



ERNEST SMALLMAN IV
ERNIESMALLMAN.COM



FOR LEASE

PROFFESIONAL OFFICE SPACE

**1450 54TH STREET, SUITES C & D
COLUMBUS, GA 31904**

COLDWELL BANKER | KENNON, PARKER,
DUNCAN & DAVIS



The suite provides a functional, move-in-ready layout with recently updated office spaces. The layout supports a variety of users, including general office, professional services, administrative headquarters, therapy/ABA providers, and small medical practices, with modifications or tenant improvements negotiable.

± 3,000 SF

LEASE RATE:
\$3,574.25

PER MONTH, PLUS INCREASE IN
BASE YEAR TAXES & INSURANCE

Columbus
Ft Moore
Phenix City **MARKET**

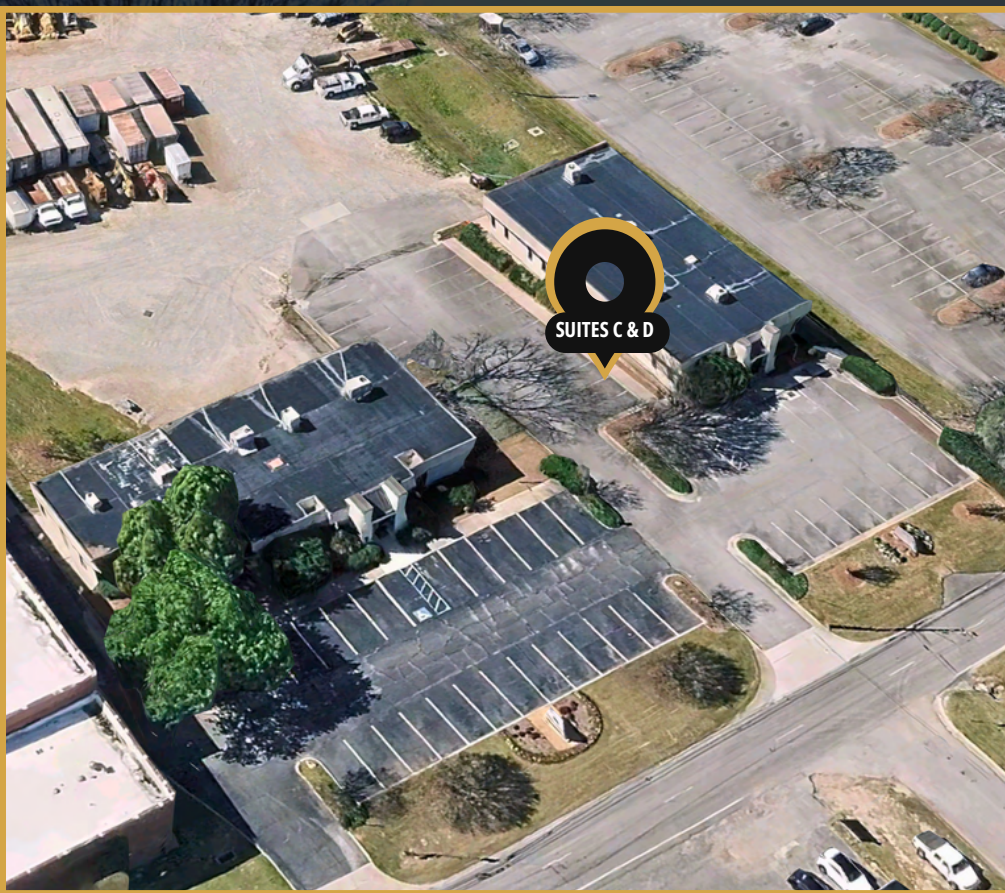
FEATURES

- **Abundant Natural Light** — Continuous glass transom windows along the exterior provides natural light throughout the suite
- **Reception / Waiting Area** — Prominent front reception zone with direct client access
- **Private Offices** — Multiple executive and staff offices along the perimeter
- **Open Work Areas** — Flexible bullpen or collaborative workspace for workstations, cubicles, or open-plan use
- **Conference / Meeting Room(s)** — Dedicated space for meetings, training, or presentations
- **Support Areas** — Kitchen/breakroom with cabinetry and sink, plus multiple restrooms
- **Interior Finishes** — Commercial-grade carpet, acoustical drop ceilings, and fluorescent lighting
- **Building Systems** — Central HVAC system serving the suite

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LOCATION & BUILDING HIGHLIGHTS



High-visibility corner location on 54th Street in North Columbus, positioned between Veterans Parkway and River Road.

Excellent accessibility — Quick access to I-185, major employment centers, shopping, and services.

Strong professional corridor with established tenant mix.

Ample parking — Shared surface lot with generous spaces for employees and clients.

Convenient amenities nearby, including restaurants, retail, and hotels.



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NEARBY RETAILERS





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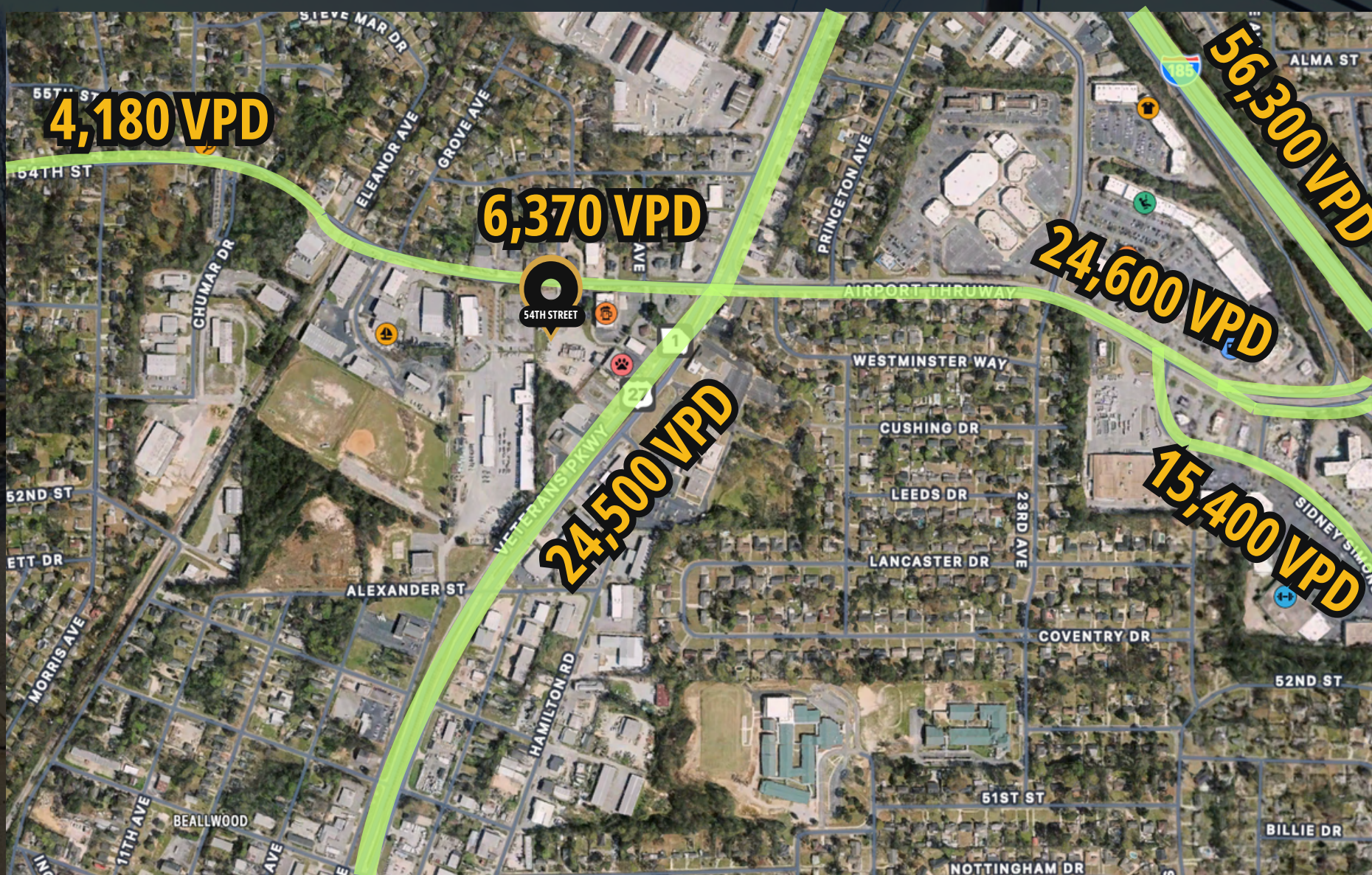
NEARBY TRAFFIC COUNTS





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AERIAL OVERVIEW



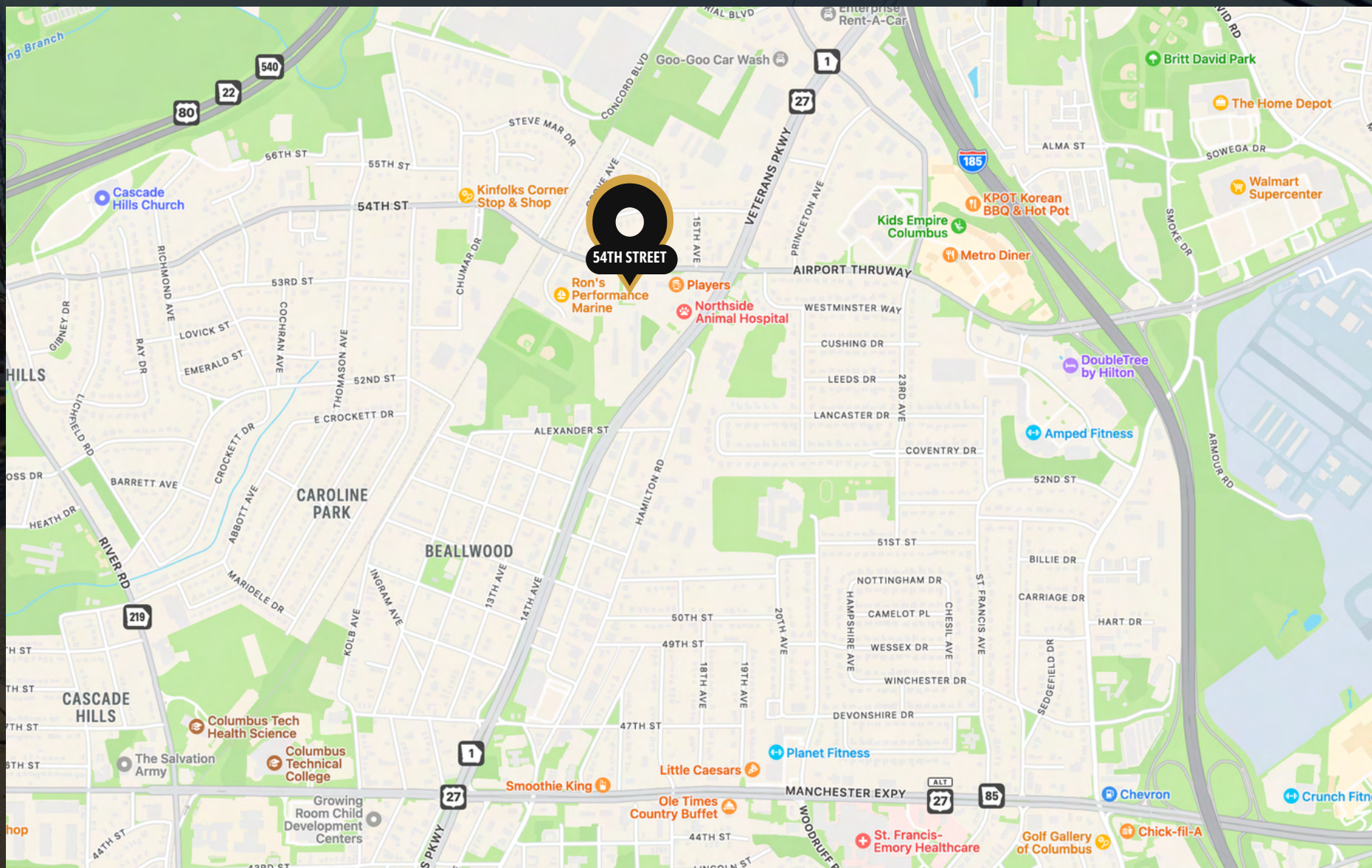
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LOCATION MAP





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DEMOGRAPHICS

31904 AREA

KEY FACTS



Population

38,261



Median Age

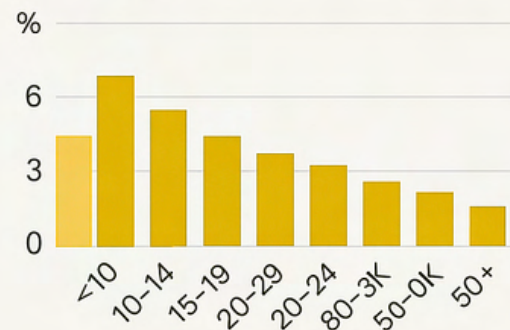
39.5



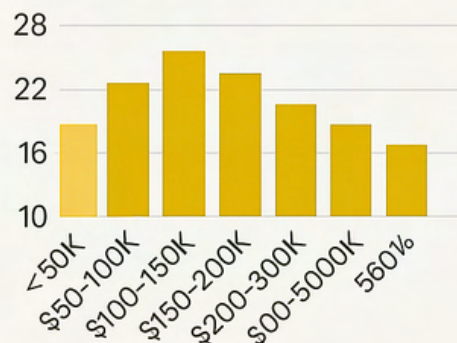
Households

15,685

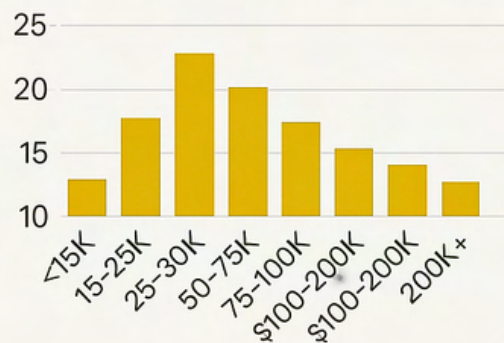
Mortgage as Percent of Salary



Home Value Distribution



Household Income Distribution



Indexes

41

Housing Affordability

106

Diversity

67



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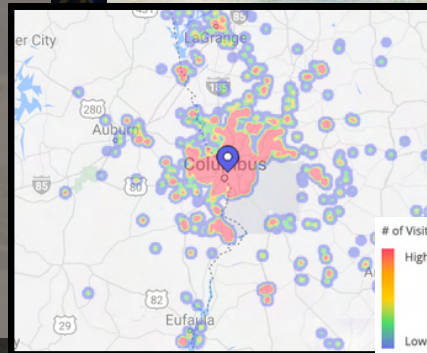
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MARKET OVERVIEW

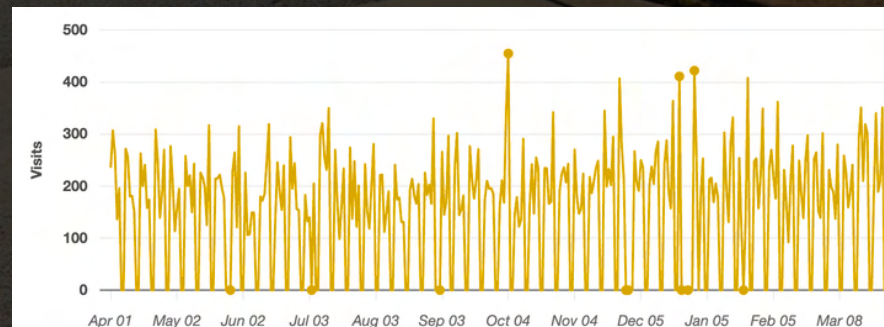
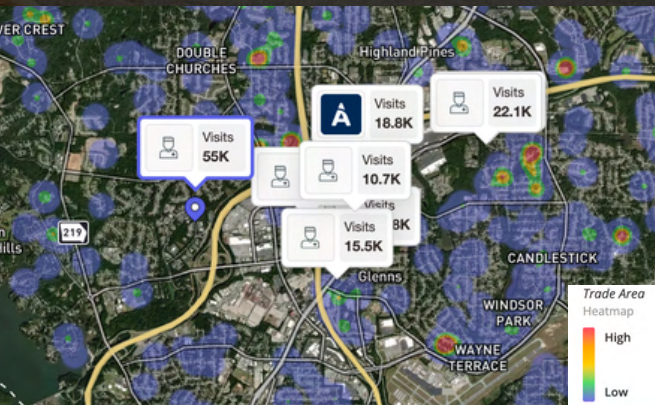
COLUMBUS, GA

Columbus, GA blends Southern charm with economic opportunity, offering a thriving business climate and a high quality of life. Strategically located along the Chattahoochee River and just 90 minutes from Atlanta, Columbus is home to a diverse economy supported by healthcare, manufacturing, military, and technology sectors. It's also the home of Fort Benning, one of the largest military installations in the U.S., which brings a strong workforce and steady economic activity.

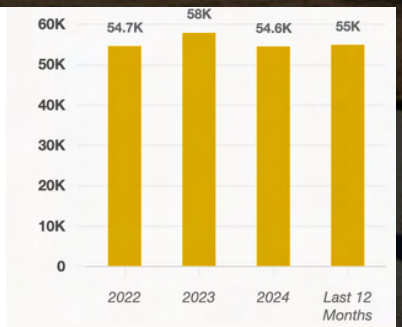
The city features a revitalized downtown, a growing arts scene, and miles of riverfront trails, making it attractive for both professionals and families. Affordable living, access to higher education institutions like Columbus State University, and a supportive business environment—including incentives for entrepreneurs



VISITOR JOURNEY



DAILY NEARBY



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PROPERTY



2.7

MILES

TO
VETERANS
PKWY

4.7

MILES

TO
MIDTOWN
COLUMBUS

15

MILES

TO
FT BENNING

4.6

MILES

TO
PHENIX
CITY

35

MILES

TO
WEST
POINT



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INTERIOR PROPERTY PHOTOS



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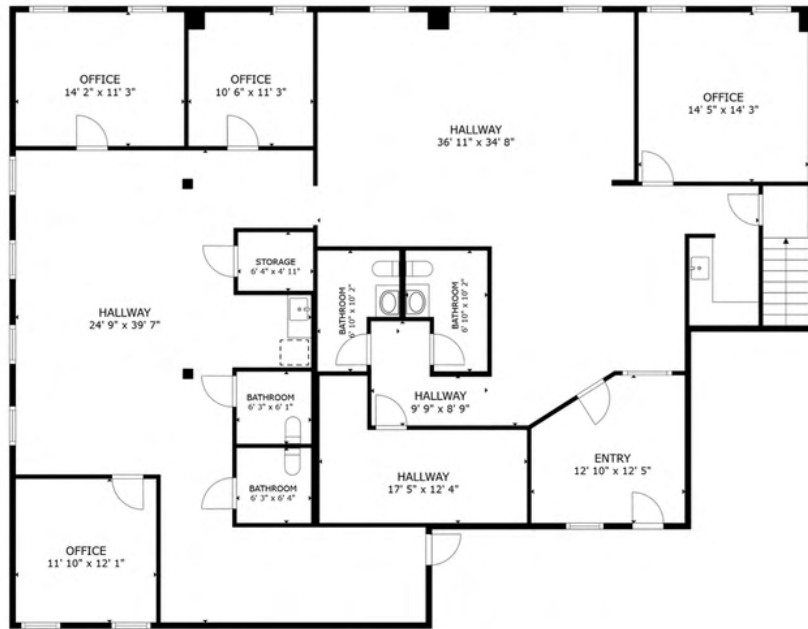
INTERIOR PROPERTY PHOTOS





VIRTUAL WALK THROUGH

**CLICK TO TAKE A
VIRTUAL TOUR**



FLOOR 1



MEET THE BROKER



706.888.6651 (Cell)



706.256.1500 (Office)



ernie@erniesmallmancre.com

ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with more than 25 years of experience in sales, leasing, development, and property management. Over the course of his career, he has been involved in numerous transactions that led to the formation of Commercial Management Group, a full-service property management company managing more than 600,000 square feet of real estate across multiple asset classes, including both personally owned and third-party properties.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University. He holds the prestigious CCIM designation and has consistently ranked among the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Widely recognized throughout Columbus and Phenix City for his deep market knowledge and strategic, deal-driven approach, Ernie delivers results-oriented solutions for landlords, tenants, and investors across a diverse range of asset types.

In addition to his professional accomplishments, Ernie is deeply engaged in his community. He is a member of the Rotary Club of Columbus and has served as Past Chair of both the Hospital Authority of Columbus and the Downtown Development Authority. He currently serves on the boards of the Business Improvement District (BID), the Board of Zoning Appeals, and the Colony Bank Advisory Board.



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