



Midtown Medical Office Sublease

705 17th St, Suite 107
Columbus, Georgia 31901

Property Highlights

- Class "A" Medical Office Space
- Piedmont Columbus Regional Midtown Medical Campus
- Onsite, Responsive Property Management Staff

Property Overview

This +/- 3,574 SF medical office space available for sublease features a reception area, a large waiting room, five fully built-out exam rooms, two private offices for physicians or administrators, and a dedicated on-site lab. Ideal for a variety of healthcare practices, this space is a perfect fit for a growing practice or medical group seeking a move-in-ready office.

Offering Summary

Lease Rate:	Negotiable
Available SF:	+/- 3,574 SF
Lot Size:	+/- 2.63 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	63	470	3,924
Total Population	167	1,117	8,465
Average HH Income	\$38,318	\$37,318	\$42,909

For More Information

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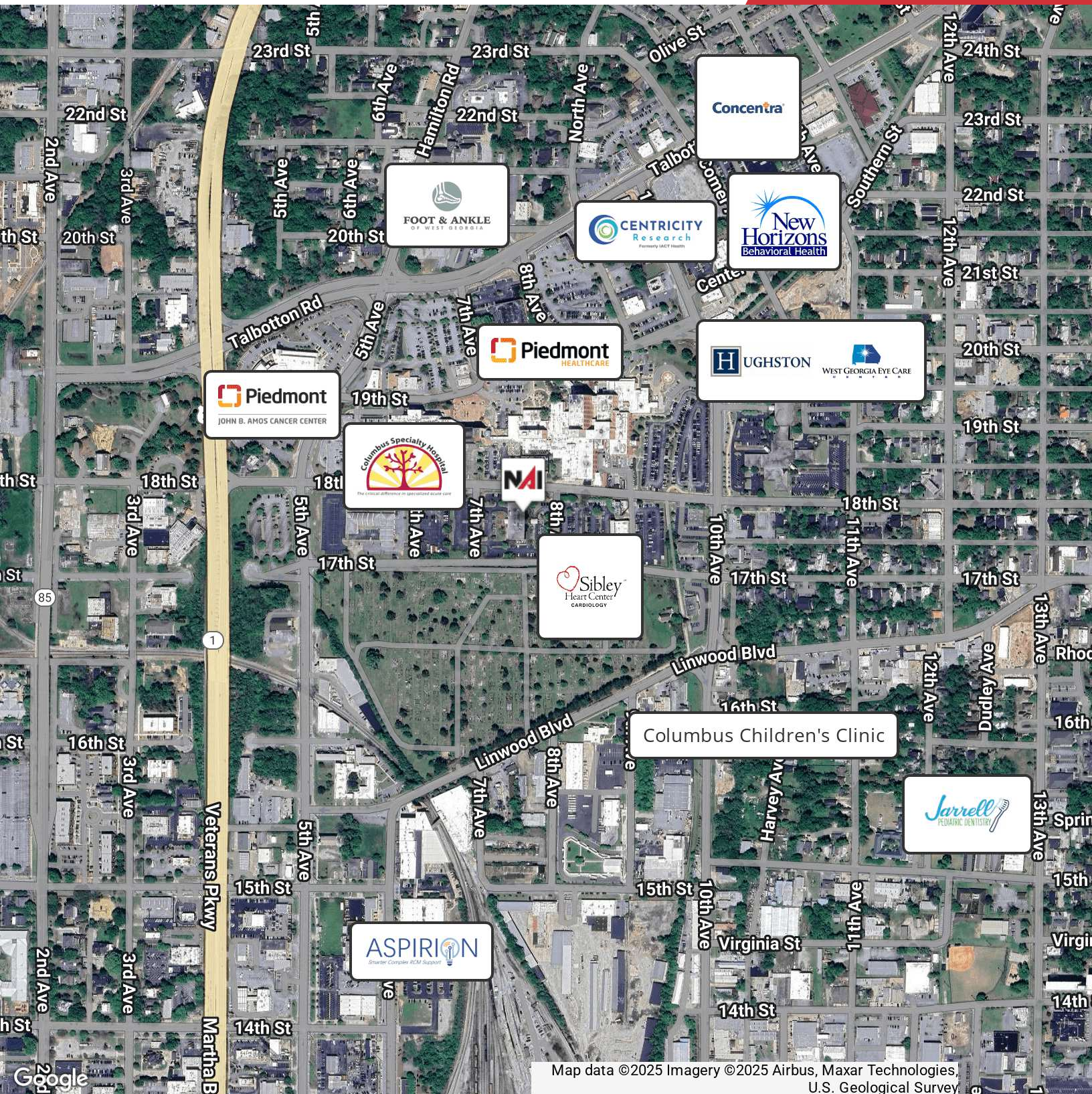


Columbus GA 705 Medical Properties

705 17th Street
1st Floor, Suite 107
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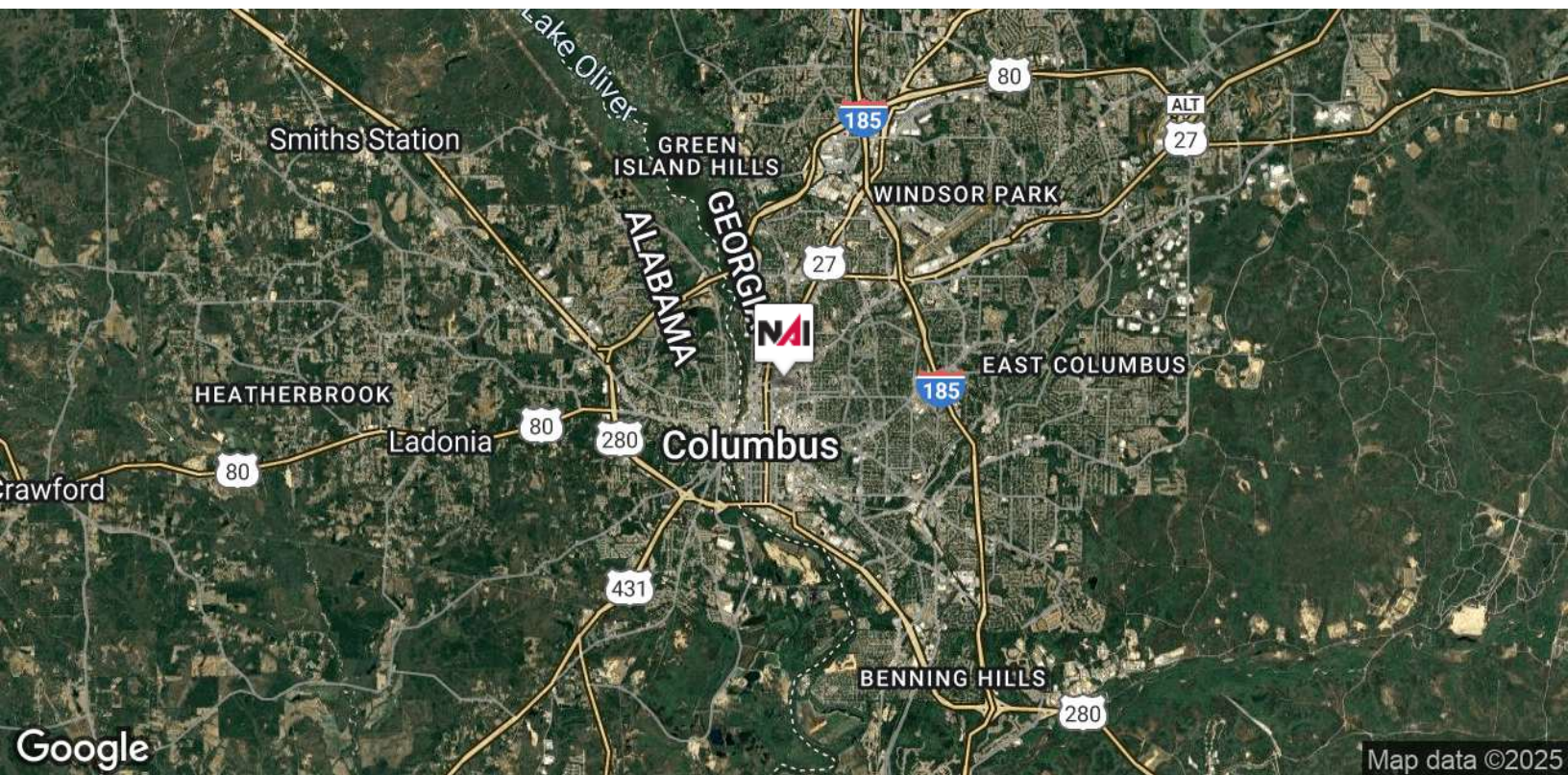
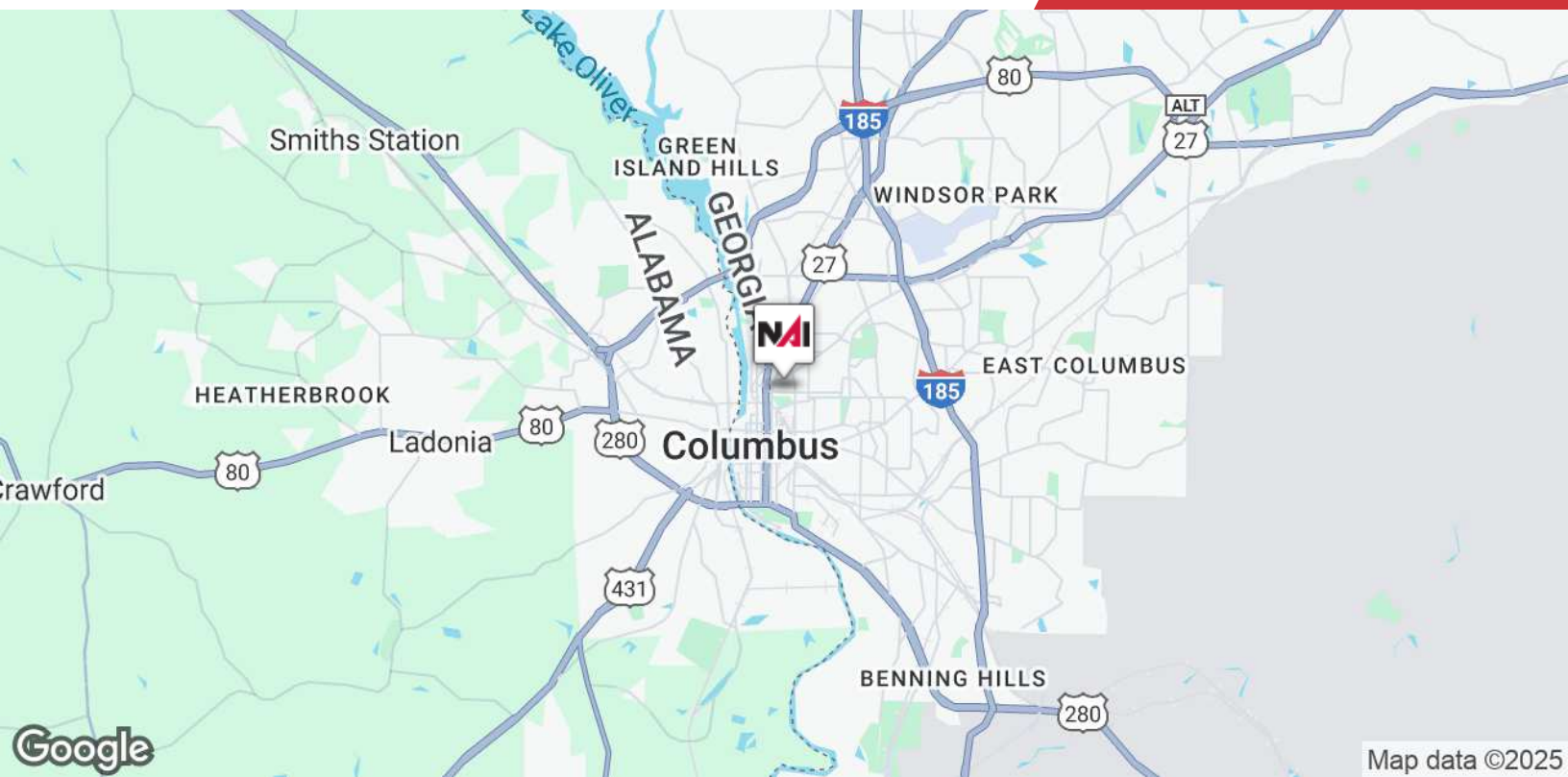
Work Areas	QTY	Common Areas	QTY
Open Area	1	Kitchen	1
Rooms	2	Utility Areas	3
Exam Rooms	5	Bathroom	2





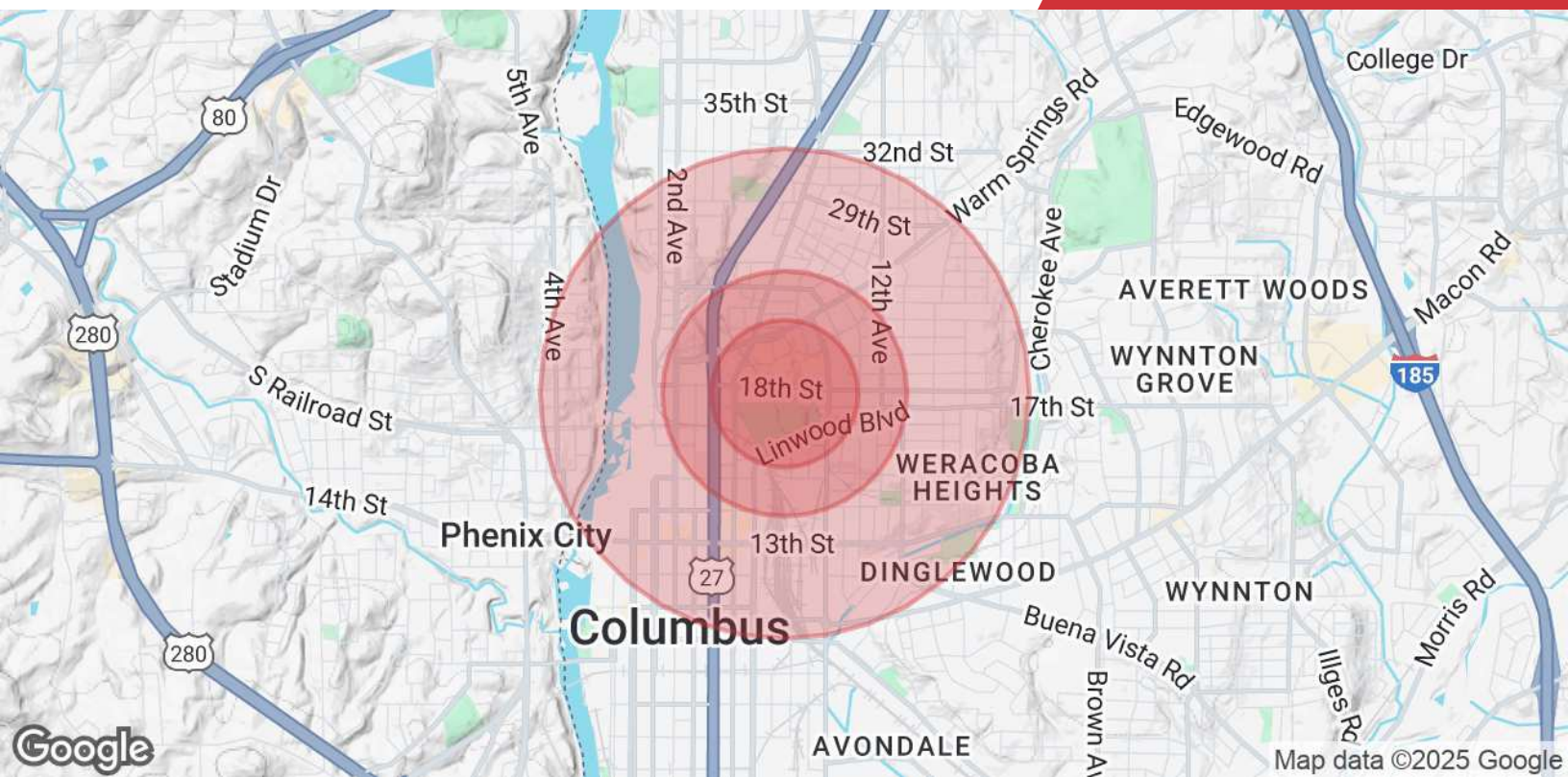
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	167	1,117	8,465
Average Age	42	40	39
Average Age (Male)	42	39	38
Average Age (Female)	41	41	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	63	470	3,924
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$38,318	\$37,318	\$42,909
Average House Value	\$108,474	\$106,919	\$147,847

Demographics data derived from AlphaMap