

OFFICE
BUILDING
FOR LEASE

DILLINGHAM PLACE

900 FRONT AVE COLUMBUS, GA 31901



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WOODRUFF **W** BROKERAGE
COMPANY

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PROPERTY SUMMARY



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Experience unparalleled potential at 900 Front Ave, Columbus, GA. This exceptional property offers a prime leasing opportunity for businesses seeking a state-of-the-art commercial space. Boasting expansive floor plans, and versatile layouts, the property provides an ideal canvas for customization to suit a variety of business needs. Tenants will appreciate the abundance of natural light, high ceilings, and historic characteristics, creating an inviting and professional atmosphere. With ample parking, and convenient access to major transportation routes, this property is poised to elevate operations and leave a lasting impression. Discover the perfect foundation for success at 900 Front Ave.

PROPERTY HIGHLIGHTS

- Expansive floor plans for versatile layouts
- Abundance of natural light and high ceilings
- Ample on-site parking for tenants and visitors
- Advanced security features for peace of mind
- Convenient access to major transportation routes
- Customization options to suit diverse business needs
- Professional and inviting atmosphere for clients and employees
- Well-maintained and professionally managed property
- Prime location in Columbus, GA for maximum visibility

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,298	24,644	55,975
Total Population	4,919	56,318	134,688
Average HH Income	\$48,888	\$57,994	\$64,474

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (MG)
Number of Units:	3
Available SF:	5,610-6,000 SF

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PROPERTY DESCRIPTION



SITE DESCRIPTION

Discover the vibrant surroundings of the area near Dillingham Place in Columbus, GA. Nestled within a dynamic community, this location offers convenient access to a diverse array of amenities and attractions. Just moments away, tenants can enjoy the bustling Riverwalk, a scenic trail perfect for midday strolls and outdoor activities. Nearby, historic sites such as the National Civil War Naval Museum provide enriching cultural experiences. Additionally, the area features an eclectic mix of dining and retail options, ensuring that tenants have everything they need within reach. With its ideal blend of urban convenience and natural beauty, this location offers an exceptional setting for tenants seeking a dynamic work-life balance.

SITE DESCRIPTION

Dillingham Place is made of of 2 historic buildings - Sol Loeb Building was built in 1903 and has been renovated several times over the years. The Garrett Joy Building was built n 1900 with the most recent renovation being in 2006. Located in the Uptown business area of Columbus - walk to many restaurants, performing arts center, government center and Riverwalk! The building has its own parking lot and is adjacent to the city parking garage.

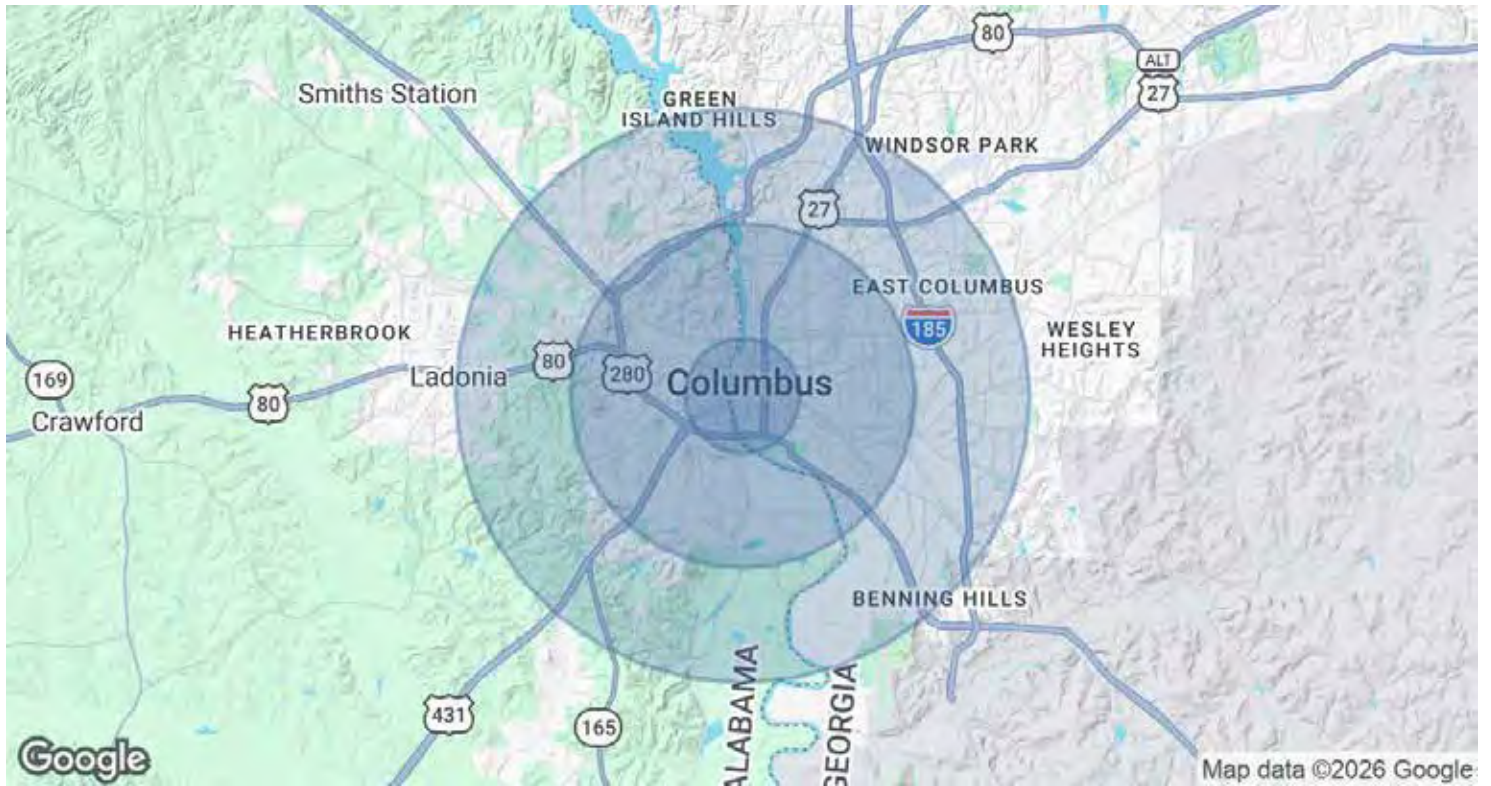
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,919	56,318	134,688
Average Age	37	38	39
Average Age (Male)	36	37	37
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,298	24,644	55,975
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$48,888	\$57,994	\$64,474
Average House Value	\$310,136	\$186,725	\$205,866

2020 American Community Survey (ACS)

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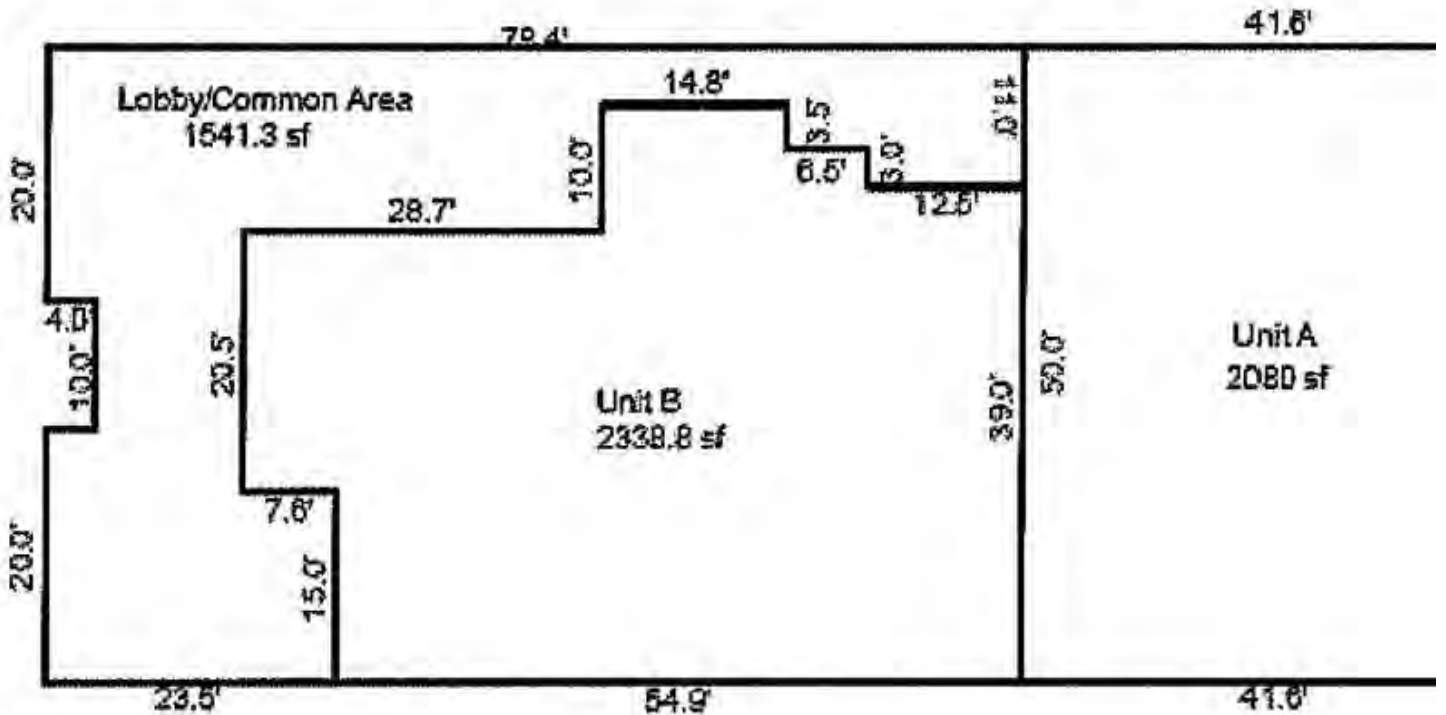
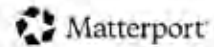
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DILLINGHAM PLACE - SOL LOEB BUILDING



FLOOR PLAN

NOT TO SCALE - LEASE ONLY
 SHOWING INTERNAL AREA
 PLANNING AND DESIGN
 10000 - 10000000



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SECOND FLOOR-PICTURES



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BASEMENT OF SOL LOEB BUILDING



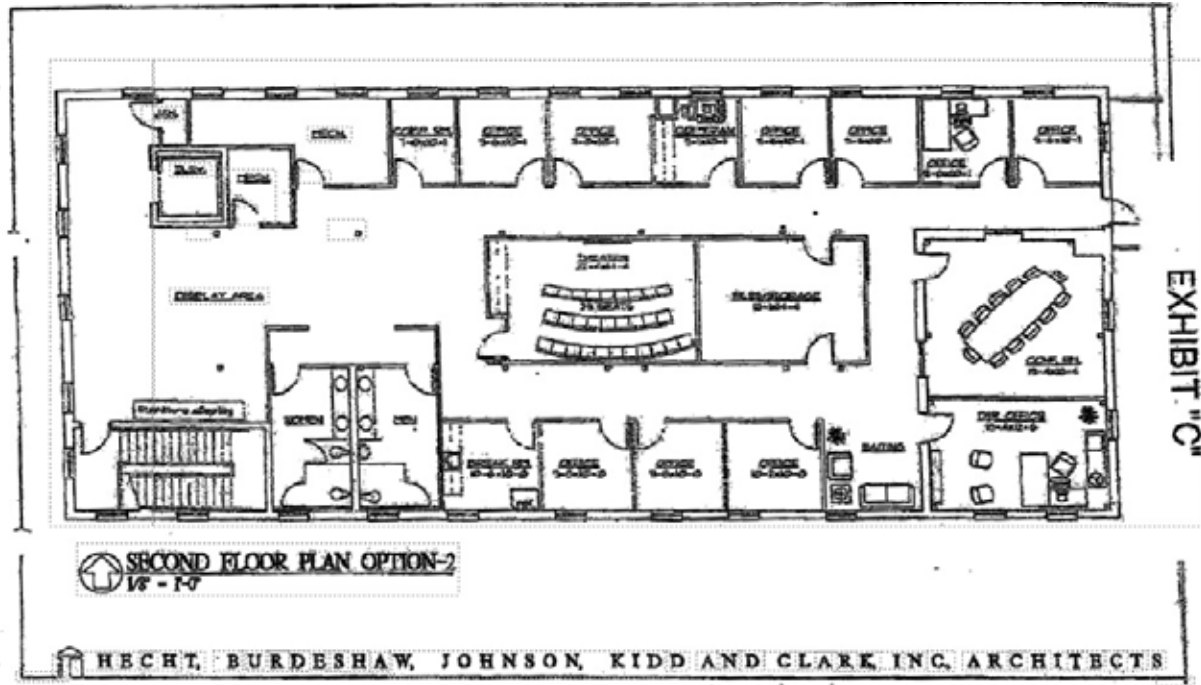
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LEASE SPACES



SUITE 220 - 5610 SF ±

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,077 - 5,825 SF	Lease Rate:	\$15.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	VIDEO
1st Floor-STE 101	Available	5,825 SF	Modified Gross	\$15.50 SF/yr	View Here
Sol Loeb Building - Lower Level	Available	5,077 SF	Modified Gross	\$13.50 SF/yr	View Here

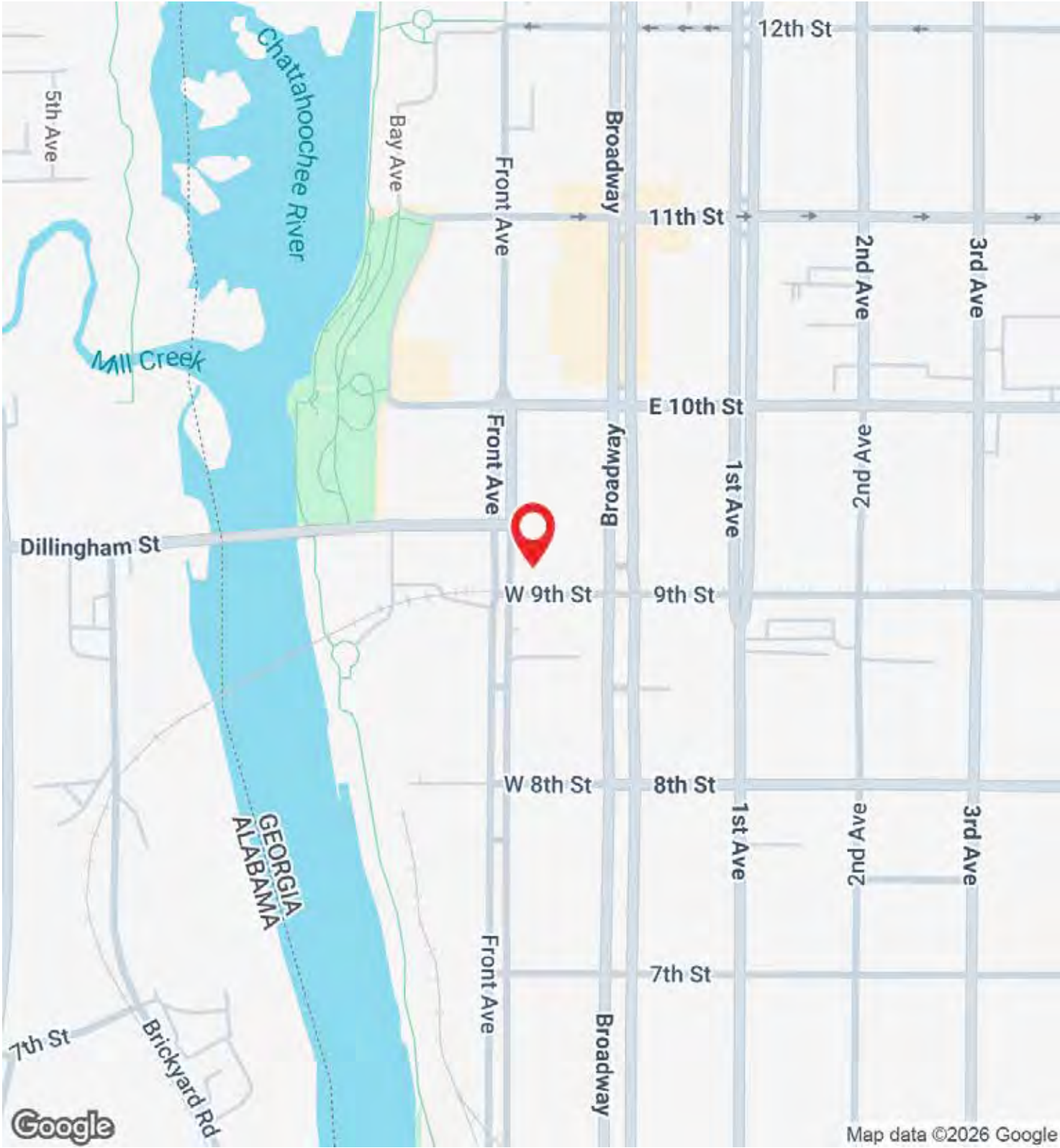
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LOCATION MAP



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RETAILER MAP



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MEET SCOTT & MARY



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