

For Lease | Negotiable Terms

Midtown Office Suite

9,500 SF



Midtown Columbus Professional Office Suite

2357 Warm Springs Road
Columbus, GA 31904

Property Highlights

- +/-9,500 SF shell space on 3rd Floor.
- Custom buildout to tenant specifications.
- Excellent Midtown location 3 blocks from I-185.

Up to +/-9,500 office space for lease on 3rd Floor of Midtown Office & Storage, custom plans and buildout available. Building interior, exterior, and all systems completely renovated in 2022. Includes a dedicated elevator, private restrooms, and ample parking. Very suitable for professional or medical offices, institutional, or similar uses.

Building tenants include MSN Medical, GSA, The Nesting Company, Rebecca & Maria's, and Quest Pilates. Close proximity to numerous dining, shopping, banking, medical, and other amenities. Located in Midtown on Warm Springs Rd. 2 blocks from St. Francis Hospital and 3 blocks from I-185 / Manchester Expy. interchange.

OFFERING SUMMARY

| | |
|----------------------|-------------|
| Available SF | +/-9,500 SF |
| Lease Rate | Negotiable |
| Lot Size | 9.94 Acres |
| Building Size | 137,000 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|------------------|-------------------|-----------------------|
| 0.3 Miles | 469 | \$64,430 |
| 0.5 Miles | 3,079 | \$72,081 |
| 1 Mile | 8,700 | \$77,482 |

For more information

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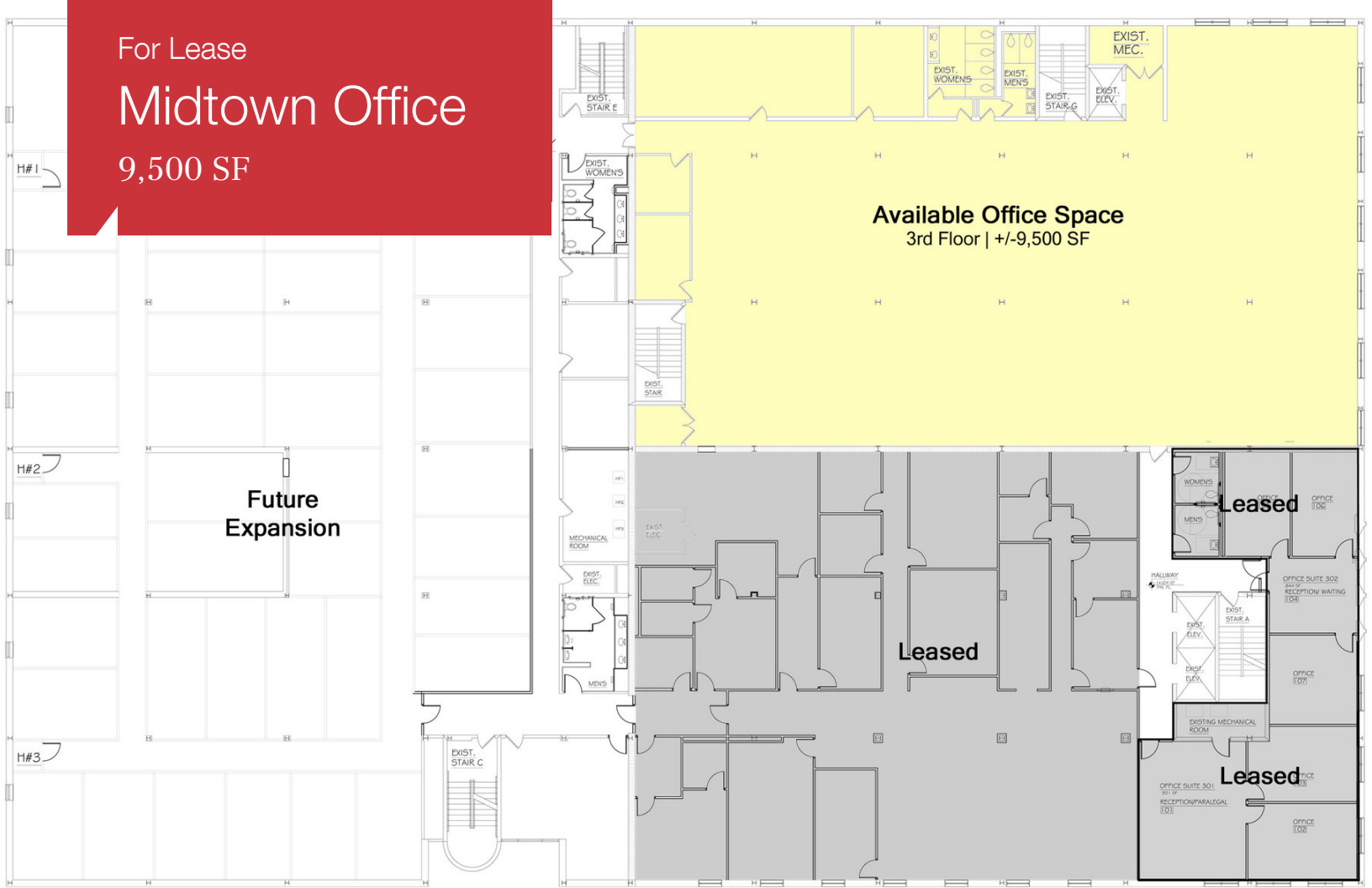


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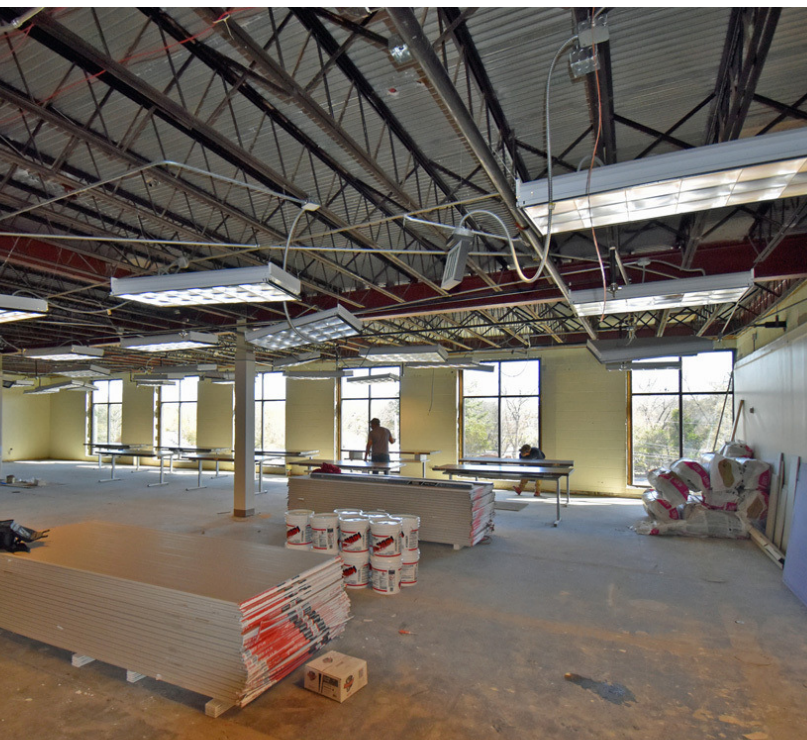
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3rd Floor Plan



3rd Floor interior

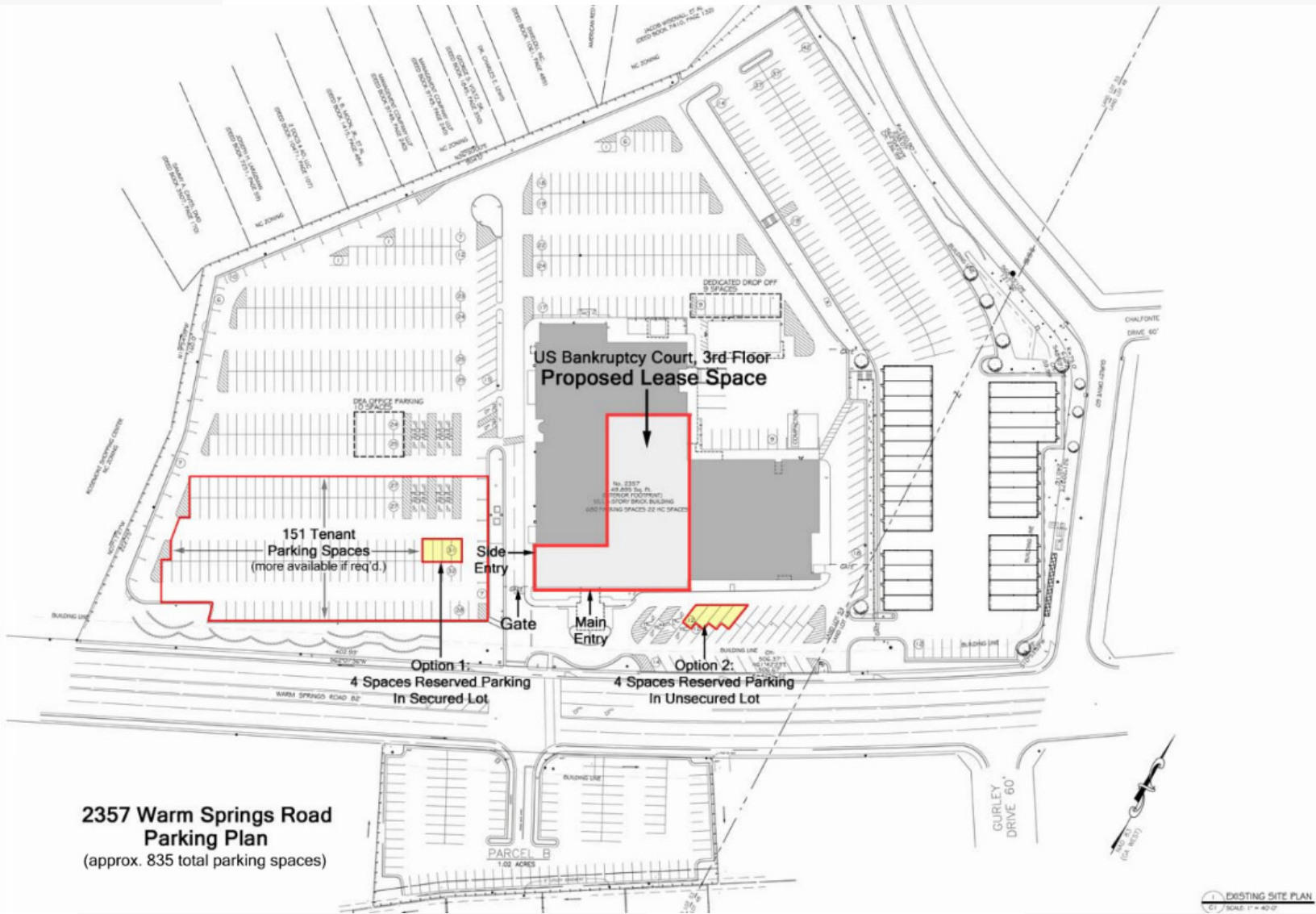


3rd Floor interior

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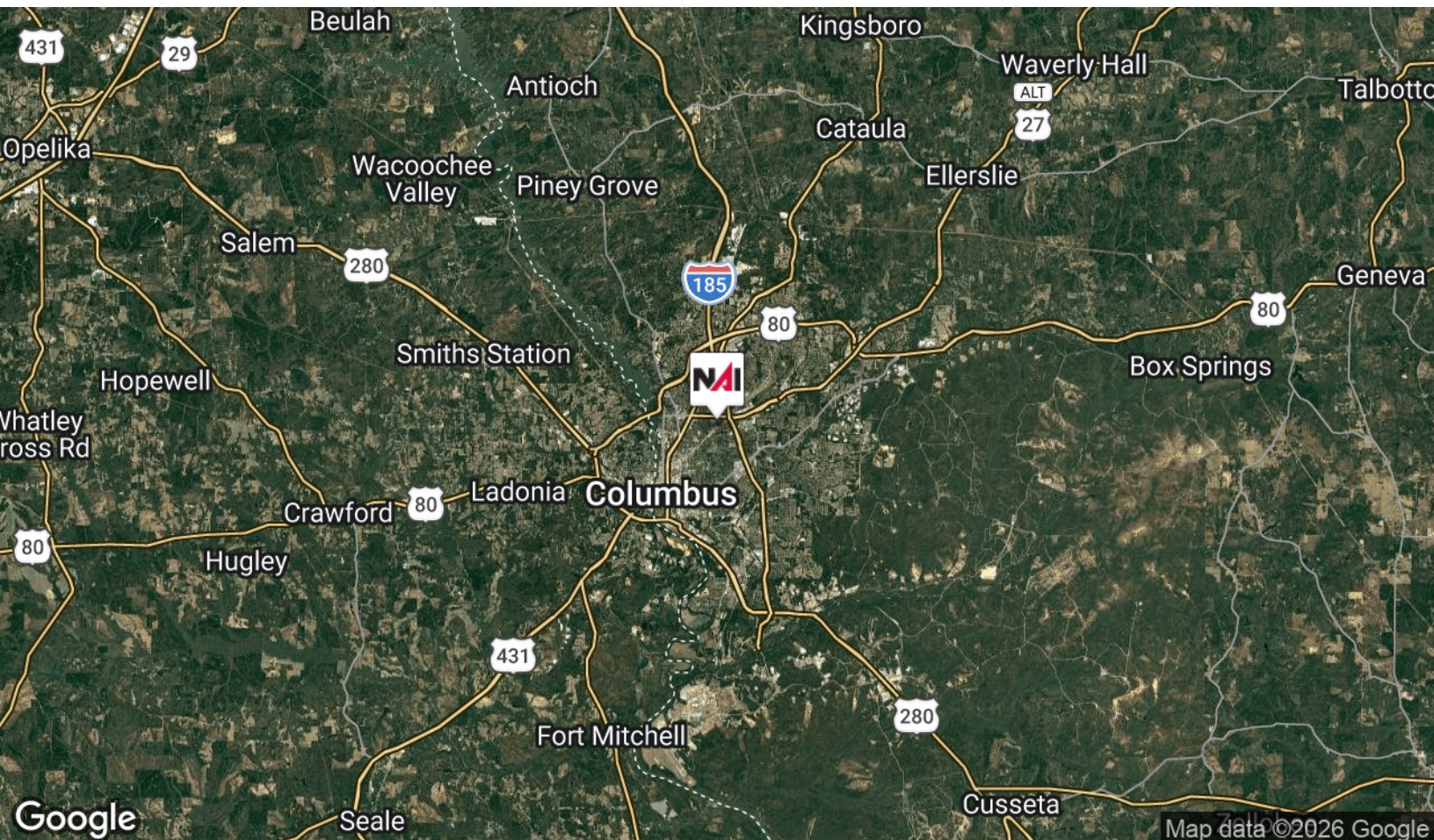
**2357 Warm Springs Road
Parking Plan**
(approx. 835 total parking spaces)

DESTING SITE PLAN
SCALE 1" = 40'

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Midtown Office

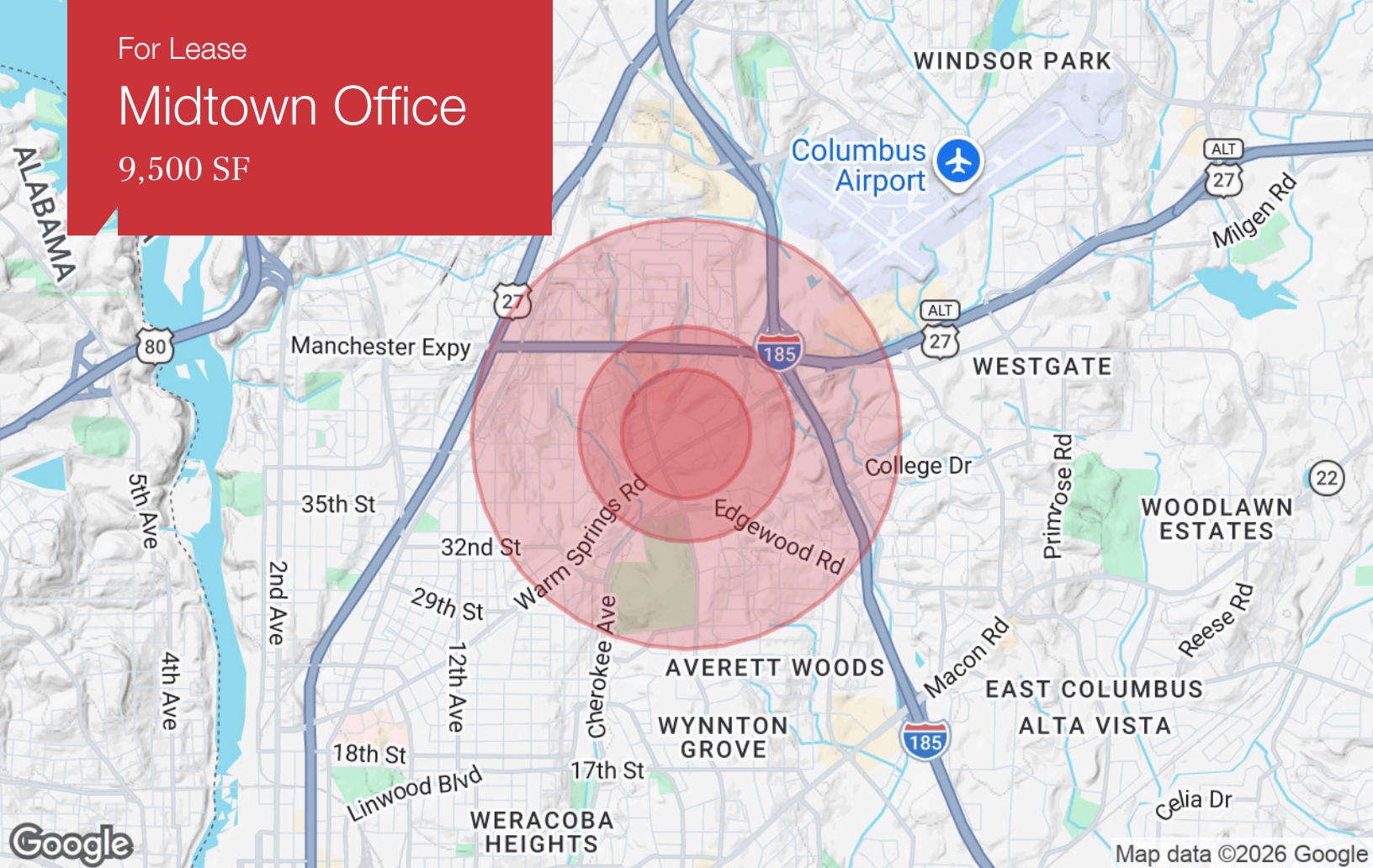
9,500 SF



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Midtown Office

9,500 SF



Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|--------|
| TOTAL POPULATION | 469 | 3,079 | 8,700 |
| MEDIAN AGE | 35 | 39 | 39 |
| MEDIAN AGE (MALE) | 33 | 36 | 37 |
| MEDIAN AGE (FEMALE) | 37 | 40 | 41 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 218 | 1,310 | 3,620 |
| # OF PERSONS PER HH | 2.2 | 2.4 | 2.4 |
| AVERAGE HH INCOME | \$64,430 | \$72,081 | \$77,482 |
| AVERAGE HOUSE VALUE | \$177,482 | \$212,675 | \$226,021 |

Race

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------|-----------|-----------|--------|
| % WHITE | 39.3% | 52.2% | 61.5% |
| % BLACK | 54.6% | 40.5% | 31.0% |
| % ASIAN | 1.6% | 1.4% | 1.3% |
| % HAWAIIAN | 0.2% | 0.3% | 0.2% |
| % INDIAN | 0.0% | 0.2% | 0.4% |
| % OTHER | 4.5% | 5.6% | 5.8% |

Ethnicity

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|------------|-----------|-----------|--------|
| % HISPANIC | 7.7% | 9.3% | 10.4% |

* Demographic data derived from 2020 ACS - US Census