

Medical Office

Up to 43,520 RSF



Health Services Center

2100 Comer Avenue
Columbus, GA 31904

Property Highlights

- Up to +/-43,520 RSF in attractive, highly-visible medical facility
- Ample off-street parking, on-site security, and numerous amenities
- Flexible terms, turn-key lease with custom TI
- 1 block from Piedmont Columbus Regional Hospital

Property Description

Currently configured as a regional health services center, the property consists of +/-43,520 RSF of contiguous 2nd Floor space in an attractive, well-maintained medical facility. May be subdivided, reconfigured, or expanded to suit. A generous TI package and competitive terms are available for long-term tenants.



LEASING SUMMARY

Available SF	+/-43,520 RSF
Lease Rate	Negotiable
Lot Size	6 Acres
Building Size	+/-211,500 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,869	\$32,373
3 Miles	67,630	\$42,687
5 Miles	137,931	\$47,604

VIEW PROPERTY VIDEO

For more information

David Johnson

O: 706 660 5418 x210 | C: 706 577 2398
djohnson@g2cre.com

Jack Hayes, CCIM

O: 706 660 5418 x205 | C: 706 580 0614
jhayes@g2cre.com



AVAILABLE SF:	Up to +/- 43,520 RSF
LEASE RATE:	Negotiable
LOT SIZE:	6 Acres
BUILDING SIZE:	+/-211,500 SF
BUILDING CLASS:	A
CEILING HEIGHT:	10'
YEAR BUILT:	1993
RENOVATED:	2015
ZONING:	Neighborhood Commercial
MARKET:	West GA/East AL
SUB MARKET:	Columbus/Phenix City
CROSS STREETS:	Talbotton Road/10th Ave.
TRAFFIC COUNT:	10,900/day
PARKING:	650+ spaces

Property Overview

Anchoring the heart of Columbus' medical district, 2100 Comer Avenue is an ideal location for large medical practices, clinical support services, or similar uses. The property is highly visible, centrally located, easily accessible, and served by 2 public transportation stops with over 50 trips/day covering multiple routes throughout the city.

The facility and campus are 100% ADA-compliant and feature multiple reception areas, 45+ exam rooms, treatment rooms, labs, a pharmacy, and several suites of administrative support offices. Amenities include a covered patient entry, 24/7 on-site security, a campus-wide video surveillance and panic alarm system, and an emergency generator.

Located 1 block from Piedmont Columbus Regional Hospital, a 580 bed full-service medical center with the region's only Level II Trauma Center, 2100 Comer Avenue is less than 1/2 mile from US 27/Veterans Parkway, Columbus' major north/south corridor, 5 minutes from downtown Columbus, and less than 2 miles from I-185.

Property Photos



2100 Comer entry



2100 Comer rear

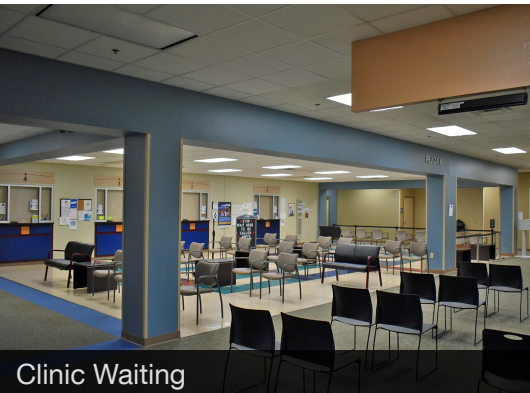


2100 Comer front

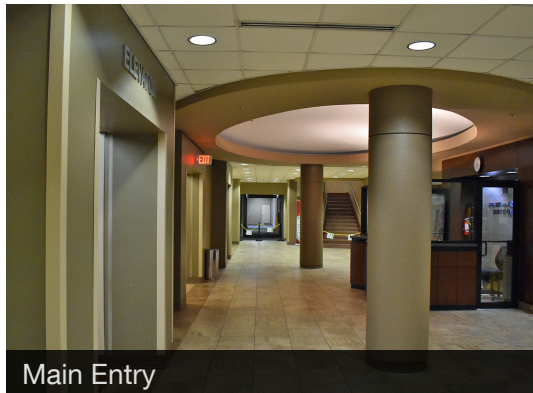
Available Lease Space
+/- 43,520 RSF



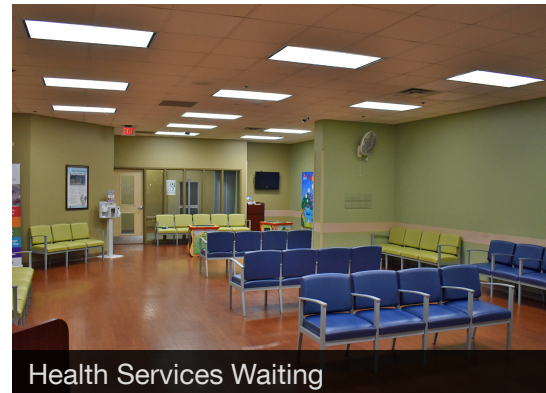
2100 COMER AVENUE
2nd Floor Plan



Clinic Waiting



Main Entry



Health Services Waiting

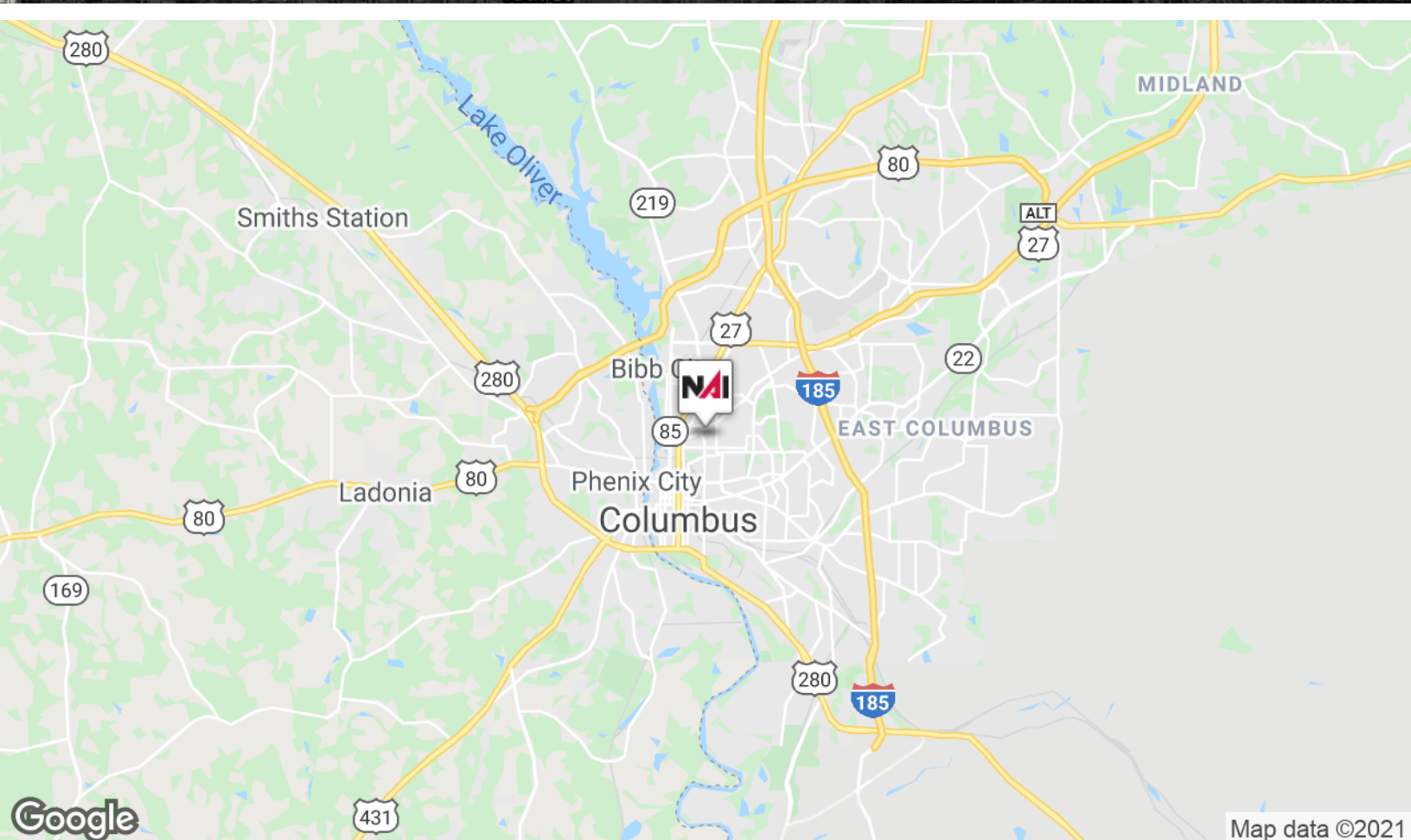
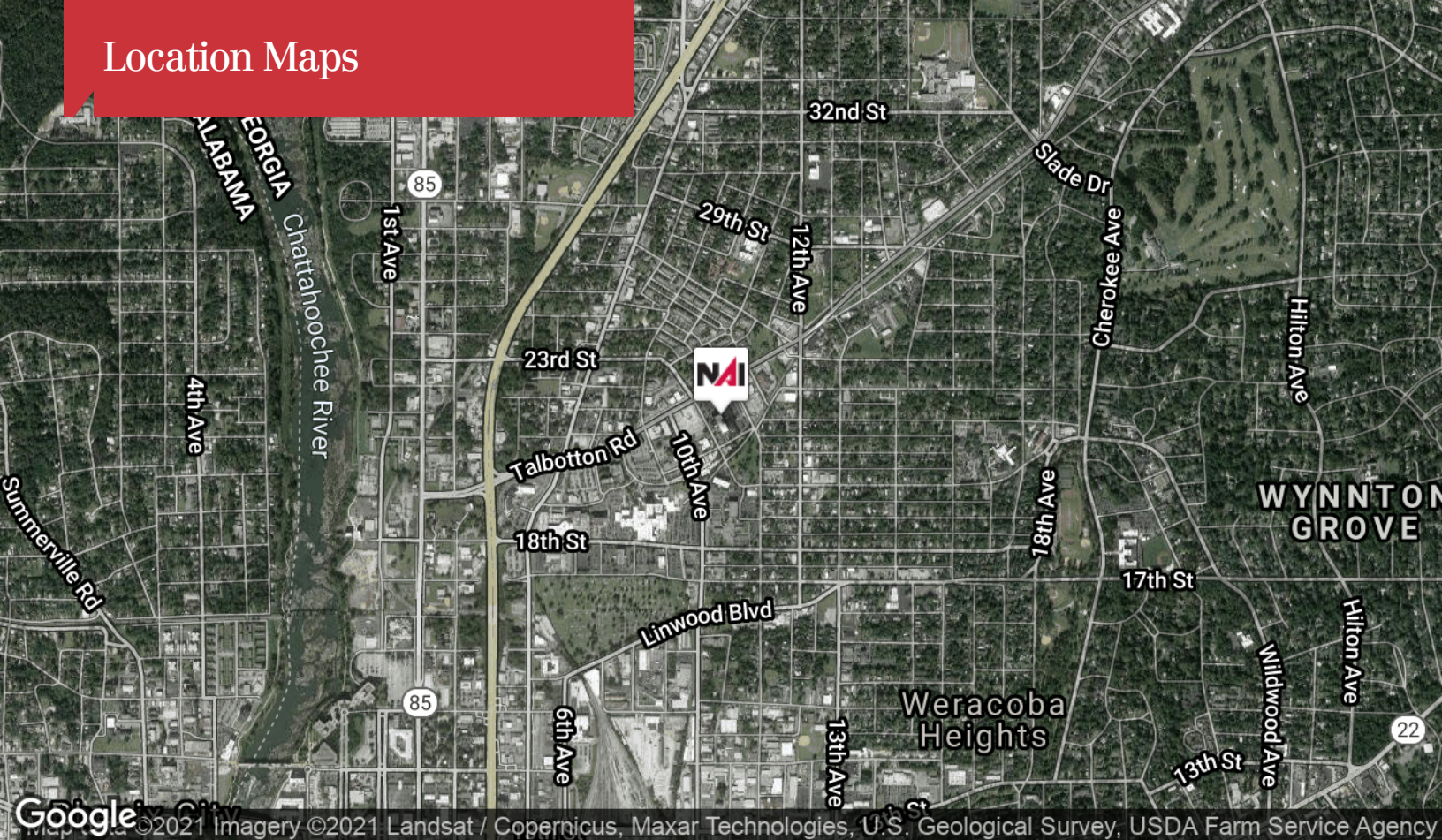
Aerial Map



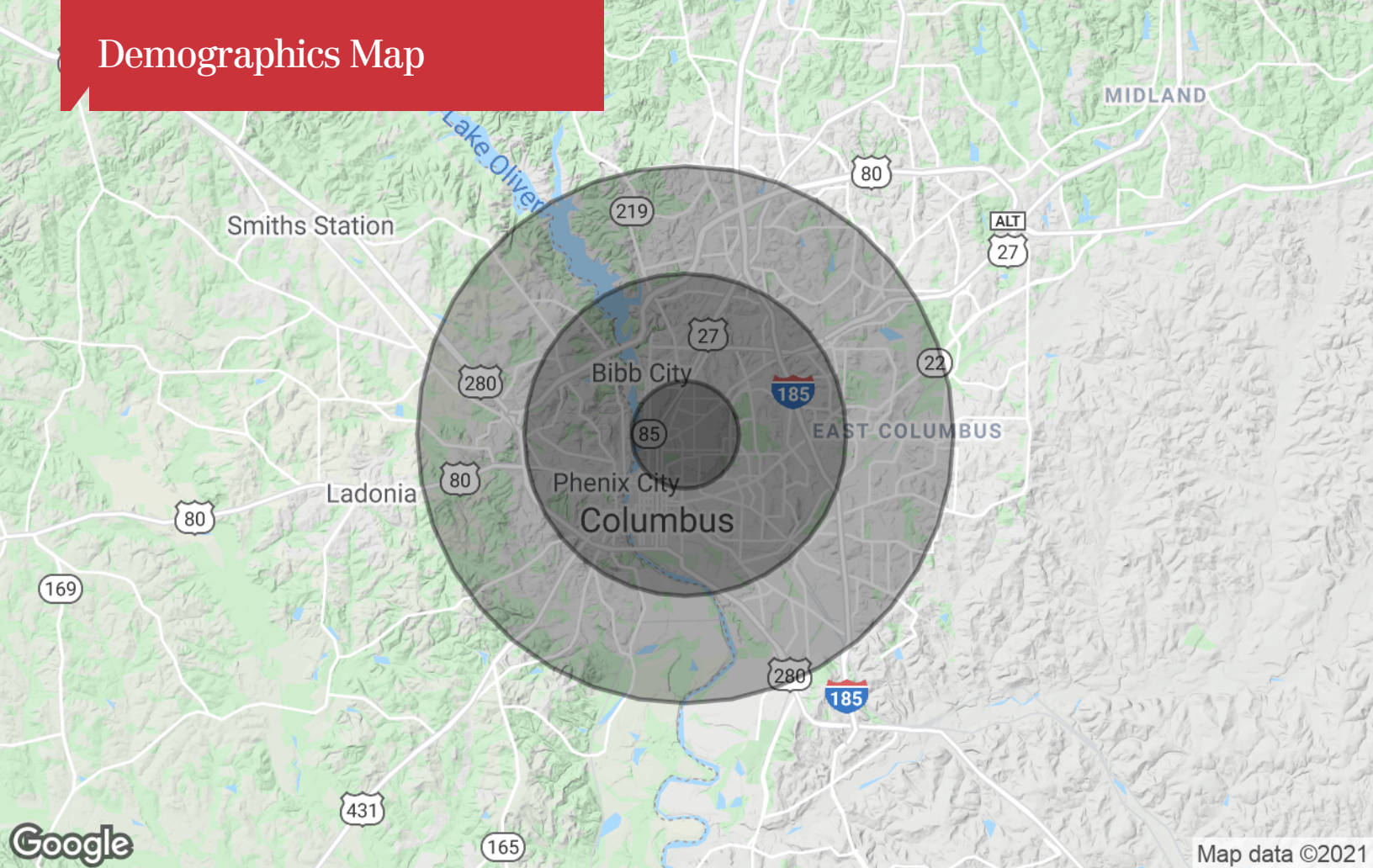
Location Description

1 block from Piedmont Columbus Regional Hospital in central Columbus' medical services district, 5 minutes from downtown Columbus, and served by public transportation with over 50 stops/day.

Location Maps



Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,869	67,630	137,931
MEDIAN AGE	36.4	35.5	35.6
MEDIAN AGE (MALE)	36.2	32.8	33.8
MEDIAN AGE (FEMALE)	38.0	37.3	37.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,242	28,759	57,414
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$32,373	\$42,687	\$47,604
AVERAGE HOUSE VALUE		\$161,156	\$148,820

Race

	1 Mile	3 Miles	5 Miles
% WHITE	45.1%	50.0%	48.5%
% BLACK	53.3%	48.0%	48.4%
% ASIAN	0.2%	0.5%	1.2%
% HAWAIIAN	0.6%	0.1%	0.2%
% HISPANIC	2.4%	3.3%	4.4%
% INDIAN	0.5%	0.3%	0.2%
% OTHER	0.9%	1.2%	1.7%

* Demographic data derived from 2010 US Census