

Medical Office Spaces
Columbia Professional Center, Buildings A & B
111 Fieldstone Drive
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

A

LEASE PRICE: CONTACT AGENT

B



CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 111 Fieldstone Drive
 Milledgeville, GA 31061

Building Size: ±100,000 SF

Available Suites: ~~LEASED -708 SF~~
 2,690 SF
 2,300 SF
 1,667 SF
 Warehouse Space – 8000 SF

Utilities: All Available

Parking: Paved and Ample Shared

Notes: **Parking lot behind Lowe Electric is available for Laydown Area**
Contact Agent for Lease Rate

SITE

Site Size: 3.17 AC

Parcel ID: M54 053

Zoning: Commercial

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Landlord will offer T.I. for long term lease

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	2,709	17,757	27,573
Avg HH Income	\$107,574	\$92,394	\$92,365
Median Age	37.7	31.5	34.8

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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 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 2 colleges (Georgia College and Georgia Military Institute) are core economic growth engines for the region
- Region drawing families and seniors wanting lower cost of living options and recreational outlets (e.g. 2 lakes, trails)
- Future \$5.0 Billion Rivian electric vehicle and battery complex within 1 hour drive (largest investment in Georgia history)



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2,300 SF Suite:

- 6 Offices
- Conference Room
- Reception
- 2 Restrooms



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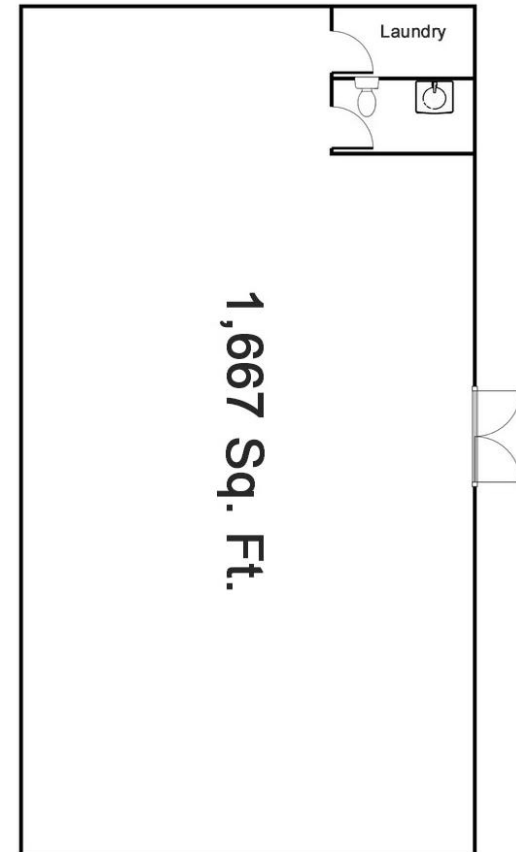
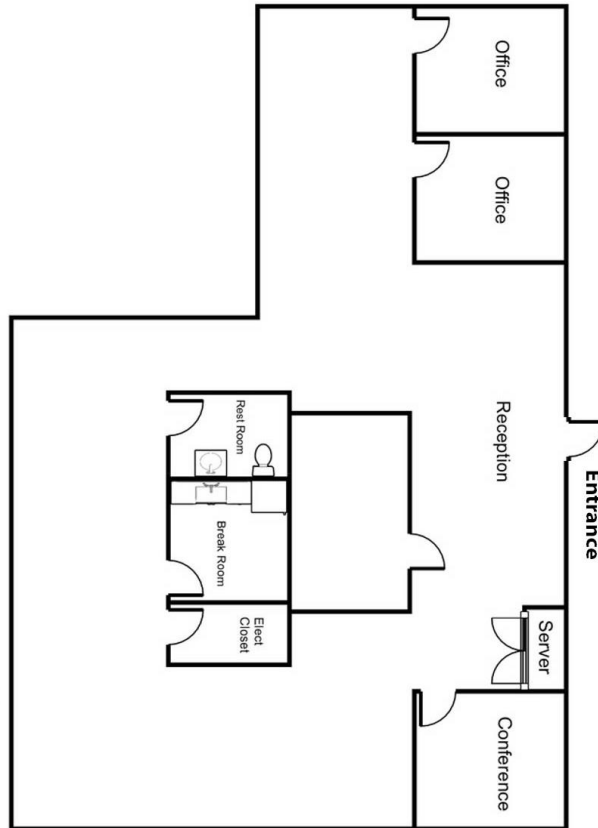
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2,690 SF

1,667 SF



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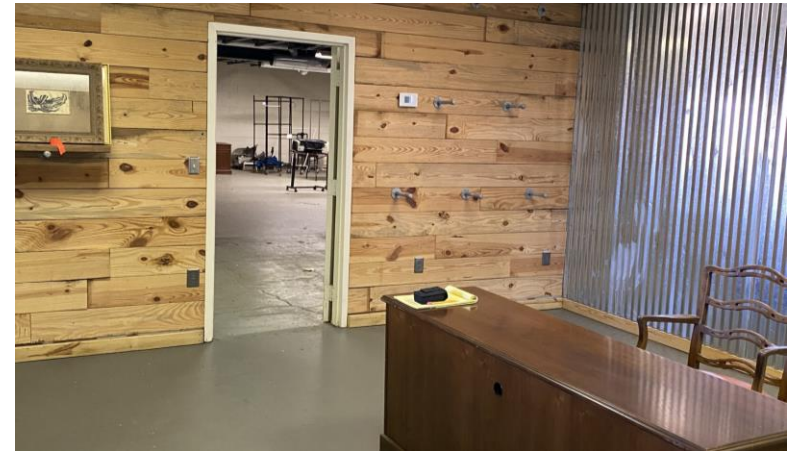
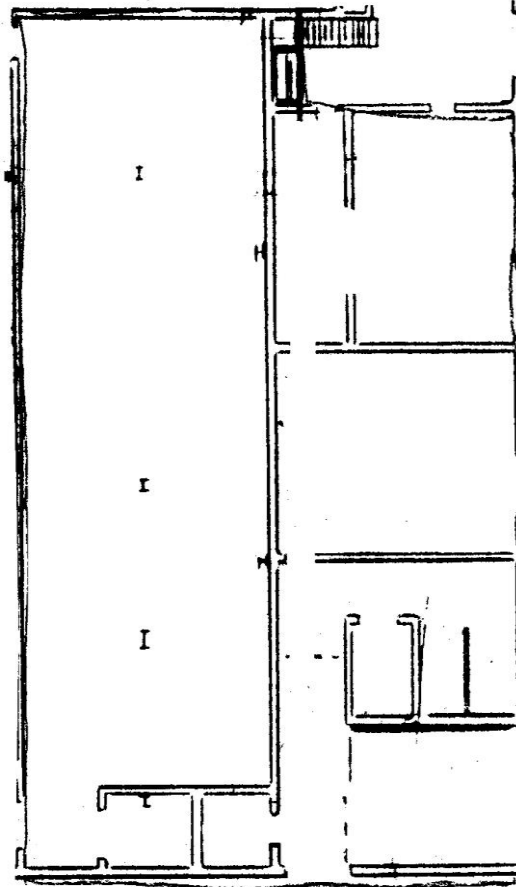


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Building C:

8,000 SF – Warehouse

Conditioned space divided into sections. Front office, 4,000 sf warehouse with small office, 2 large bullpen areas, and 2 restrooms.



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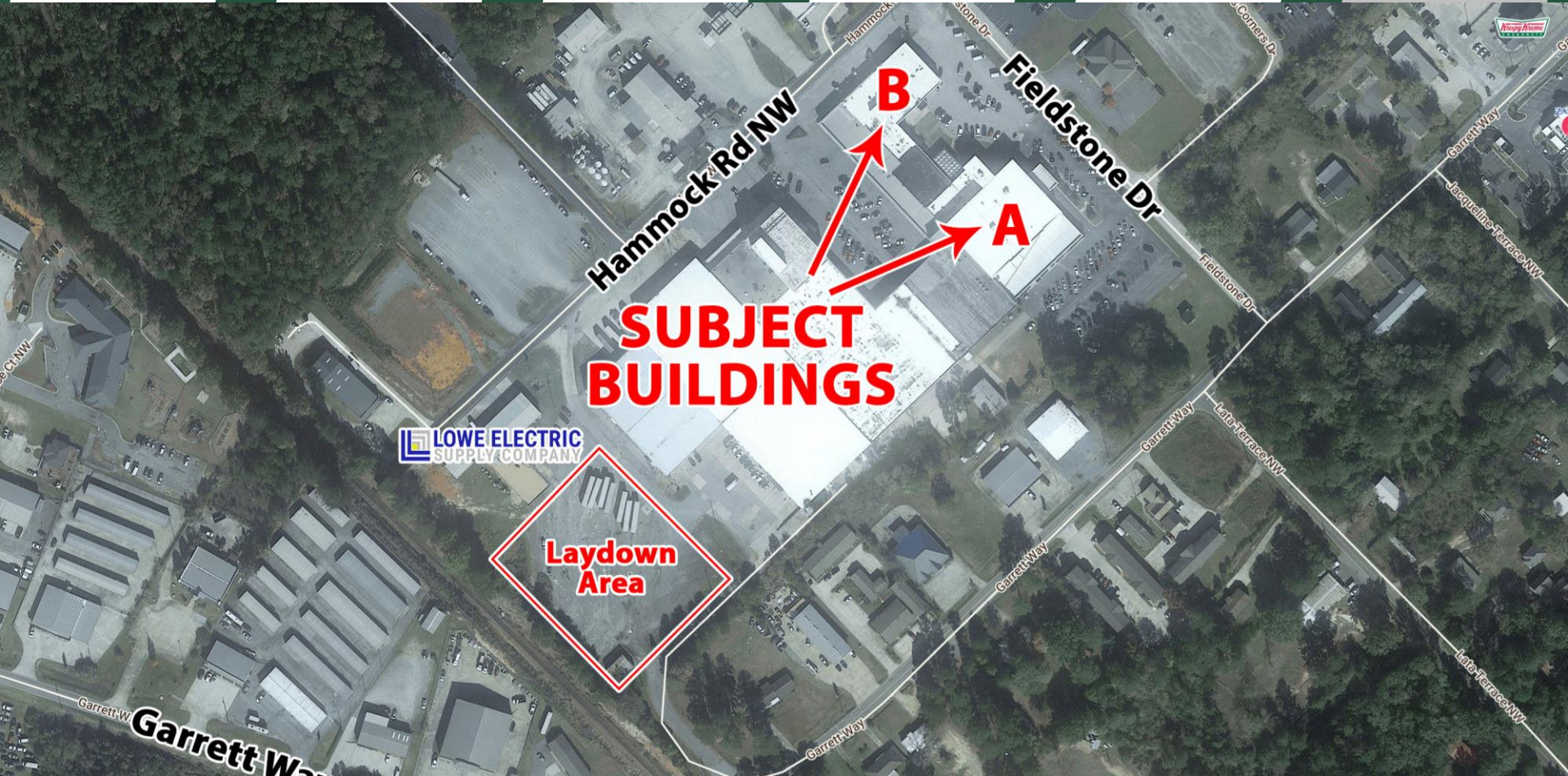
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