

For Lease

Office Building

2,437 - 2,598 SF | Negotiable



1900 10th Avenue

1900 10th Avenue

Columbus, Georgia 31901

Property Highlights

- Class A Medical Office Building
- Full-Service Lease (includes Power, Water & CAM)
- Piedmont Columbus Regional Midtown Medical Campus
- Onsite, responsive property management staff

Property Overview

Class "A" Medical Office space is located adjacent to the Piedmont Columbus Regional Midtown Medical Campus. Variety of spaces in various buildings on the medical campus. Contact Broker for more details.

Offering Summary

Lease Rate:	Negotiable
Building Size:	50,931 SF
Available SF:	2,437 - 2,598 SF
Lot Size:	3.58 Acres

Spaces	Lease Rate	Space Size
Suite 325	Negotiable	2,437 SF
Suite 305	Negotiable	2,598 SF

For More Information

Jack Hayes, SIOR, CCIM

O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627



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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com

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Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,437 - 2,598 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 325	Available	2,437 SF	Modified Gross	Negotiable	+/- 2,437 SF medical office space.
Suite 305	Available	2,598 SF	Modified Gross	Negotiable	Suite 305 contains approximately 2,598 square feet and is configured as an efficient medical clinic layout. The space includes four to five exam rooms, a welcoming reception and check-in area, a patient waiting room, two private restrooms, and a staff break room, making it well-suited for a variety of medical or healthcare-related uses. The landlord is willing to provide a tenant improvement allowance for qualified tenants to help fund upgrades, remodeling, or cosmetic improvements, allowing the space to be refreshed or customized to meet the tenant's operational and branding needs.

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9.25.24 1900 10th Avenue

Floor
3
1900 10th Avenue
Columbus, GA 31901

Georgina Asante, DPM, PC
Suite 305 - Final Tenant

Report ID 1

ID	Suite USF	Ancillary USF	Total USF	SSI RSF	Client RSF	LED
3-2	2,195.81	23,80	2,219.61	2,597.90	2,311.00	



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Floor 3 1900 10th Avenue
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Report ID 1

Piedmont Columbus Regional Perinatal Center

Suite 325 - Final Tenant

ID	Suite USF	Ancillary USF	Total USF	SSI RSF	Client RSF	LED
3-5	2,047.84	34.44	2,082.28	2,437.16	2,107.00	

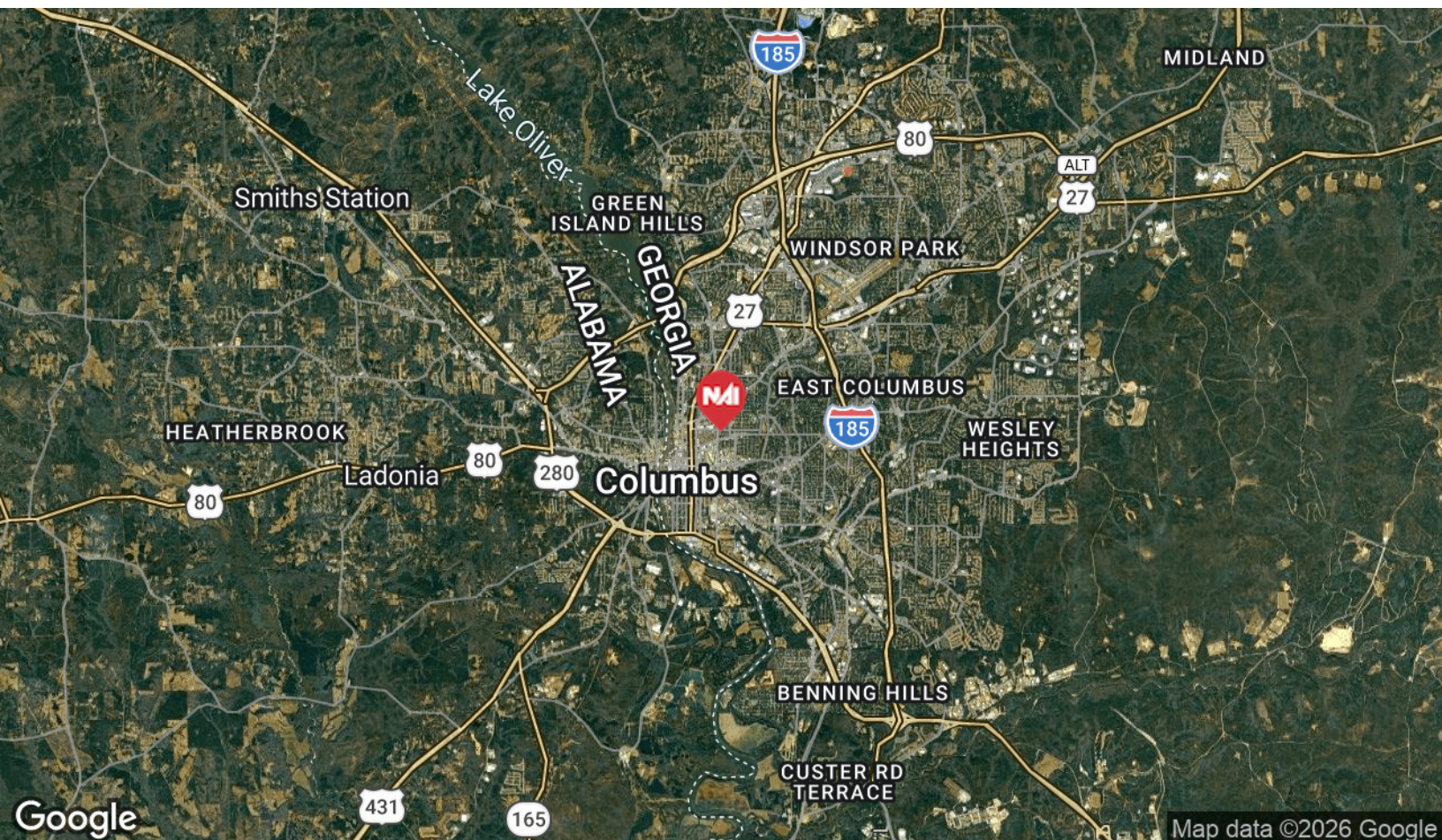


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Office Building

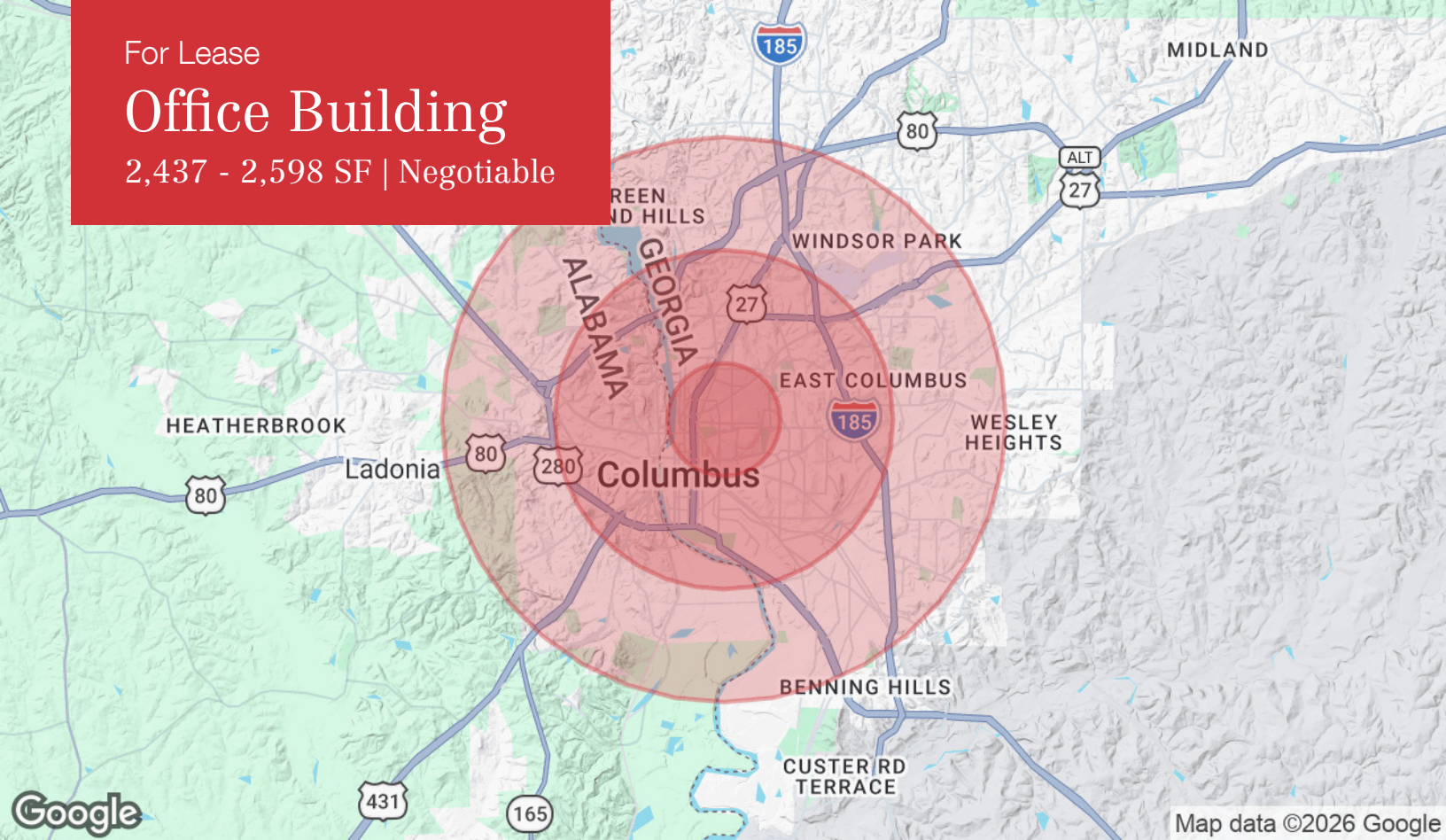
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,610	67,857	138,988
Average Age	37.7	35.4	35.5
Average Age (Male)	37.1	32.6	33.6
Average Age (Female)	40.0	37.2	37.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,174	28,856	57,703
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$33,152	\$42,108	\$46,956
Average House Value		\$162,416	\$148,235

2020 American Community Survey (ACS)