



OFFICE BUILDING FOR LEASE

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

PROPERTY OVERVIEW

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

Lease Rate: Negotiable

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

Building Size: 29,495 SF

+/- 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

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

• 345 W Broad Ave Albany, GA 31701

Lease Rate: NEGOTIABLE **Total Space** 300 - 661 SF
Lease Type: MG **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	Modified Gross	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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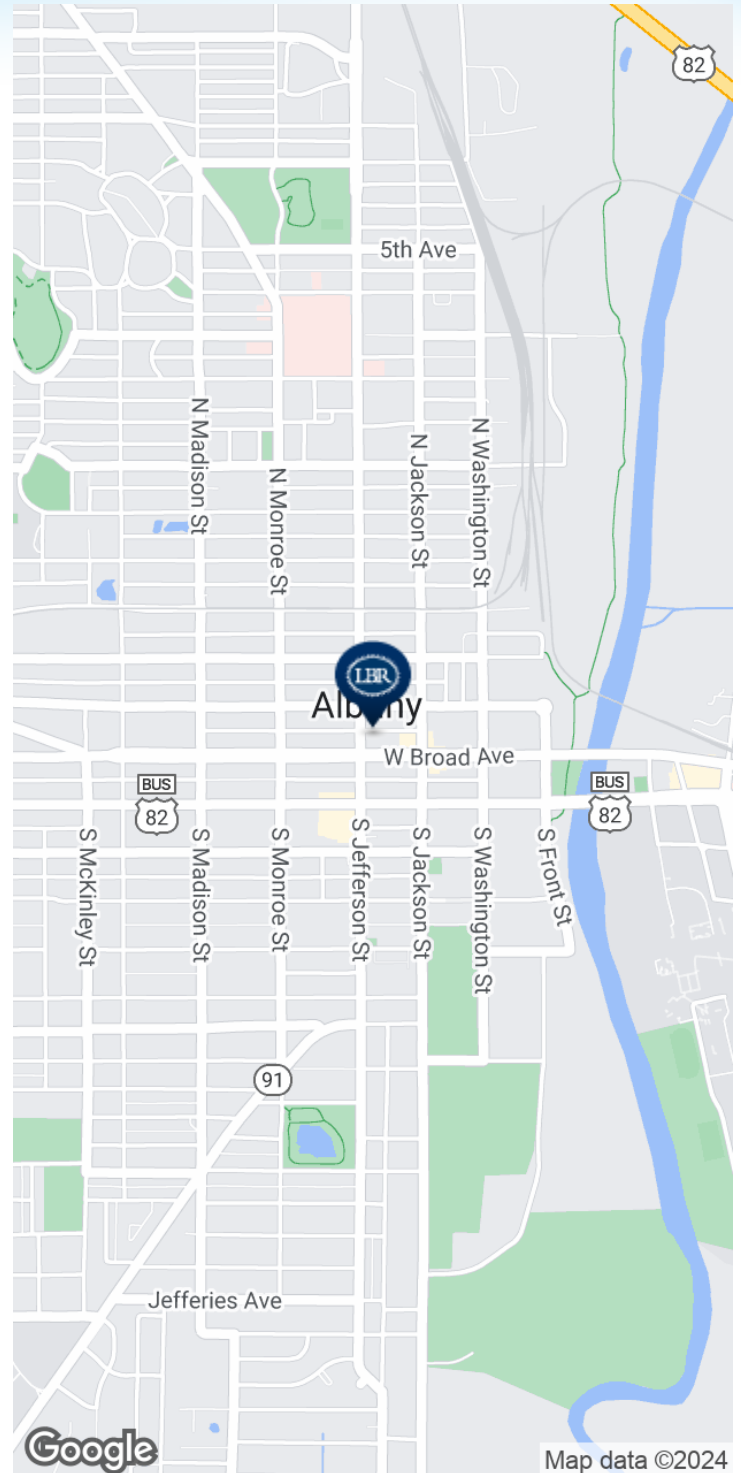
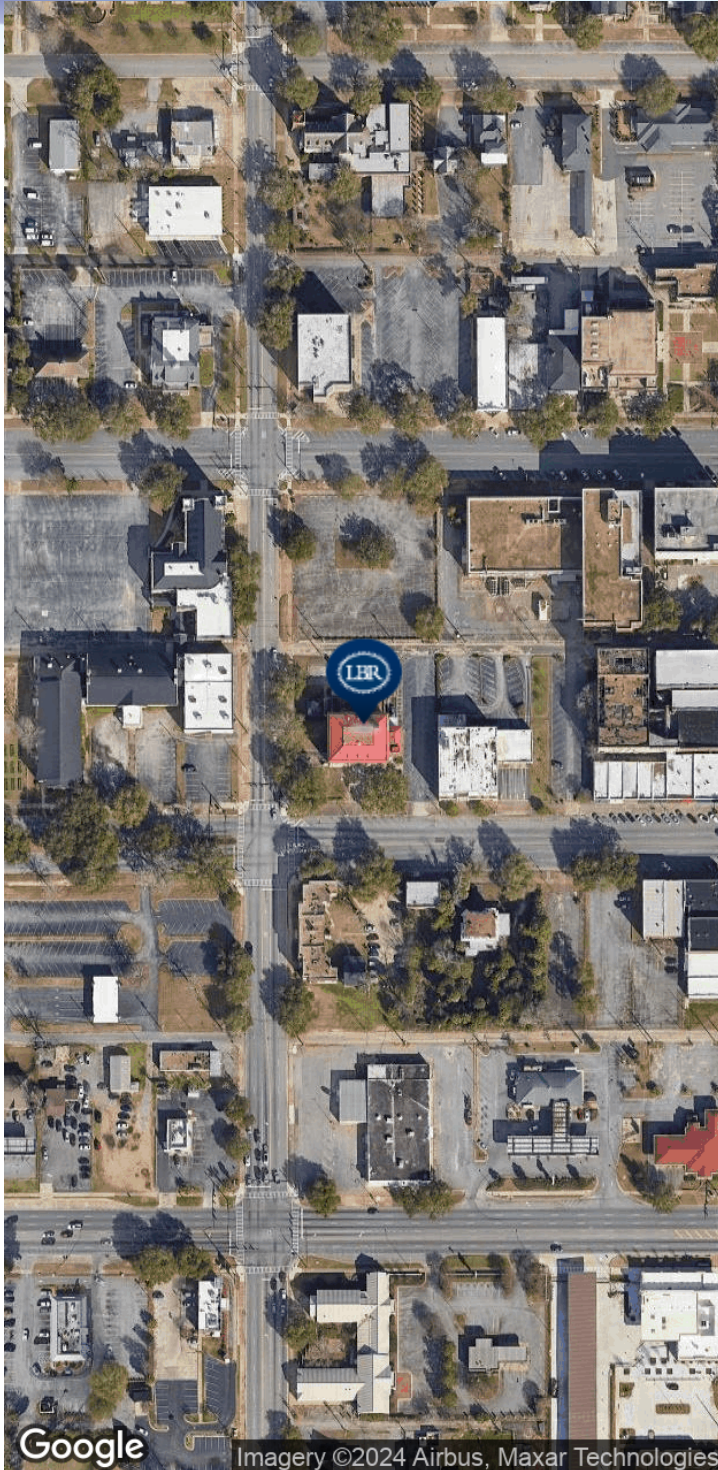
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LOCATION MAP

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