

**Class A Office Building  
For Sale or Lease**  
1213 Columbia Drive  
Milledgeville, GA 31061

 **FICKLING  
& COMPANY**  
A Full Service Real Estate Company  
[commercial.fickling.com](http://commercial.fickling.com)



**Size:** 1.5 story brick veneer building  
4,542 sf total heated space  
1st Floor: +/- 3,546 sf office (see floorplan)  
12 offices, 5 restrooms, conference room, file room, workroom, break room  
2nd Floor: +/- 996 sf additional office and storage  
2 large offices, restroom with shower, large storage and file room

**Built:** 1995  
**Lot Size:** .63 Acres  
**Zoning:** Community Commercial  
**Utilities:** All available  
**Parking:** 28 spaces  
**Notes:** Located less than 2 minutes (.66 miles) from  
Oconee Regional Hospital. Convenient to  
downtown and Highway 441.

**Reduced Price: \$375,000**

~~**Sale Price: \$399,000**~~

**Lease Rate: \$10.00/sf NNN**

**FOR MORE  
INFORMATION  
CONTACT**

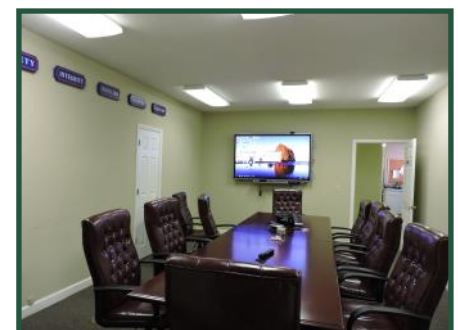
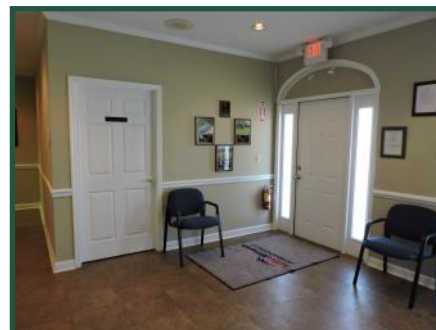
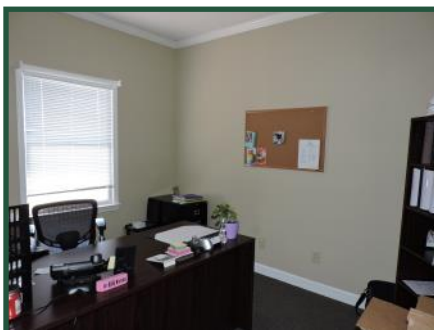
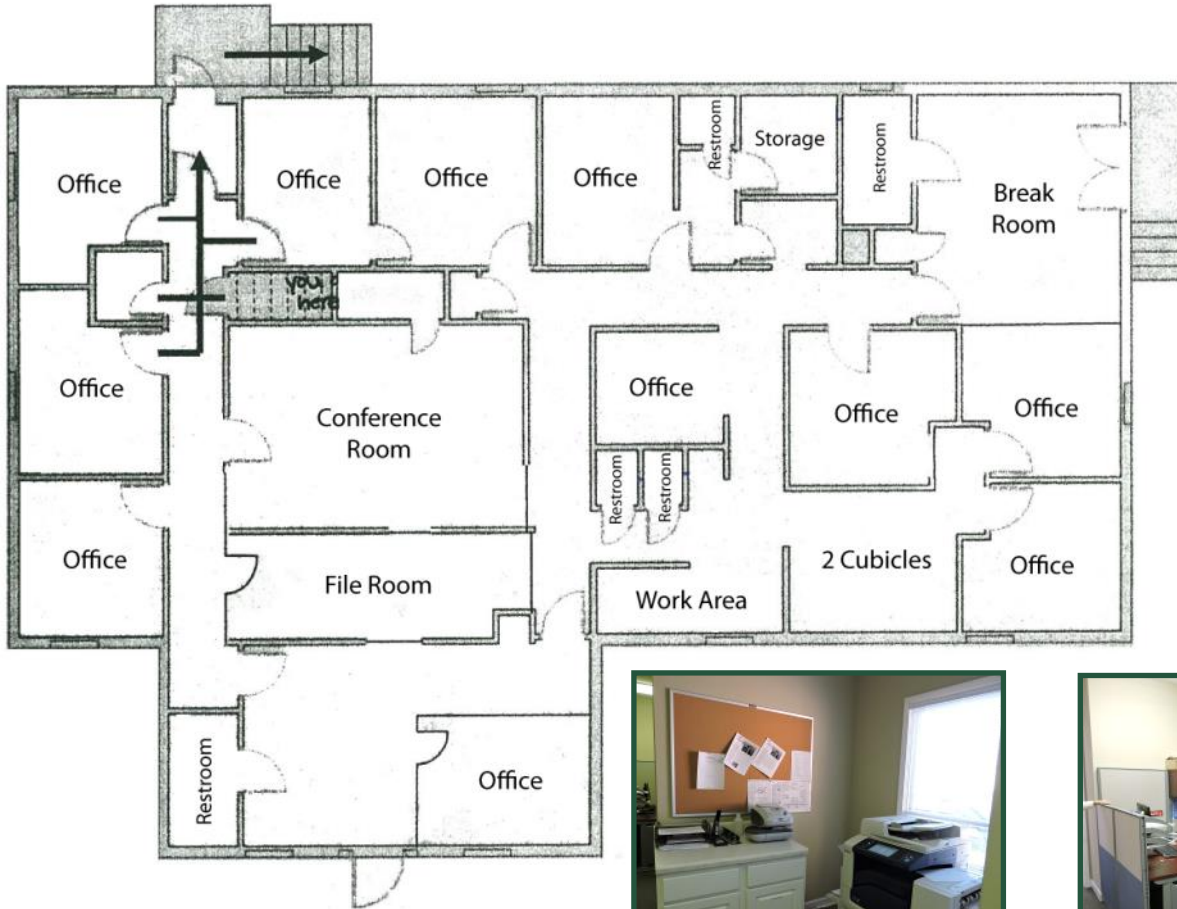
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577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
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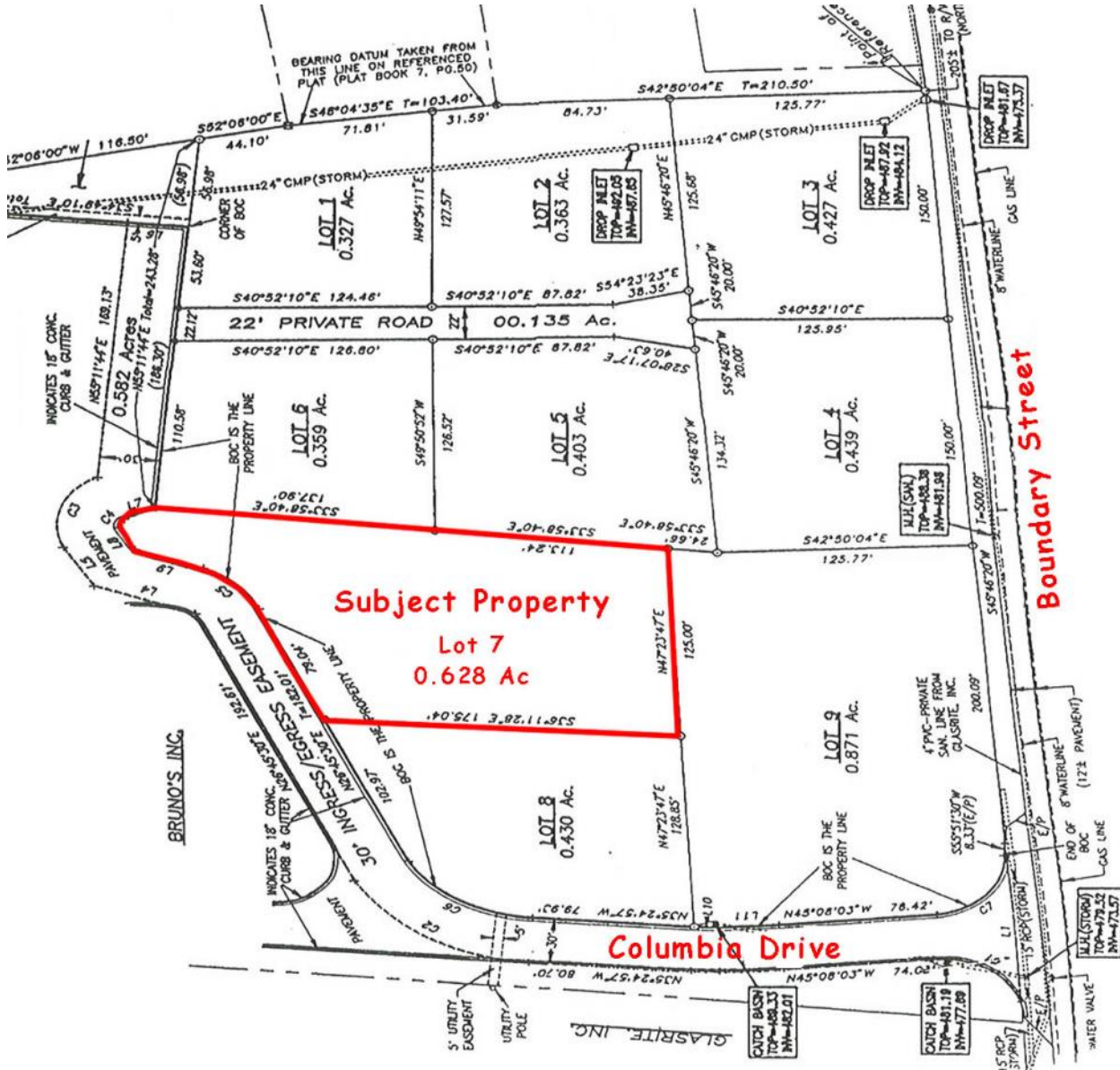
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