

FOR LEASE

OFFICE SPACE WITH CHATTAHOOCHEE RIVER VIEWS

1037 Front Avenue Columbus, GA 31901



OFFERING SUMMARY

Lease Rate: \$15 SF/yr (NNN)

Available SF: 1,724 SF

PROPERTY OVERVIEW

This thoughtfully designed office space in the heart of historic Uptown Columbus offers a professional environment with convenient access to dining, retail, business, and entertainment venues. Featuring an efficient layout with collaborative workspaces, private offices, a conference room, and ample natural light throughout, the space is well-suited for a variety of office users and business types.

Positioned along Front Avenue, employees and clients benefit from attractive views of the Chattahoochee River and walkable access to one of Columbus' most vibrant districts.

Carson Cummings
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Ed Adams
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Tripp Crawford
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**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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Building Interior Entrance



Building Exterior Entrance

LOCATION INFORMATION

Building Name	Office Space with Chattahoochee River Views
Street Address	1037 Front Avenue
City, State, Zip	Columbus, GA 31901
County	Muscogee

PROPERTY HIGHLIGHTS

- Office space located in the heart of historic Uptown Columbus with views of the Chattahoochee River
- Efficient layout featuring collaborative workspaces, 4 private offices, and a conference room
- Flexible design suitable for a variety of office users and business types
- Ample natural light throughout the space
- Walkable access to dining, retail, business, and entertainment venues

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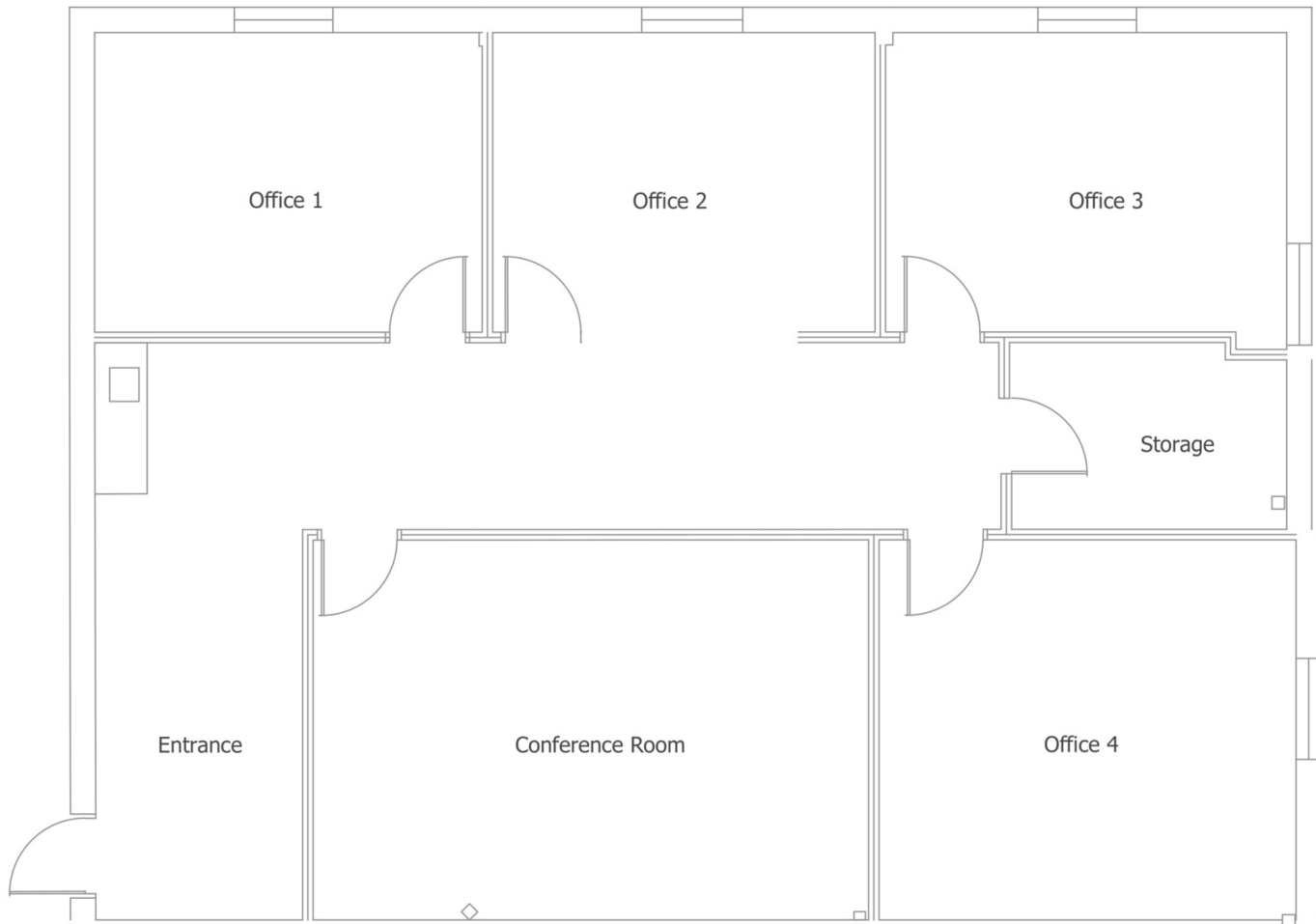
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1037 Front Ave
Suite D
Office Space - 1724 SF



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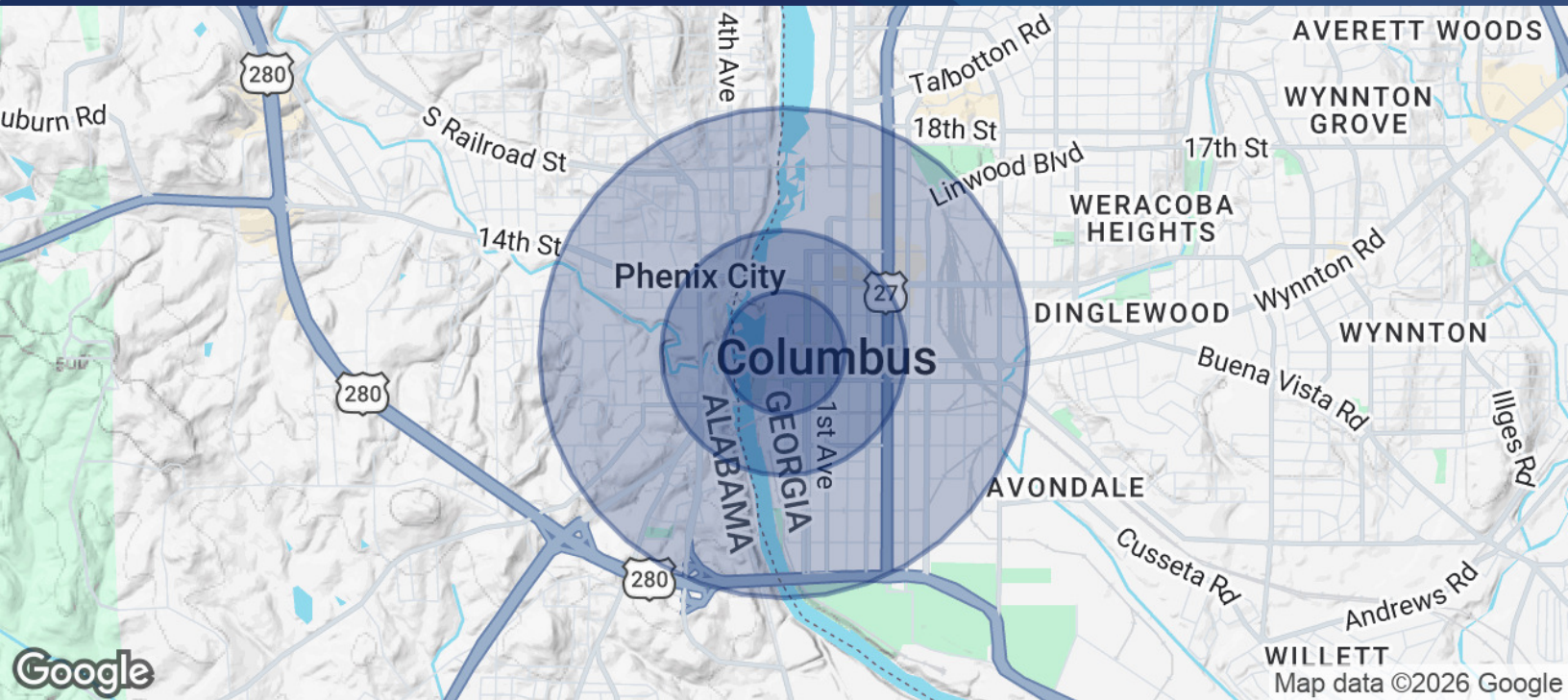


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	390	1,418	5,001
Average Age	25.8	26.7	33.2
Average Age (Male)	26.2	26.3	33.4
Average Age (Female)	24.8	28.2	36.2

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	211	686	2,335
# of Persons per HH	1.8	2.1	2.1
Average HH Income	\$63,106	\$56,464	\$43,936
Average House Value	\$400,885	\$283,210	\$122,877

2023 American Community Survey (ACS)

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