



LIGHTLE
BECKNER
ROBISON

« I N C O R P O R A T E D »

COMMERCIAL REAL ESTATE SERVICES

OFFICE BUILDING FOR LEASE

Downtown Albany PROFESSIONAL OFFICE SPACES FOR LEASE

323 Pine Ave Albany, GA 31701

SUITES FROM +/-96SF TO +/-6,862 SF

presented by:

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate

321.863.3228

brian@teamlbr.com

EXECUTIVE SUMMARY

• 323 Pine Ave Albany, GA 31701



OFFERING SUMMARY

Available SF: +/-96 - to +/- 6,862 SF

Lease Rate: \$12.00 - 20.00 SF/yr
(MG)

Building Size: 32,000 SF

PROPERTY OVERVIEW

Various Office Suites Available
Climate Controlled - Electric Included
Elevator
Handicap Accessible - ADA Compliant Building
Ample Parking

LOCATION OVERVIEW

Located on the corner of Pine Ave. and Jefferson St in Downtown Albany
Walking distance to restaurants , retail, and Flint RiverQuarium
Less than one mile to Albany State University and Putney Memorial Hospital
+/- 4 miles to Southwest GA Regional Airport

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

• 323 Pine Ave Albany, GA 31701

Lease Rate: \$12.00 - 20.00 SF/YR (MG)

Total Space 96 - 6,862 SF

Lease Type: MG

Lease Term:

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 112	Office	\$18.00 - 20.00 SF/YR	Modified Gross	96 SF	Minimum One Year	Common Area Restrooms, Electric Included
Suite 114	Office	\$17.00 SF/YR	Modified Gross	168 SF	Minimum One Year	Common Area Restrooms, Electric Included
Suite 300 Full Third Floor Available		\$12.00 - 14.00 SF/YR AS-IS RATE NEGOTIABLE IF TENANT IMPROVMENT REQUEST	Modified Gross	6,862 SF	Minimum One Year	Common Area Restrooms, Electric Included
Suite 401 / Half Floor		\$12.00 - 14.00 SF/YR AS-IS RATE NEGOTIABLE IF TENANT IMPROVMENT REQUEST	Modified Gross	3,110 SF	Minimum One Year	En Suite Multi Stall Restrooms Kitchen / Break Area Windows, Natural Lighte
Suite 100 Ground Floor		\$12.00 - 14.00 SF/YR AS-IS RATE NEGOTIABLE IF TENANT IMPROVMENT REQUEST	Modified Gross	2,983 SF	Minimum One Year	Common Area Restrooms, Electric Included
Suite 106		\$17.00 SF/YR	Modified Gross	297 SF	Minimum One Year	Common Area Restrooms, Electric Included

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

AVAILABLE SPACES

• 323 Pine Ave Albany, GA 31701

Lease Rate: \$12.00 - 20.00 SF/YR (MG) **Total Space** 96 - 6,862 SF
Lease Type: MG **Lease Term:**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 202		\$17.00 SF/YR	Modified Gross	171 SF	Minimum One Year	Common Area Restrooms, Electric Included
Suite 111		\$17.00 SF/YR	Modified Gross	384 SF	Negotiable	Common Area Restrooms, Electric Included
Suite 205		\$17.00 SF/YR	Modified Gross	216 SF	Negotiable	Common Area Restrooms, Electric Included

BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

TYPICAL SUITE IMAGES

• 323 Pine Ave Albany, GA 31701



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

SUITE 401

• 323 Pine Ave Albany, GA 31701



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

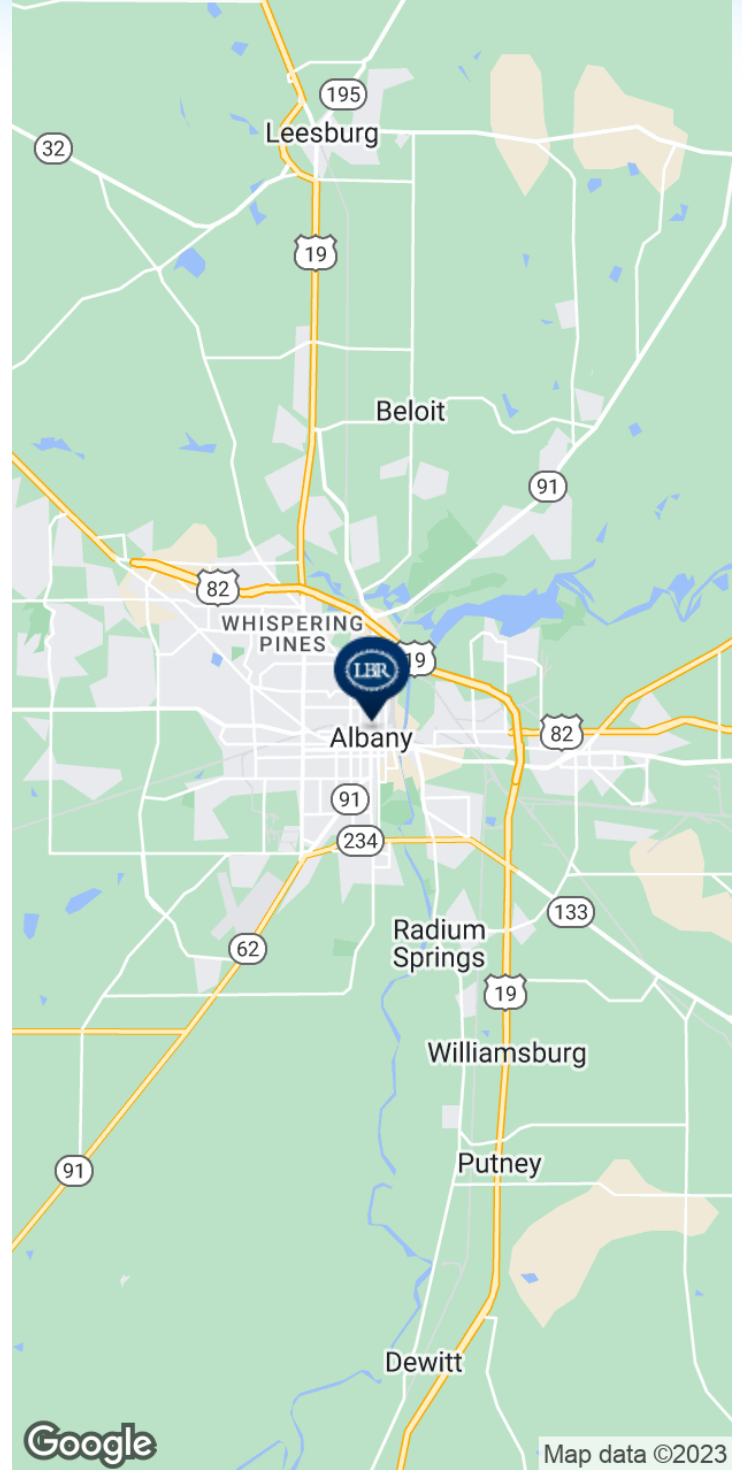
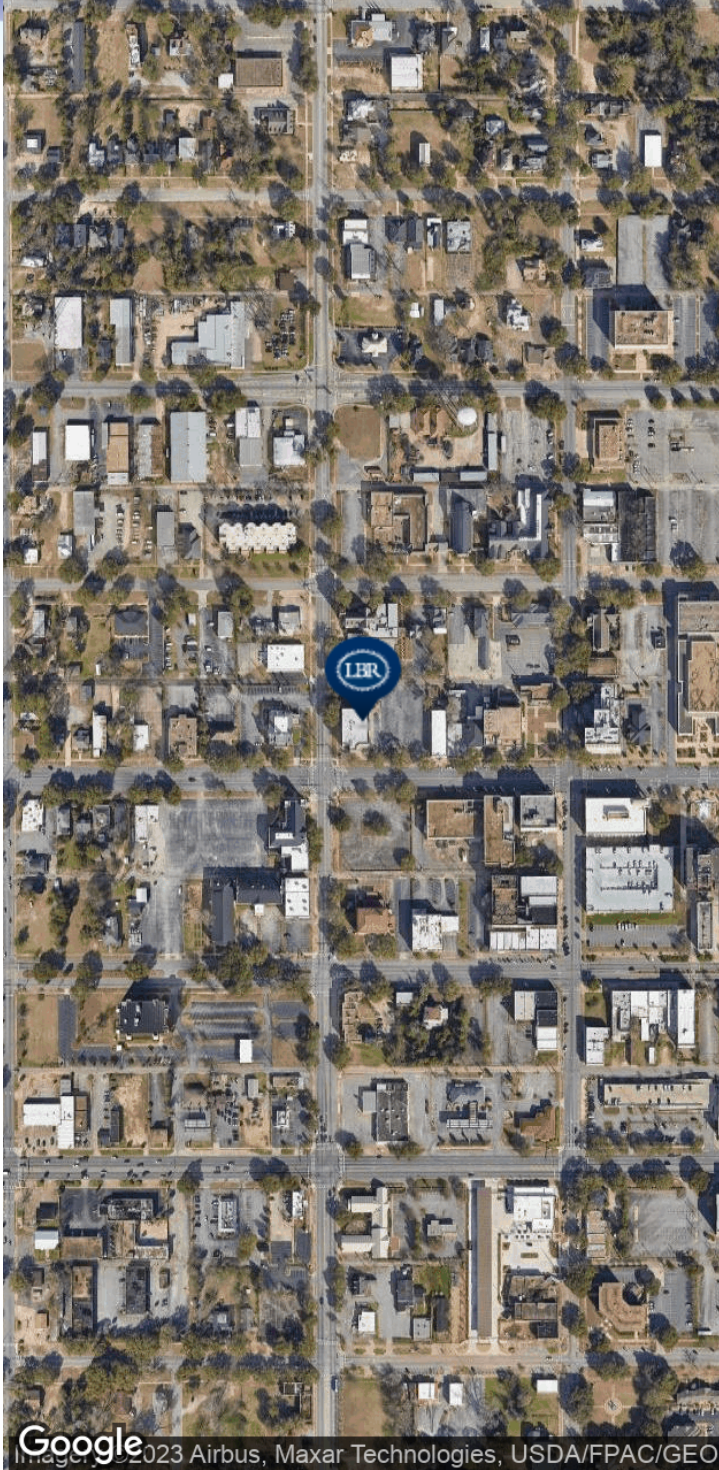
Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

LOCATION MAP

• 323 Pine Ave Albany, GA 31701



BRIAN L. LIGHTLE, CCIM, SIOR, CRE

Founder | Broker Associate
321.863.3228
brian@teamlbr.com

Lightle Beckner Robison, Inc.

321.722.0707 • teamlbr.com
70 W. Hibiscus Blvd.,
Melbourne, FL 32901

Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.