

**Medical Office Spaces**  
**Columbia Professional Center**  
111 Fieldstone Drive  
Milledgeville, GA 31061



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

**LEASE PRICE: CONTACT AGENT**



**CONTACT**

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

**Trip Wilhoit, CCIM, ALC**  
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478-960-4080 Cell  
trip@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

**PROPERTY INFORMATION**

**BUILDING**

**Property Address:** 111 Fieldstone Drive  
 Milledgeville, GA 31061

**Building Size:** ±100,000 SF

**Available Office Suites:**  
 1,285 SF  
 1,667 SF  
 2,300 SF  
 2,690 SF  
 5,480 SF  
 6,400 SF

**Warehouse Space - 8,000 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 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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**2,300 SF Suite:**

- 6 Offices
- Conference Room
- Reception
- 2 Restrooms



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**5,480 SF Suite:**

- 10 Offices
- 3 Partition Rooms
- Reception
- Break Room
- 2 Restrooms



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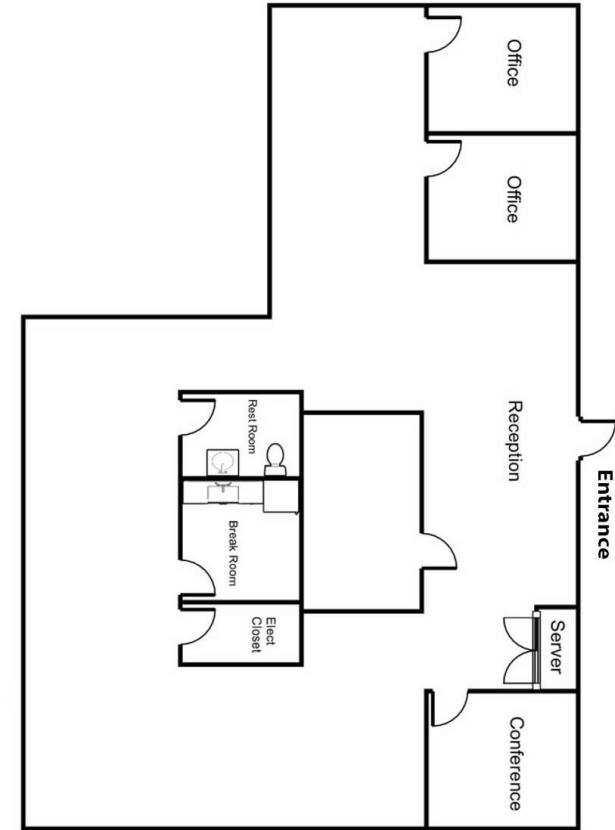
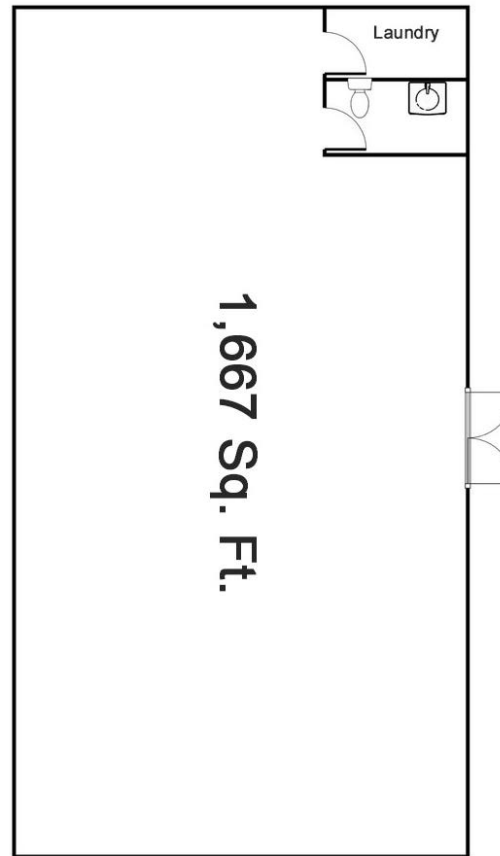
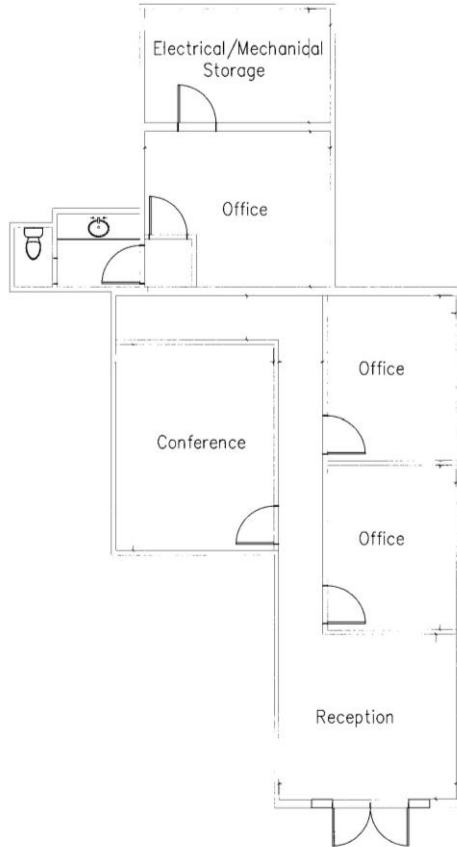
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1,285 SF

1,667 SF

2,690 SF



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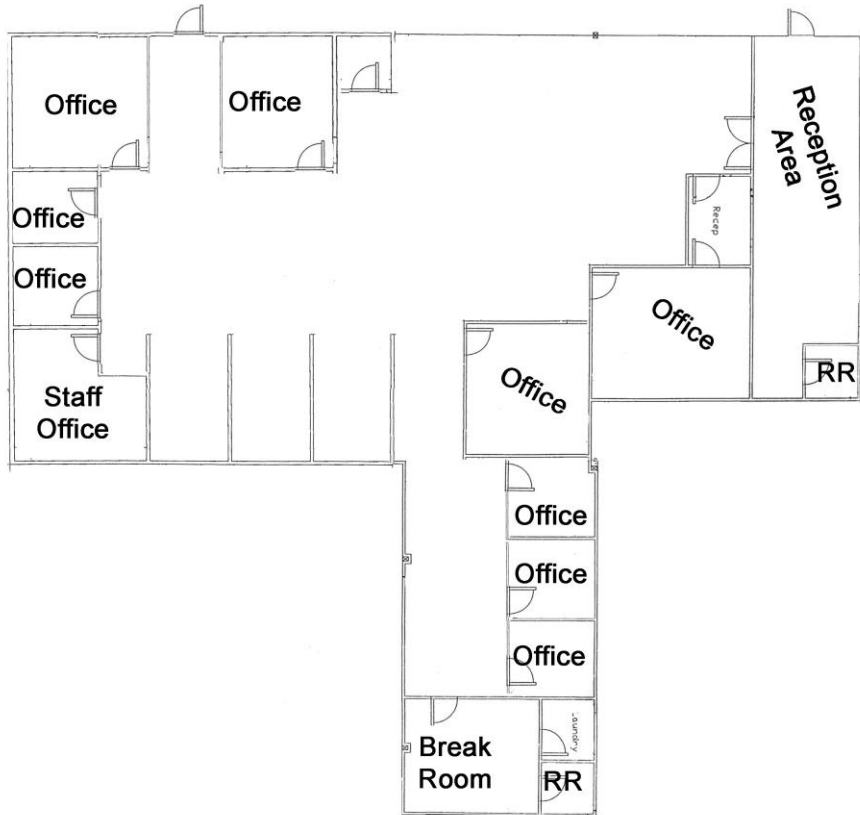
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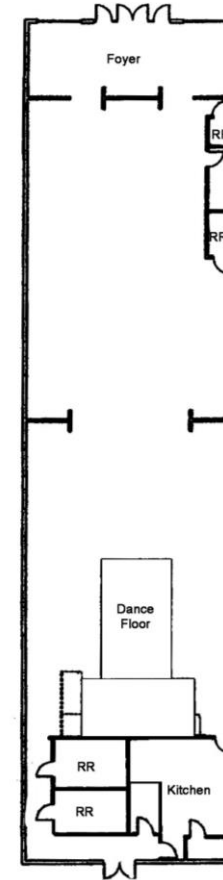
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5,480 SF



6,400 SF



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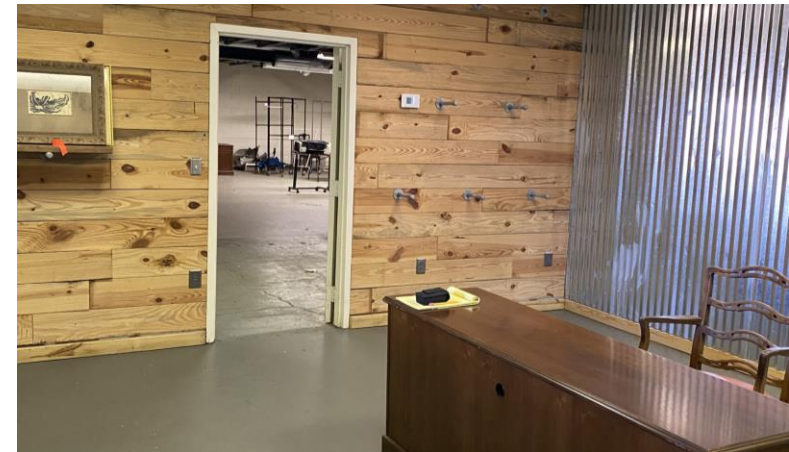
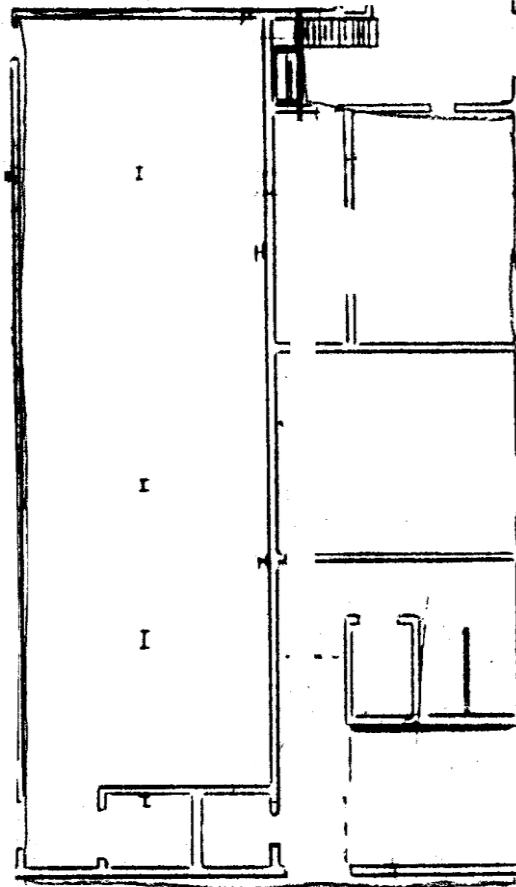
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### Building C:

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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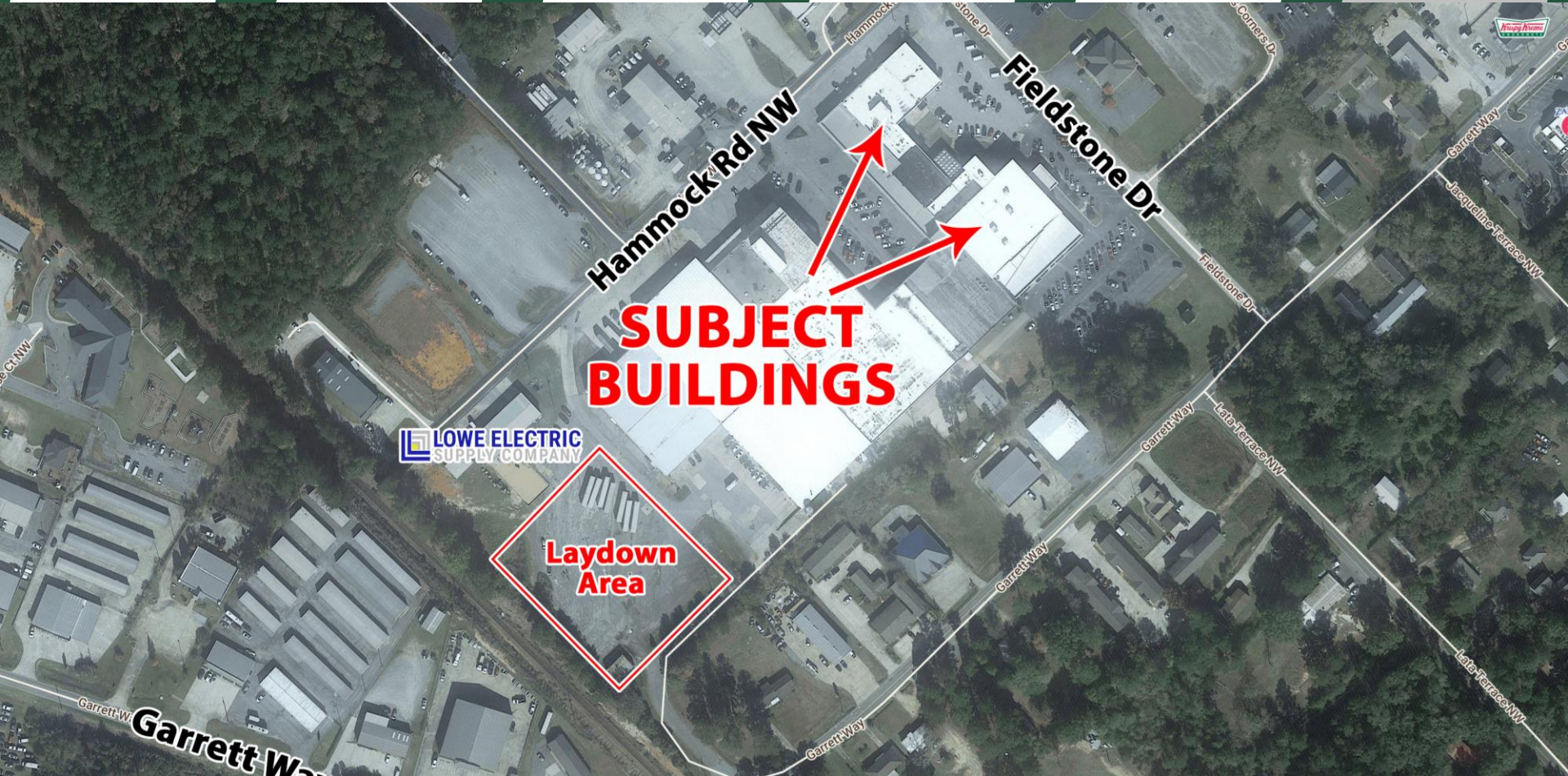
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