

For Lease

North Columbus Office Showroom Space

7559 Kayne Boulevard Columbus, GA 31909



OFFERING SUMMARY

Lease Rate:	\$16.50/SF/YR NNN
Lease Term	Negotiable
Available SF:	3,032 SF
Zoning:	General Commercial
APN:	073 025 015

PROPERTY OVERVIEW

7559 Kayne Boulevard offers 3,032 SF of flexible office/showroom space in a convenient North Columbus location just off Veterans Parkway. The property provides easy access, ample on-site parking, and building signage opportunities, making it a strong option for a business seeking a client-facing location with both visibility and functionality.

The floorplan includes a large reception area, open break room, 4 to 5 private offices, four additional 10' x 10' workstation-sized areas, a conference room or larger private office, open work area, and multiple storage closets. This layout can accommodate a variety of users, including professional office, service-based business, administrative headquarters, training center, or retail showroom.

With its accessible North Columbus location, practical layout, and convenient parking, this space is suited for a tenant looking for a flexible space that can support both front-of-house client interaction and day-to-day business operations.

Haley Lyman
(706) 615-6292

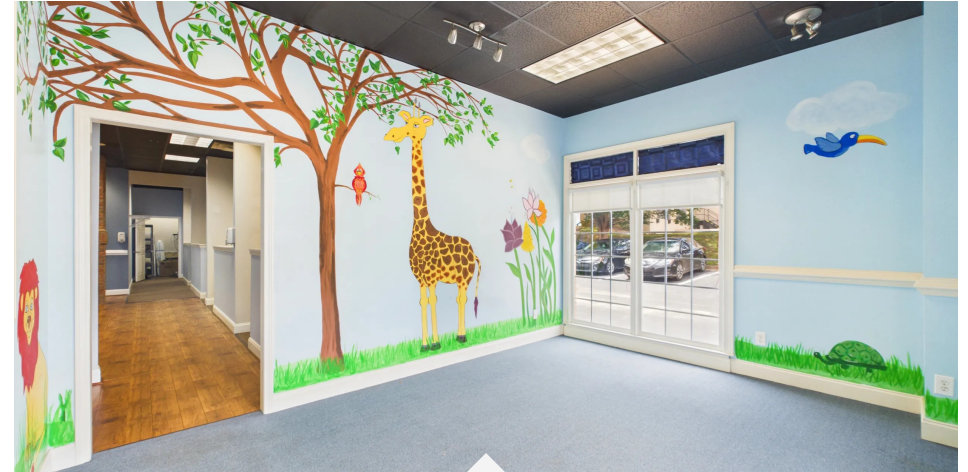
Frank Walden
(706) 256-1000



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- Large reception area
- Open break room and open work area
- 4 to 5 private offices
- Four additional 10' x 10' workstation-sized areas
- Conference room or larger private office
- Flexible layout suitable for professional office, service-based business, administrative headquarters, training center, or retail showroom use
- Accessible North Columbus location just off Veterans Parkway
- Convenient on-site parking, 21 dedicated lined parking spaces

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North Columbus Office & Showroom

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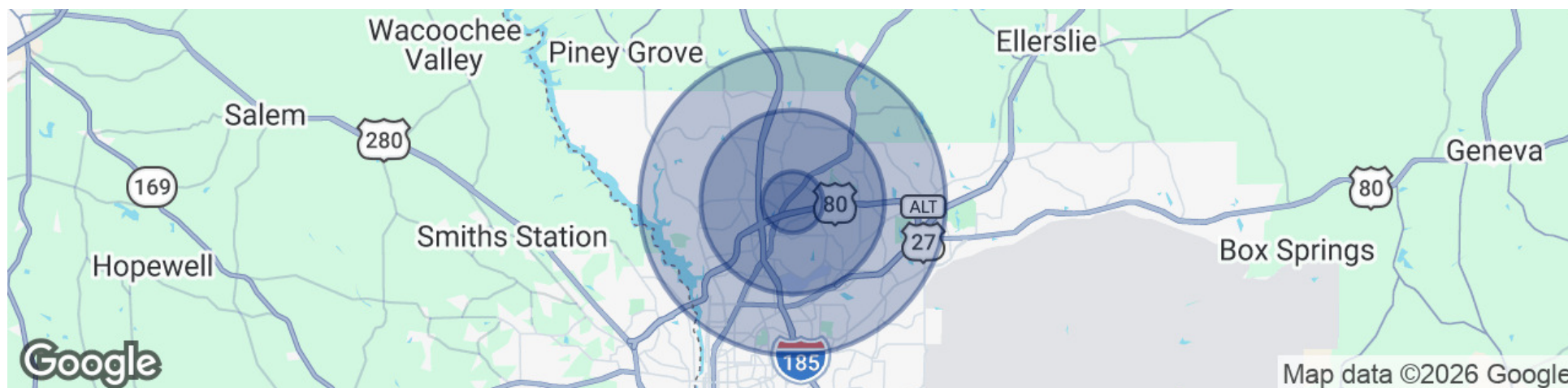


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COMMERCIAL**
Kennon & Parker

For Lease

North columbus office

7559 Kayne Boulevard Columbus, GA 31909



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,071	45,074	99,899
Average Age	37.7	36.6	35.8
Average Age (Male)	34.8	36.8	35.6
Average Age (Female)	42.8	37.3	36.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,388	18,584	40,128
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$81,409	\$97,019	\$96,139

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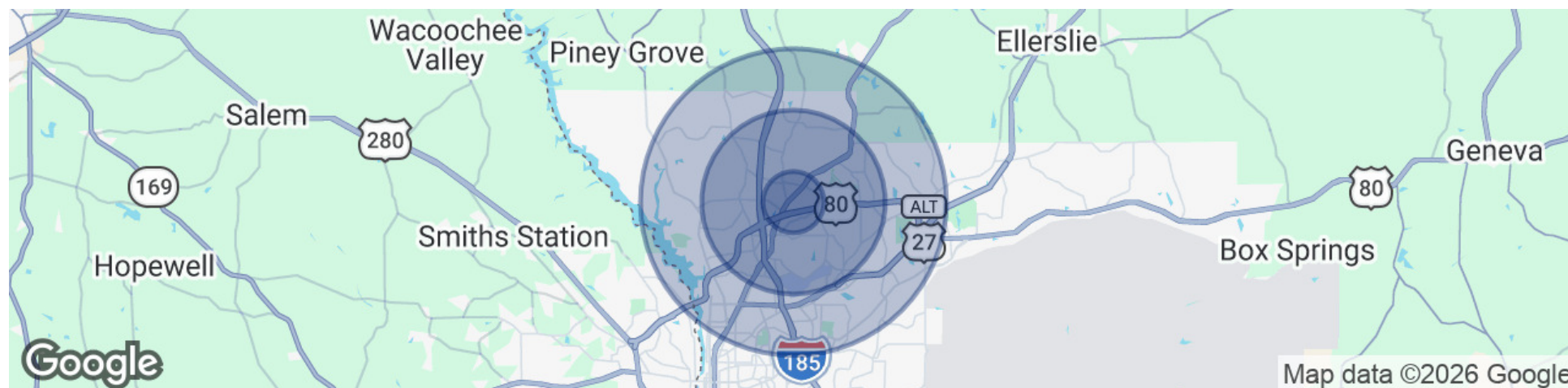


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Average House Value

\$217,539

\$237,237

\$247,037

2023 American Community Survey (ACS)

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