

Professional Office Space
Columbia Professional Center
111 Fieldstone Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial



LEASE PRICE: CONTACT AGENT

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com



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PROPERTY INFORMATION

BUILDING

Property Address: 111 Fieldstone Drive
Milledgeville, GA 31061

Building Size: ±100,000 SF

Available Office Suites: **1,285 SF:** Floor plan includes 3 offices, conference room, storage and 1 restroom.
2,300 SF: Floor plan includes 6 offices, conference room, reception area, and 2 restrooms.
6,400 SF: Floor plan is wide open space. Double glass door entry, breakroom area with 2 multi-fixtured restrooms.

Utilities: All Available

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SITE

Site Size: 3.17 AC

Parcel ID: M54 053

Zoning: Commercial

Parking: Paved and Ample Shared

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Landlord will offer T.I. for long term lease

Demographics 2024	1 Mile	3 Miles	5 Miles
Population	2,838	16,765	27,335
Avg HH Income	\$95,721	\$86,792	\$93,862
Median Age	33.3	30.1	34.3



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- The Columbia Professional Center is the largest private office complex in Milledgeville, Georgia. The Center offers ~100,000 SF of office space serving the needs of a growing Central Georgia regional community requiring medical, government and professional services.
- With a great tenant mix that includes Northside Hospital Cancer Institute, Family Eye Care Associates, Atlanta Hearing Associates, and RHA Health Services. Neighbors include Lowe's, Hobby Lobby, Ollie's, Harbor Freight, Chick-fil-A, Zaxby's, Sonic, Freddy's Frozen Custard and Steakburgers, and the Milledgeville Mall.
- Convenient to Downtown, Atrium Navicent Hospital, Central Georgia Technical College, Milledgeville-Baldwin Industrial Park, and the retail corridor of Highway 441. Located 2 hours from Atlanta, Milledgeville fosters an active collegiate and recreational community.
- Area should continue to grow in parallel to growth in the greater Atlanta, Macon areas as well as from the demand for secondary and retirement homes in this area.
- City's 3 colleges (Georgia College and State University, Central Georgia Technical College and Georgia Military Institute) are core economic growth engines for the region.



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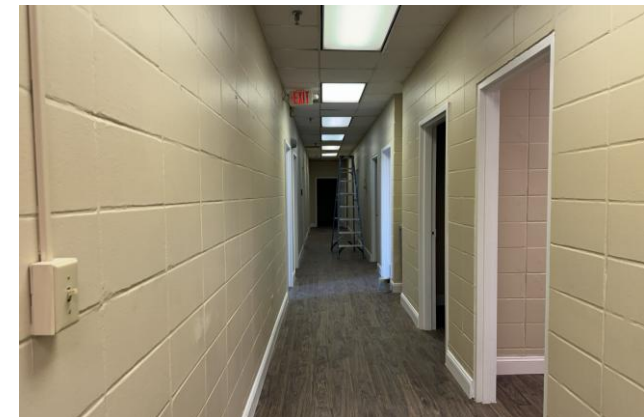
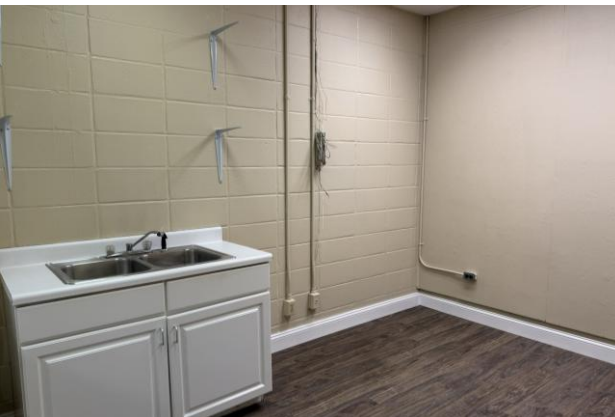
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2,300 SF Suite:

- 6 Offices
- Conference Room
- Reception
- 2 Restrooms



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1,285 SF Suite:

- 3 Offices
- Conference Room
- Reception
- Mechanical/Electrical Storage
- Restroom



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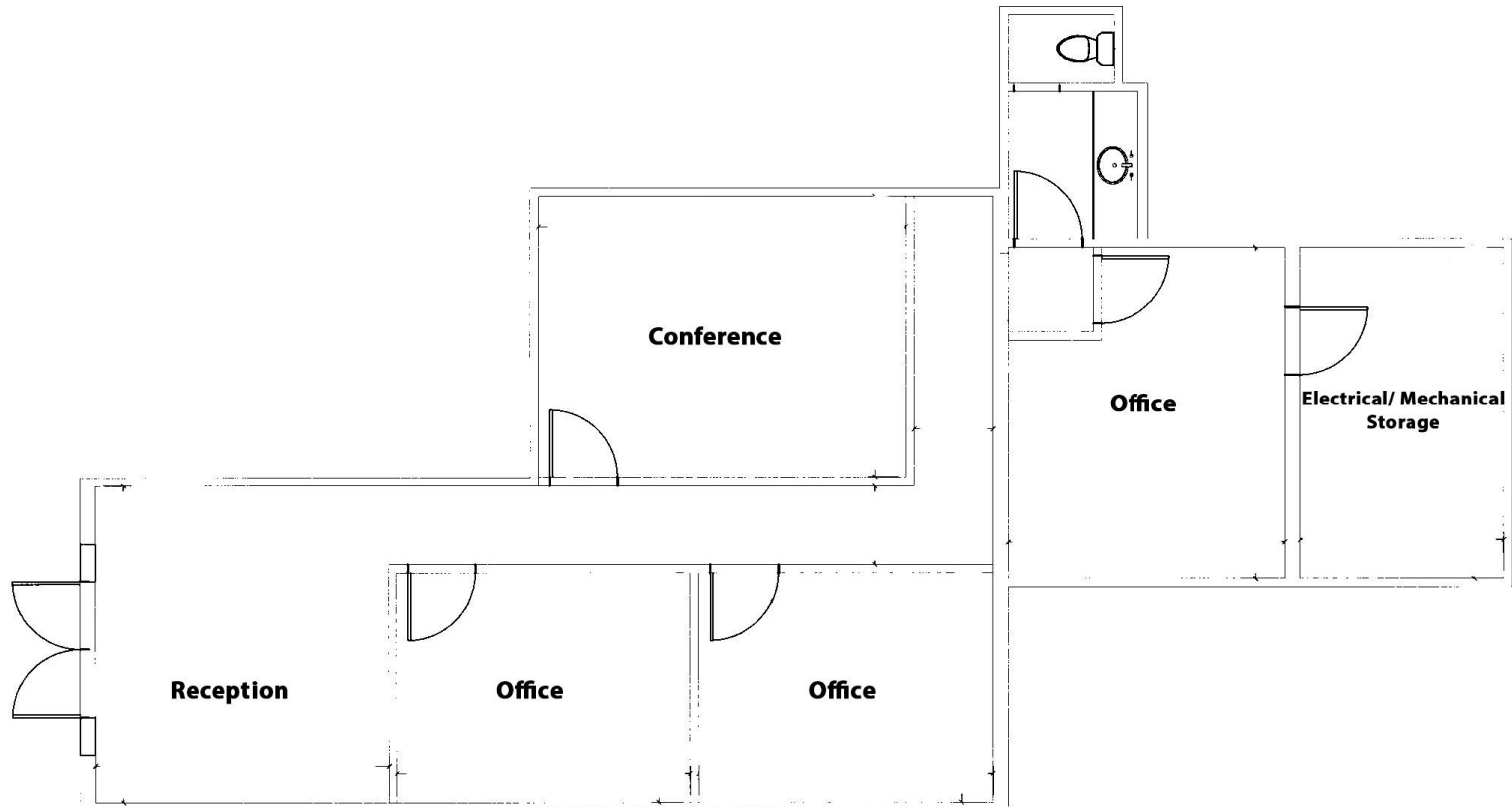
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1,285 SF Space



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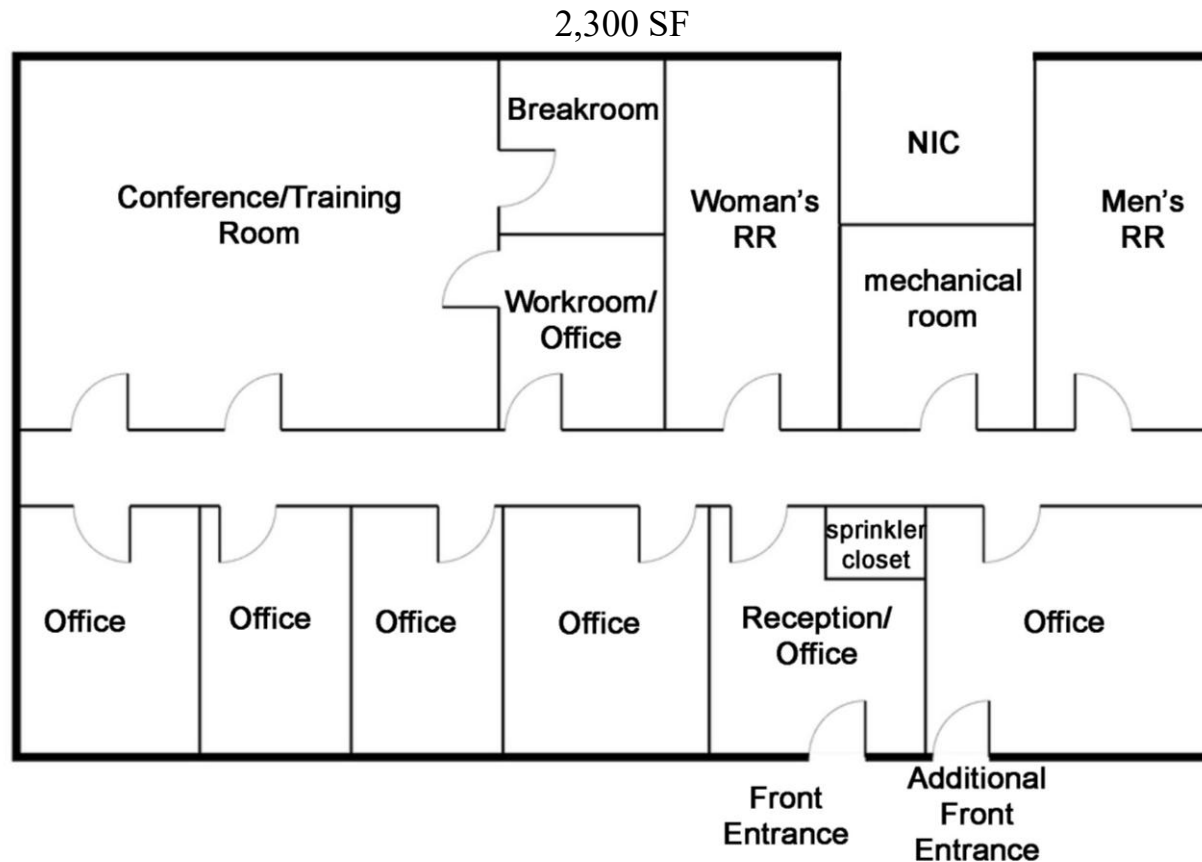
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