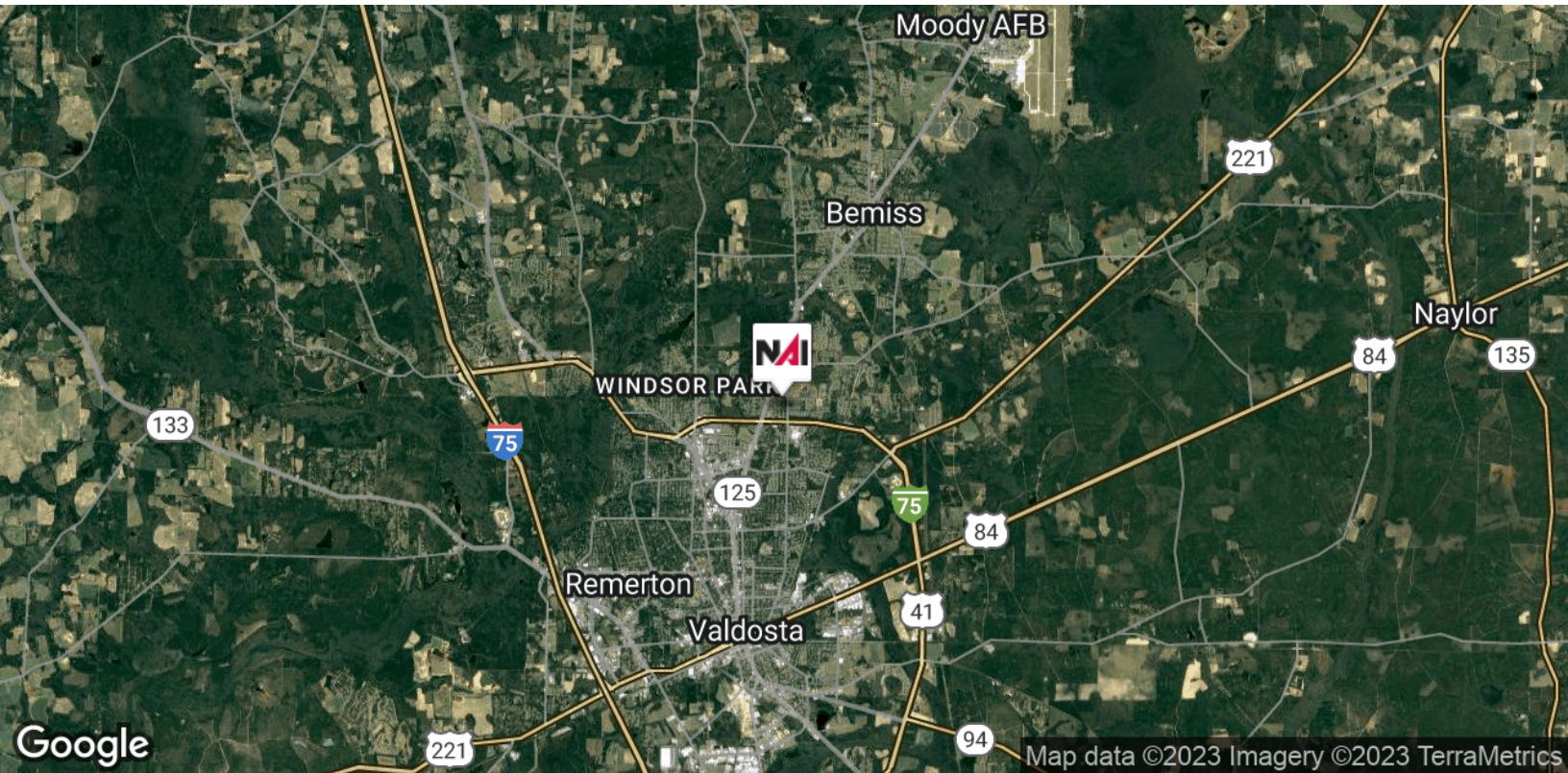
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Columbus, GA 31904  
706 660 5418 tel  
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FLOOR 1



GROSS INTERNAL AREA  
TOTAL: 21,701 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.





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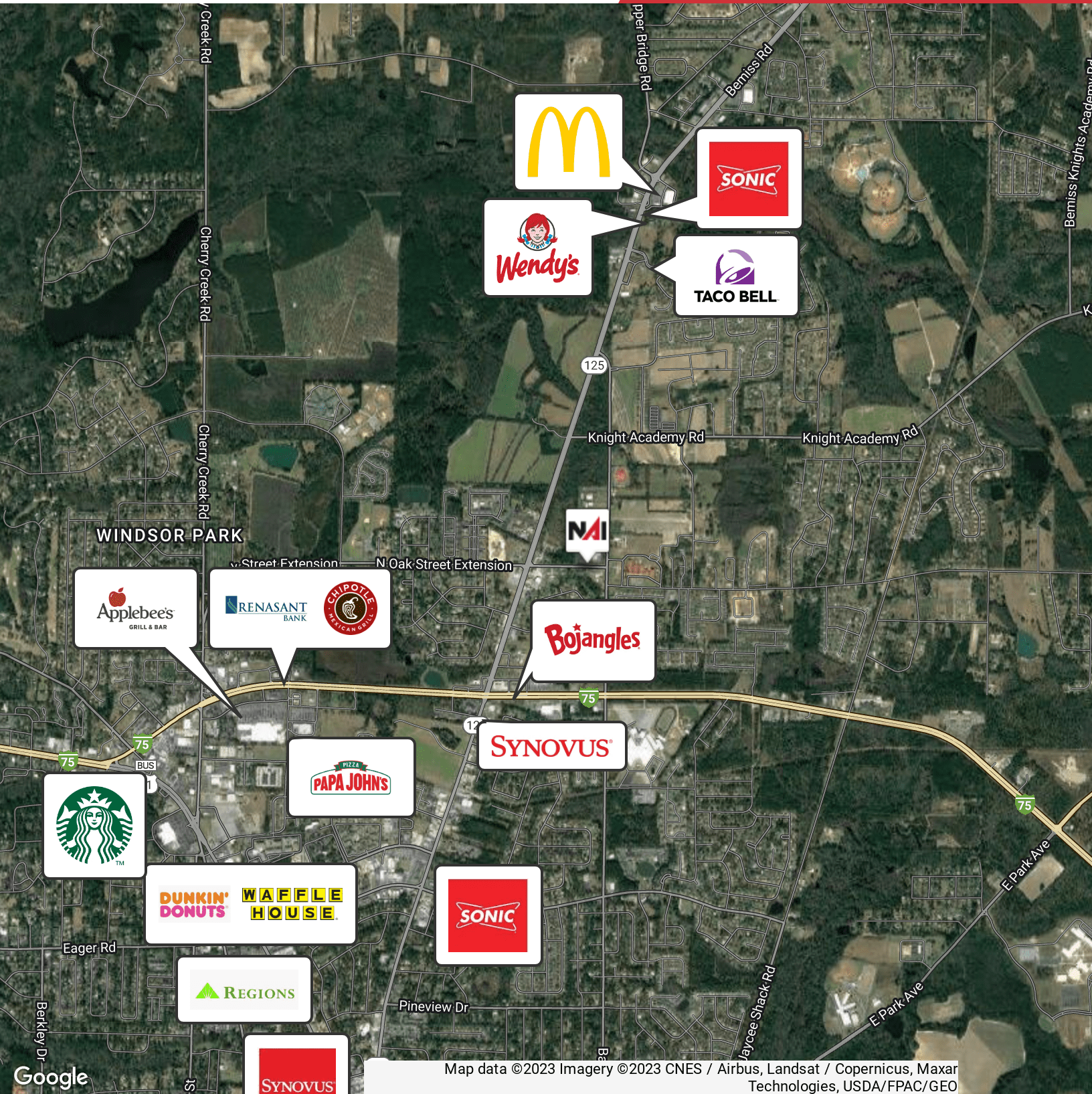


Google

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**Jack Hayes, SIOR, CCIM, MICP****Principal | Commercial Advisor**

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**Professional Background**

Jack is a Director & Managing Member of NAI G2 Commercial. Jack is a member of the Society of Industrial and Office Realtors (SIOR), the leading commercial real estate association, representing the world's top-producing brokers, and a Certified Commercial Investment Member (CCIM) recognized as an expert in the disciplines of commercial and investment real estate.

Recognized by CoStar as a Power Broker, Jack's expertise is diverse, and he is a product expert in Multifamily, Industrial Warehouse and Distribution Centers, and Professional & Medical Offices. In addition to these asset types, Jack is versed in retail leasing and land sales due to his experience in development work. Together with his partner David Johnson, Jack has sold/leased over 25.0 million square feet of space in the last decade and is recognized as the region's foremost authority when it comes to commercial real estate.

Jack has successfully served Southern States Bank, Wells Fargo, Synovus Trust, Piedmont Columbus Regional Healthcare, St. Francis Hospital, LifePoint Health, Physicians Realty Trust, Healthcare Realty, West Georgia Eye Care, and the Hughston Clinic.

**Education**

Jack has been working in real estate development since 1999 & received his bachelor's degree in Landscape Architecture, with a focus on land planning from the University of Georgia.

**Memberships**

Locally Jack has served as the Chair of the Columbus Georgia Community Development Advisory Board and presently serves on the Muscogee County Board of Equalization. Jack has been actively involved in the community serving nonprofits that include Bridges Academy, Columbus Area Habitat for Humanity, Columbus Technical College Foundation, the Alzheimer's Association, and a member of St. Luke United Methodist Church.

Jack has served in leadership roles with the Columbus Board of Realtors Board of Directors as a Local Director and as the Commercial Committee Chair. At the State level, Jack graduated from the GAR Leadership Academy and served on the Professional Development Committee at the Georgia Association of REALTORS (GAR).

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