



1900 11th Avenue

Columbus, Georgia 31901

Property Highlights

- +/- 5,166 SF medical office building
- Located adjacent to Piedmont Midtown Medical Campus
- Convenient Columbus location with easy access to major roads
- Ideal for medical, wellness, counseling, or general office use

Property Overview

+/- 5,166 SF medical office building with two suites available for lease, ranging from +/- 1,000 SF to +/- 4,142 SF. Designed to accommodate a variety of medical, healthcare, wellness, and professional office users, the available suites offer flexible layouts that can support a wide range of practice needs. Ideally located in the heart of Midtown Columbus, the property is adjacent to the Piedmont Midtown Medical Center campus, providing exceptional convenience for healthcare providers, patients, and staff.

Offering Summary

Lease Rate:	Negotiable
Building Size:	5,166 SF
Available SF:	1,000 - 4,142 SF

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	199	1,161	4,469
Total Population	474	2,510	9,592
Average HH Income	\$38,847	\$40,336	\$49,467

For More Information

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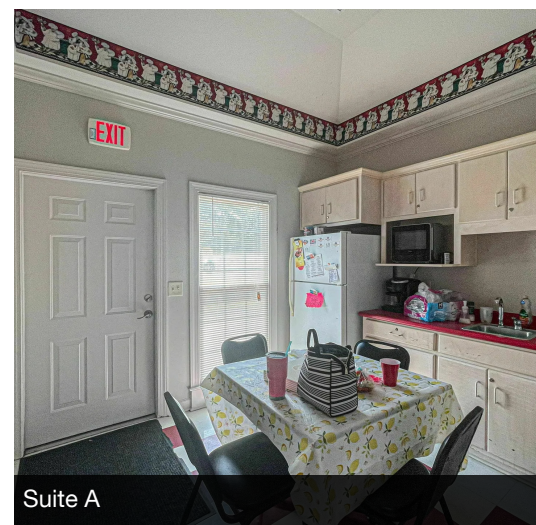
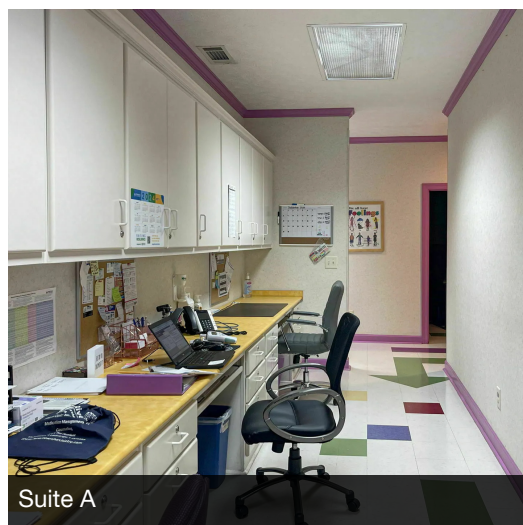
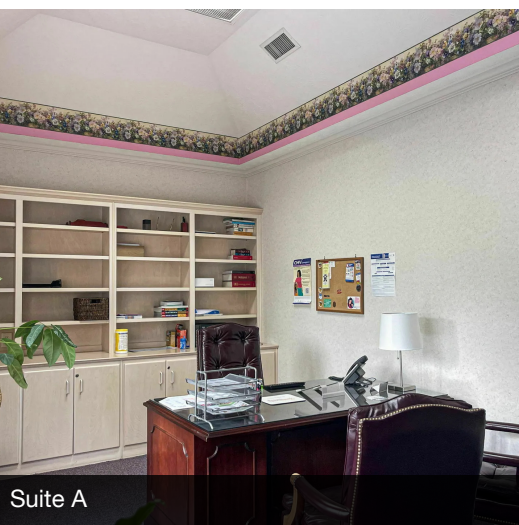
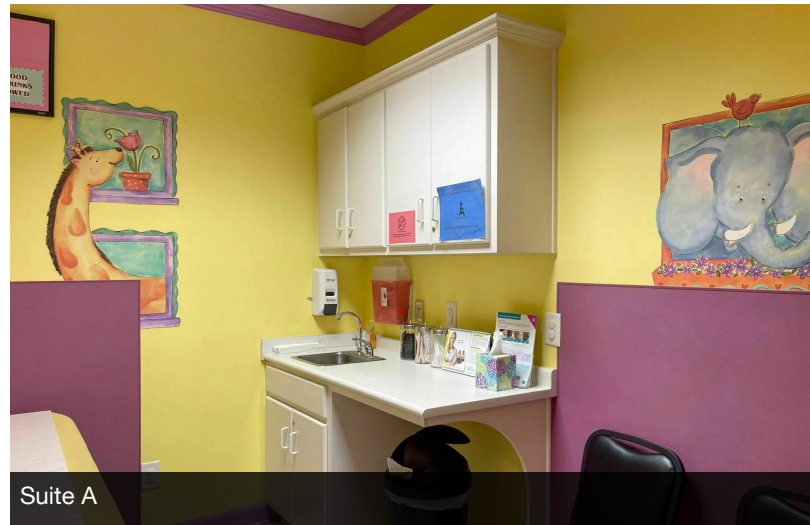
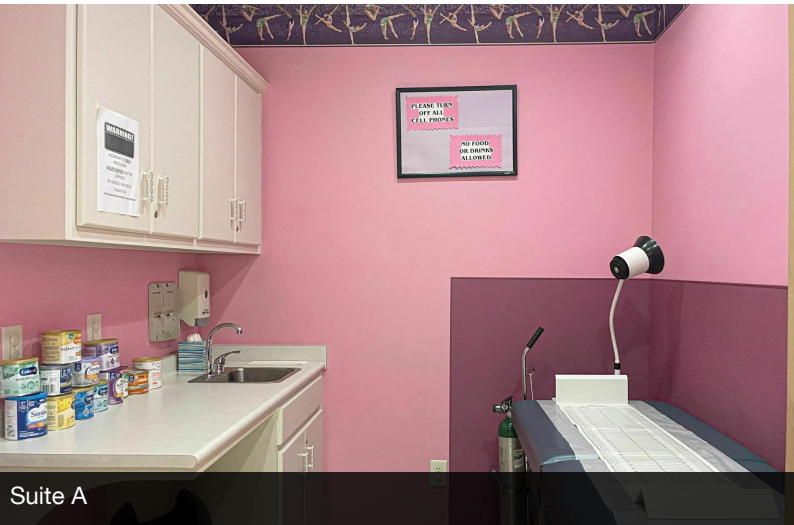
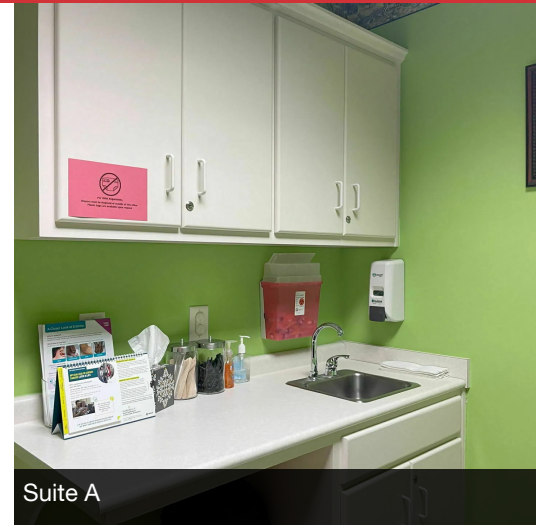
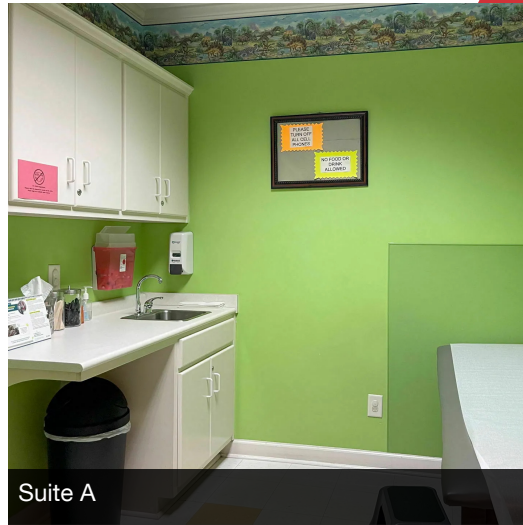
Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 4,142 SF	Lease Rate:	Negotiable

Available Spaces

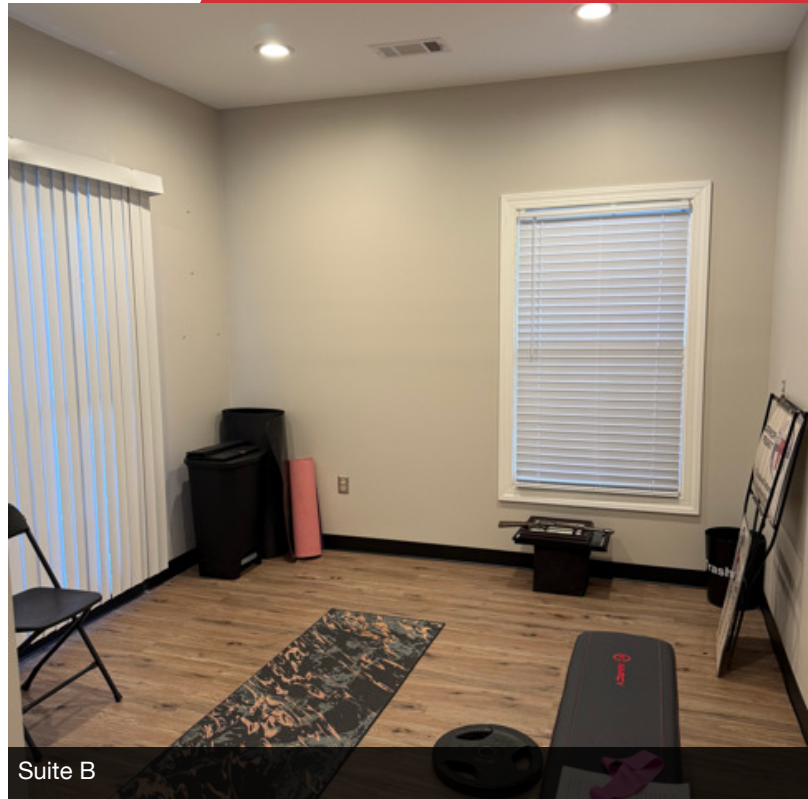
Suite Size (SF) Lease Type Lease Rate Description

Suite A	4,142 SF	NNN	Negotiable	Suite A offers approximately 4,142 SF of well-appointed medical office space designed to support a variety of healthcare and professional uses. The functional layout includes a spacious reception and waiting area, multiple exam rooms, private offices, and ample support space to accommodate physicians, specialists, wellness providers, or other medical professionals.
Suite B	1,000 SF	NNN	Negotiable	Suite B offers approximately 1,000 square feet of well-laid-out professional office space ideal for medical, wellness, or general office use. The space features three private exam rooms, a spacious waiting room, a private office, and a break room for staff.

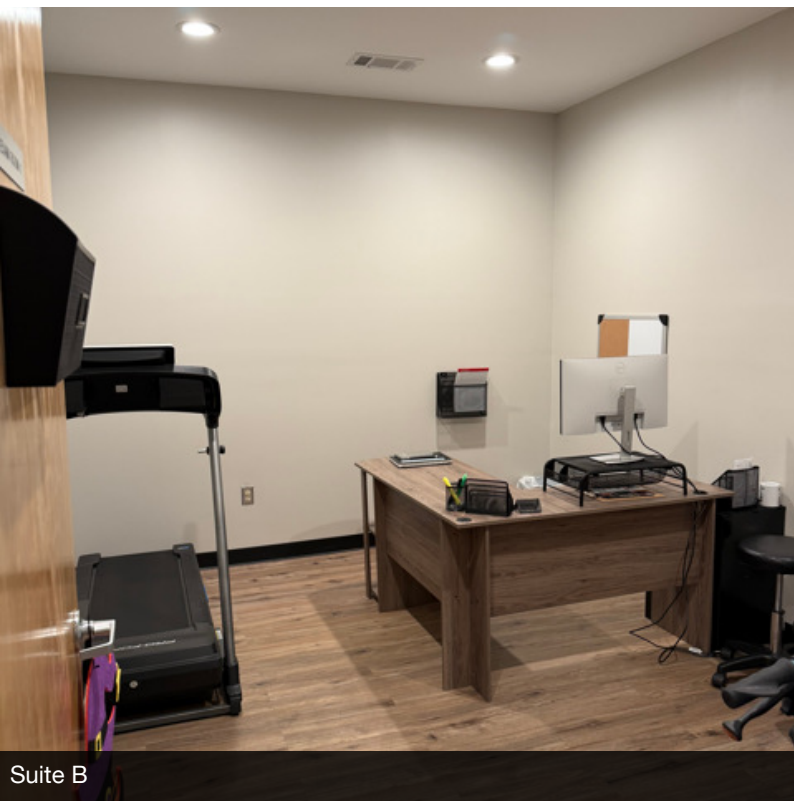




Suite B



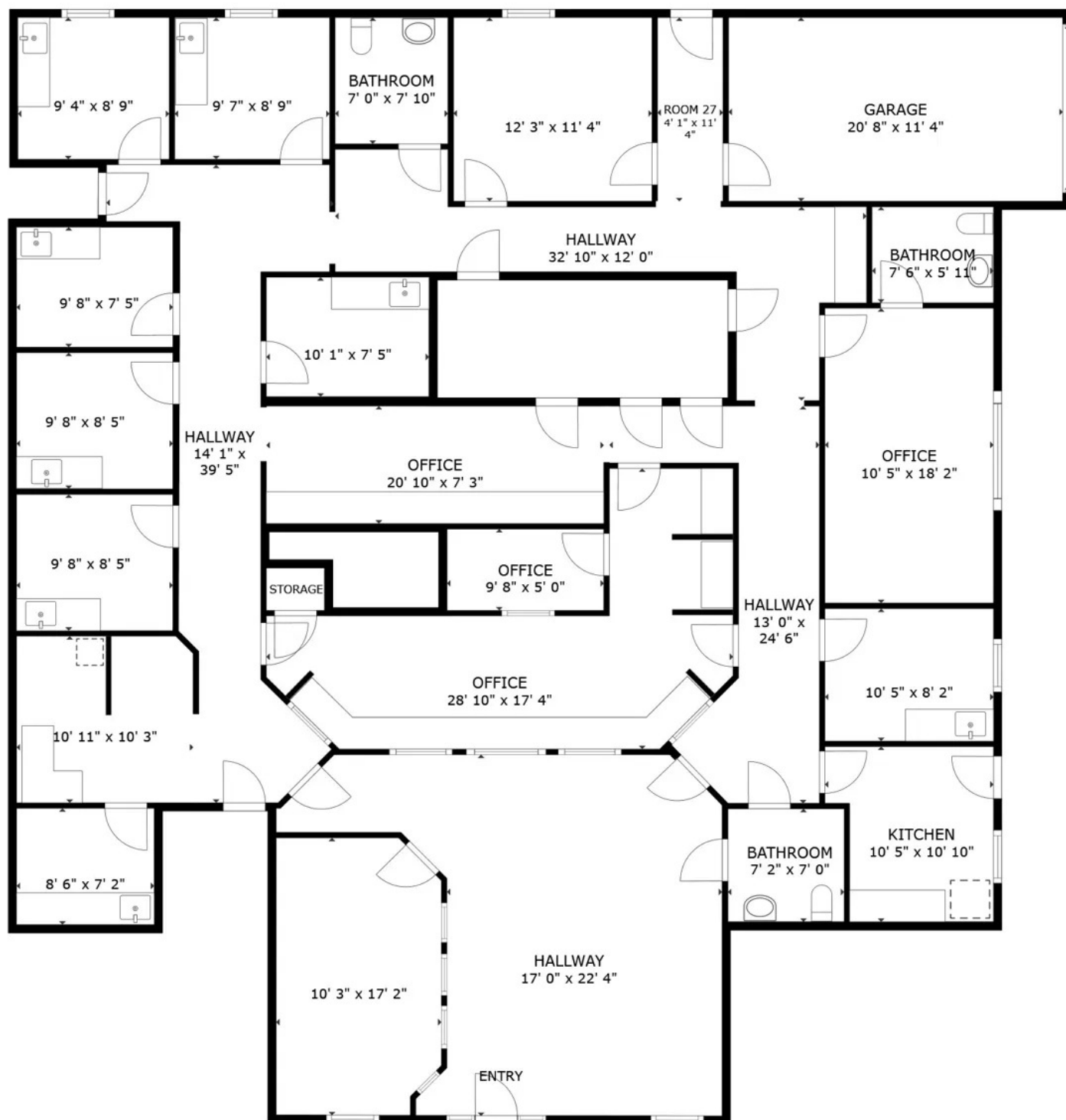
Suite B



Suite B

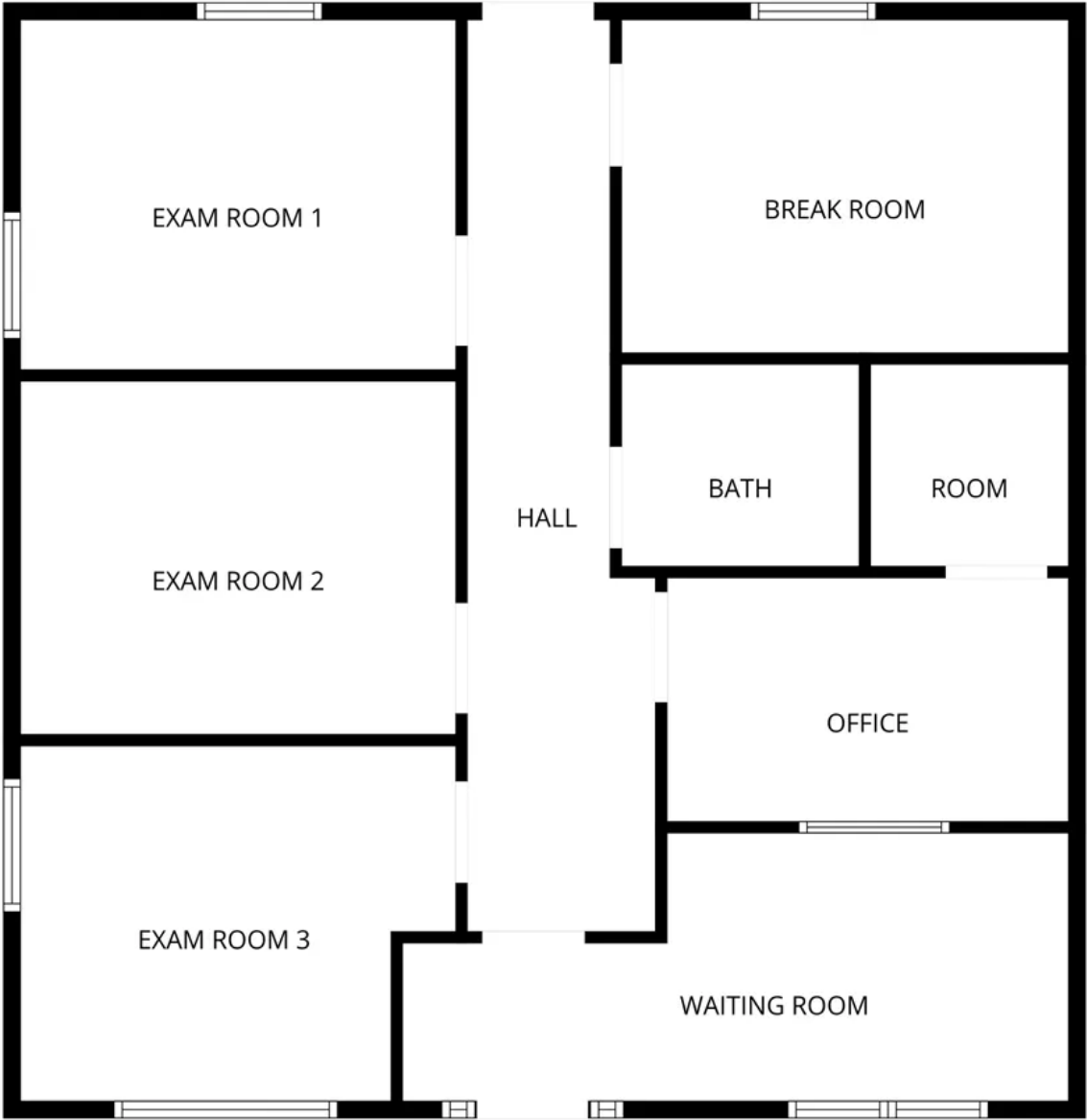


Suite B

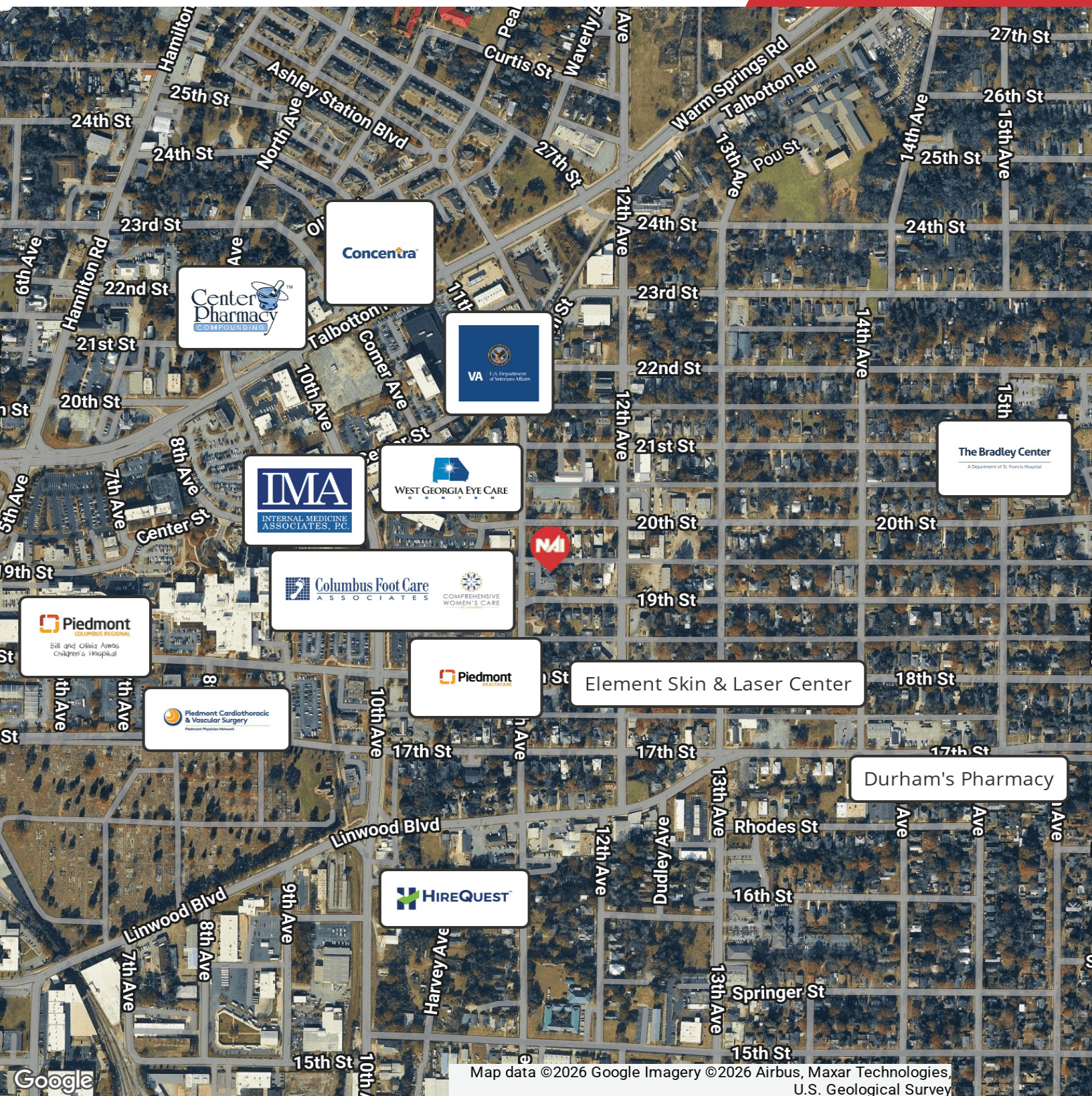


FLOOR PLAN

Suite A



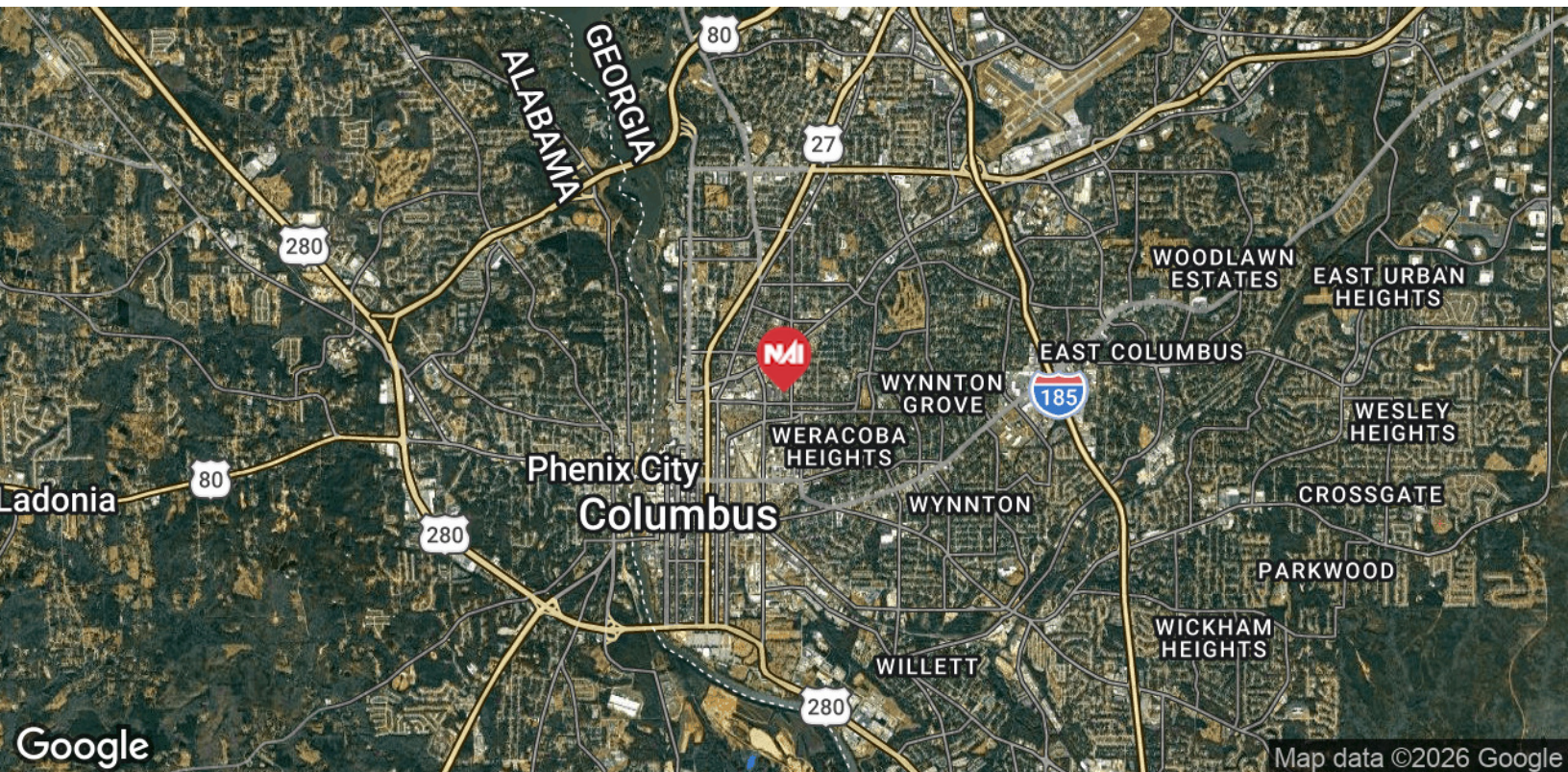
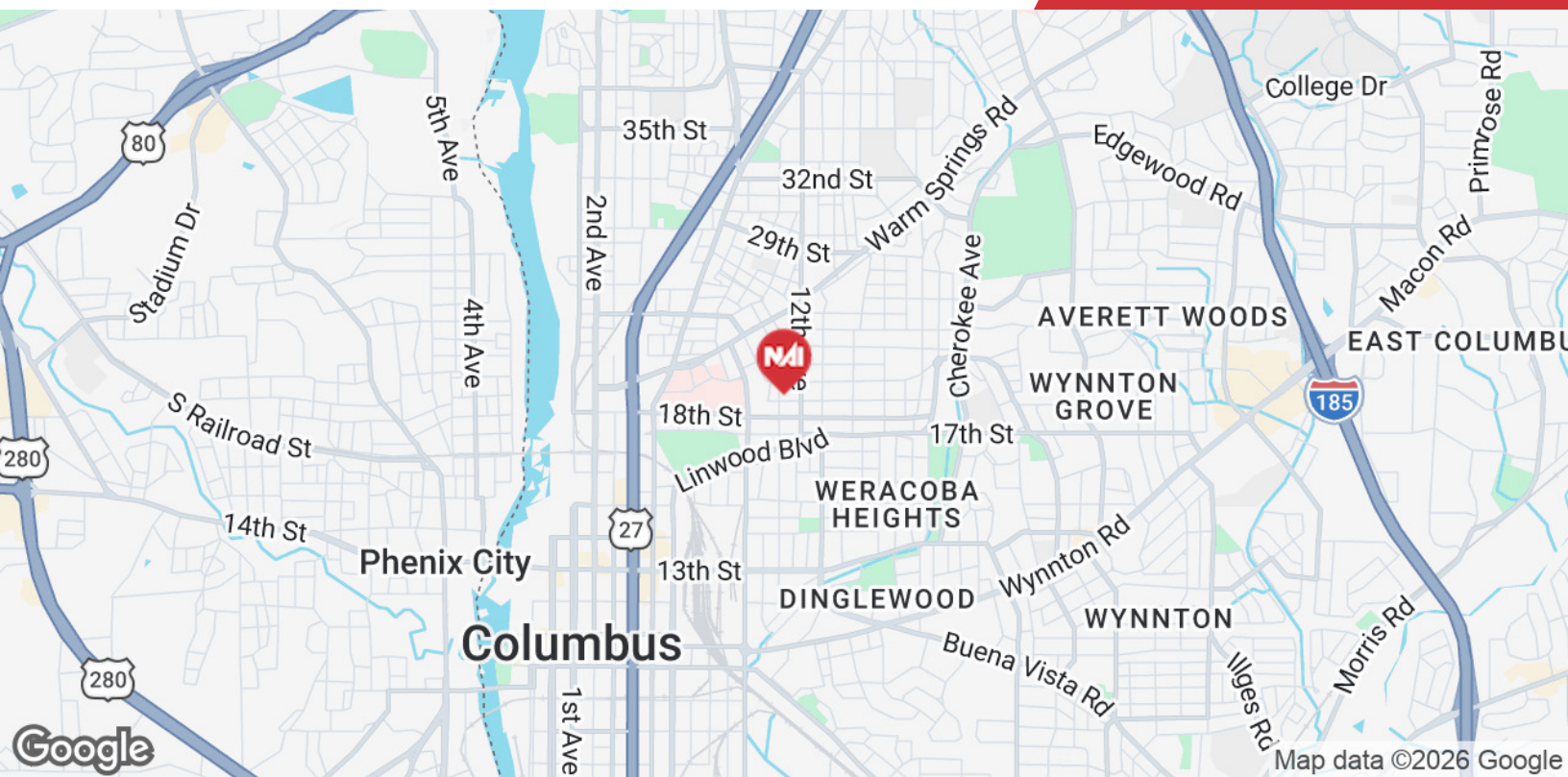
Suite B

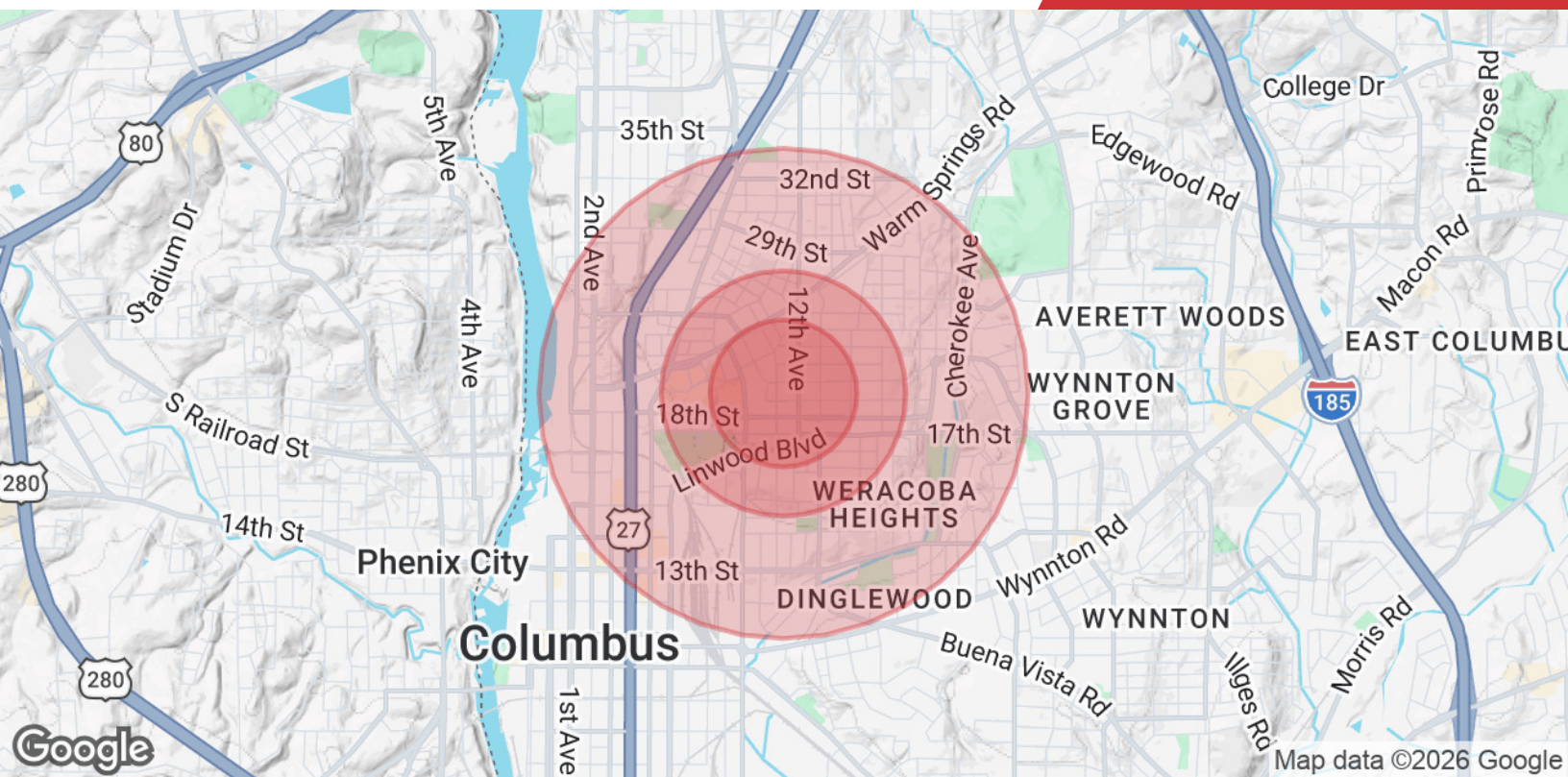


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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	474	2,510	9,592
Average Age	40	40	39
Average Age (Male)	40	39	38
Average Age (Female)	41	41	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	199	1,161	4,469
# of Persons per HH	2.4	2.2	2.1
Average HH Income	\$38,847	\$40,336	\$49,467
Average House Value	\$141,918	\$138,034	\$158,275

2020 American Community Survey (ACS)