



LIGHTLE  
BECKNER  
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

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OFFICE BUILDING FOR LEASE

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# Professional Office Space For Lease

345 W Broad Ave Albany, GA 31701

SUITES FROM +/-300SF TO +/-961SF

presented by:

**BRIAN L. LIGHTLE, CCIM, SIOR, CRE**

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

# EXECUTIVE SUMMARY

• 345 W Broad Ave Albany, GA 31701



## OFFERING SUMMARY

**Available SF:** +/- 300 - +/- 961 SF

**Lease Rate:** Negotiable

**Building Size:** 29,495 SF

## PROPERTY OVERVIEW

On Site Management  
Office Suites Include Electric  
Historic Building with Beautiful Architecture  
Ample Parking

## LOCATION OVERVIEW

Professional Office Space in Downtown Business District , in the Center of Downtown Albany. Conveniently located near all major highways, Albany Airport, Civic Center

+/- Half a Mile Walking Distance to Flint River Quarium  
+/- 1 Mile to Albany State University  
+/- 5 Miles to Radium Springs Gardens, One of Southwest GA's Seven Natural Wonders

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### Lightle Beckner Robison, Inc.

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70 W. Hibiscus Blvd.,  
Melbourne, FL 32901

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# AVAILABLE SPACES

• 345 W Broad Ave Albany, GA 31701

**Lease Rate:** NEGOTIABLE **Total Space** 300 - 661 SF  
**Lease Type:** MG; Full Service **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 110 B		\$17 PSF	Modified Gross	300 SF	Minimum 1 Yr.	Negotiable Rate Longer Term Lease
Suite 300		\$17 PSF	Full Service	661 SF	Minimum 1 Yr.	Negotiable Rate Longer Term Lease
Suite 105		\$17 PSF	Modified Gross	550 SF	Minimum 1 Yr.	Negotiable Rate Longer Term Lease

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# ADDITIONAL PHOTOS

• 345 W Broad Ave Albany, GA 31701



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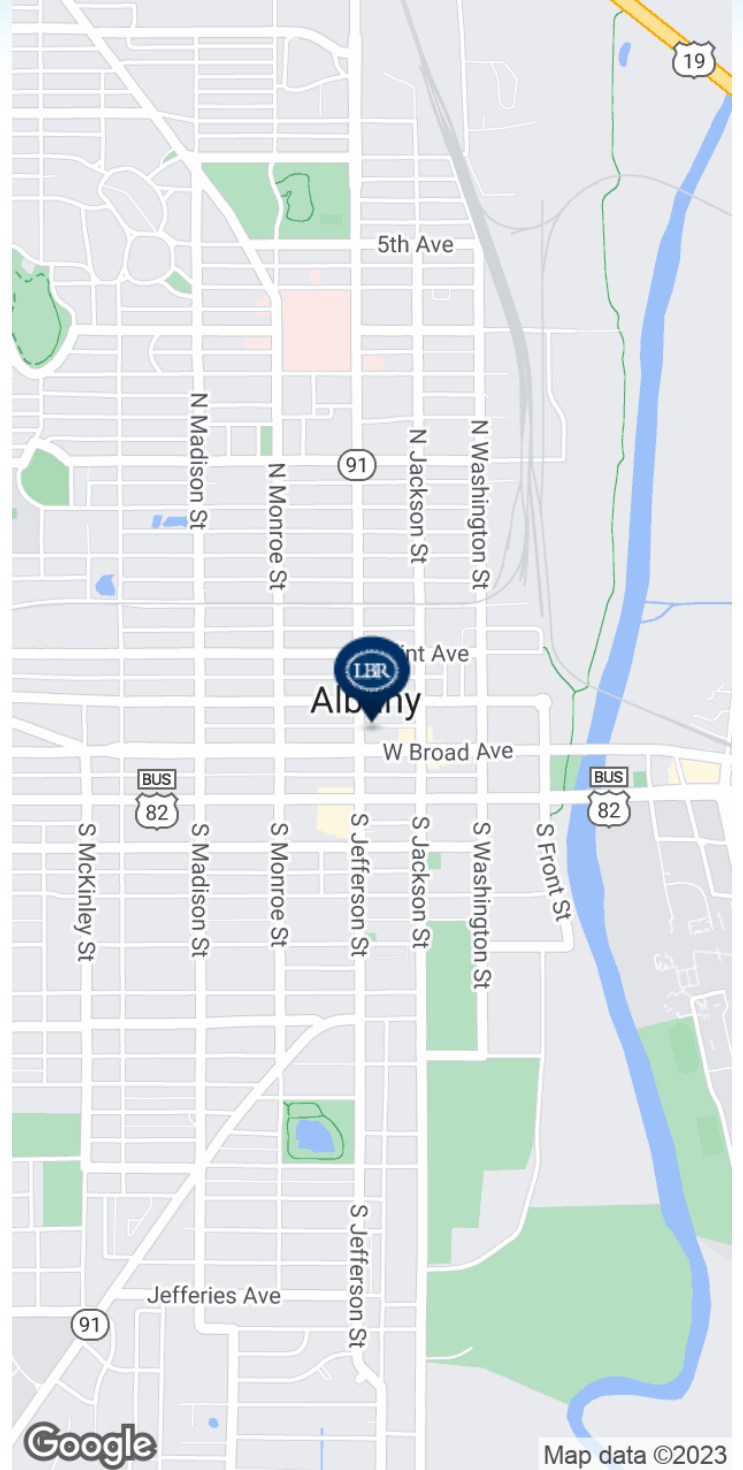
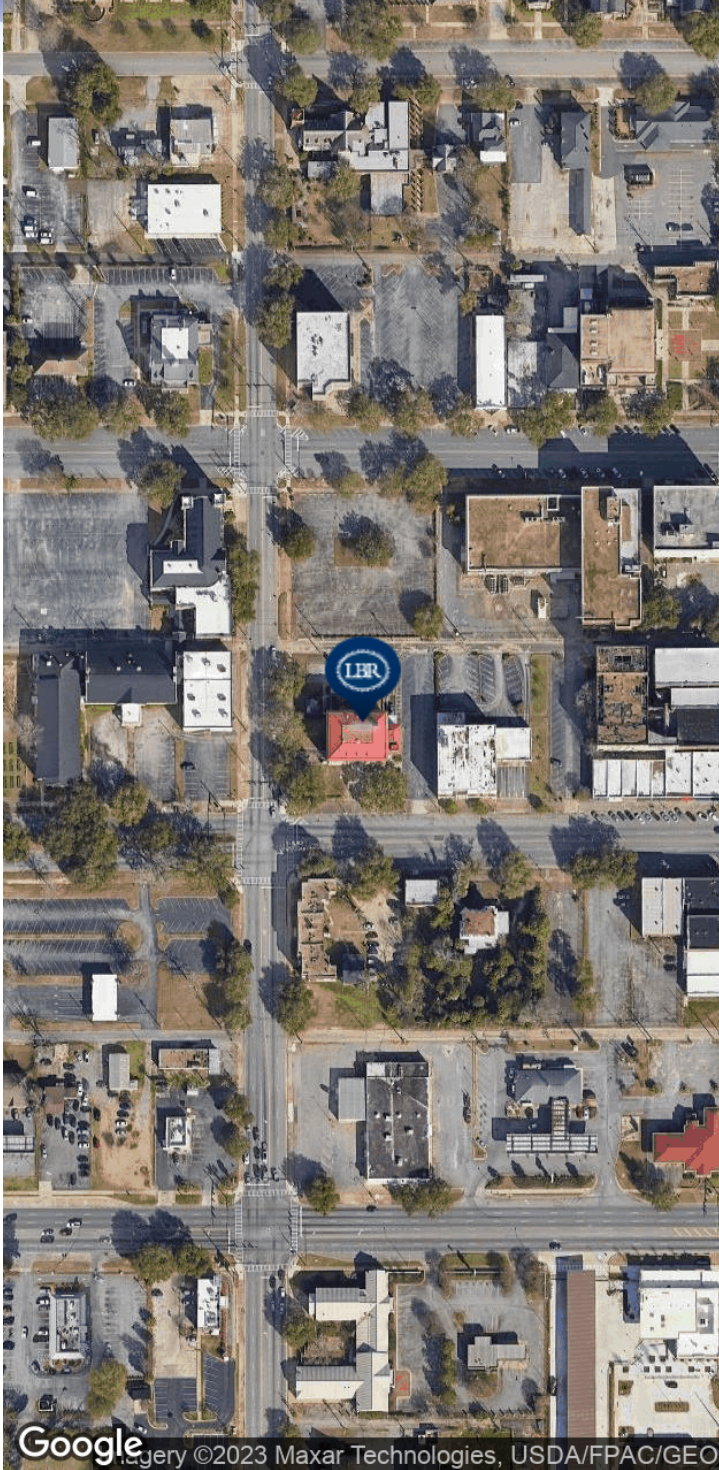
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# LOCATION MAP

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