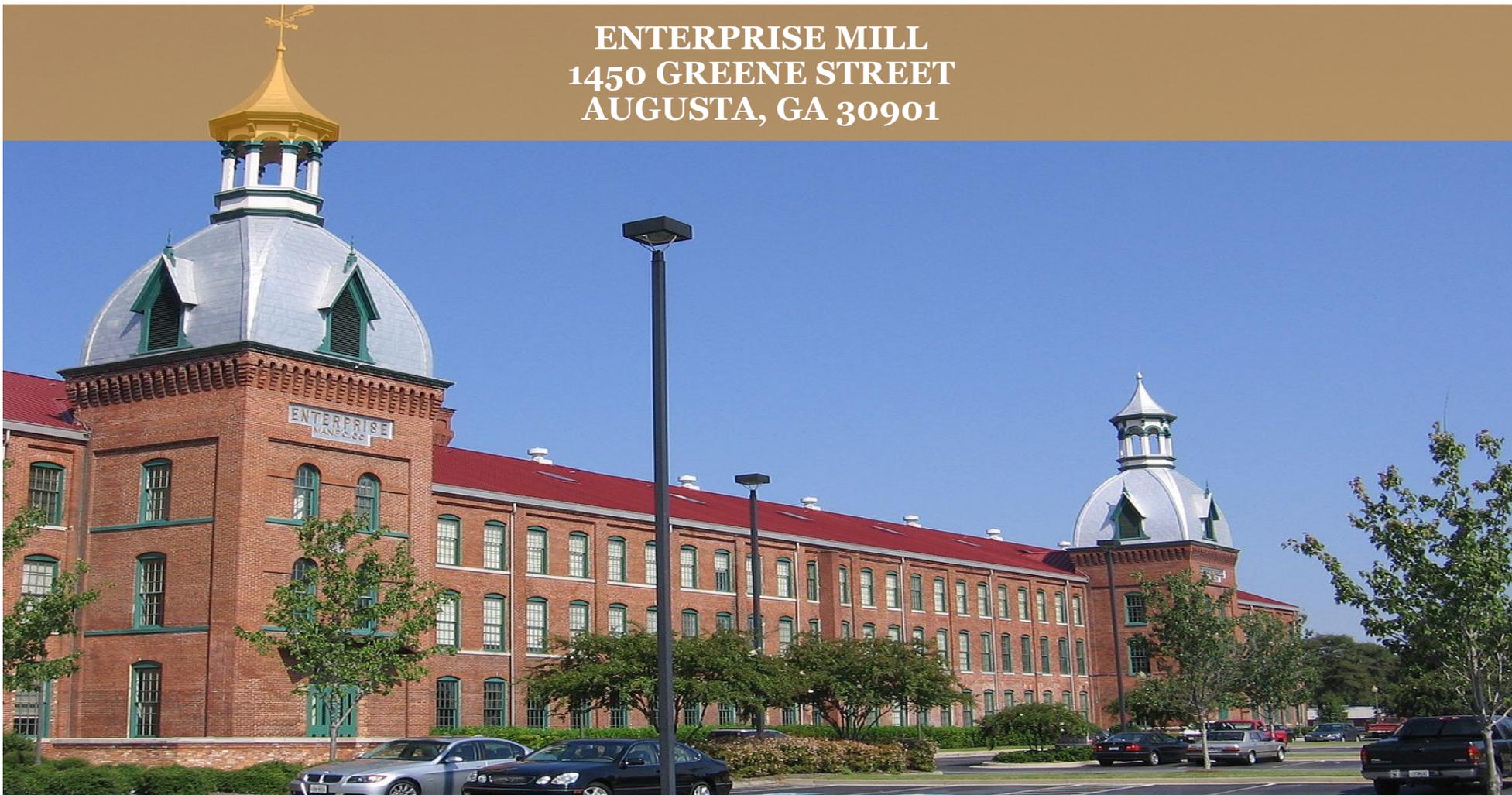


**ENTERPRISE MILL
1450 GREENE STREET
AUGUSTA, GA 30901**



2,618 SF AVAILABLE FOR LEASE

Presented By:

C. Ralph Kitchens, Jr. CCIM

706-294-5565

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The Vireo Group

1021 Broad Street

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PROPERTY OVERVIEW:

Enterprise Mill is a completely renovated textile mill located adjacent to the historic Augusta Canal. This 215,000 SF Class A office facility is fully equipped with state-of-the-art fiber optic communications and offers many amenities including onsite property manager, onsite 24 hour security, conference facilities, fitness center, restaurant and two electric car charging stations. Enterprise Mill offers one of the most unique and prestigious office buildings in the Augusta area.

LOCATION OVERVIEW:

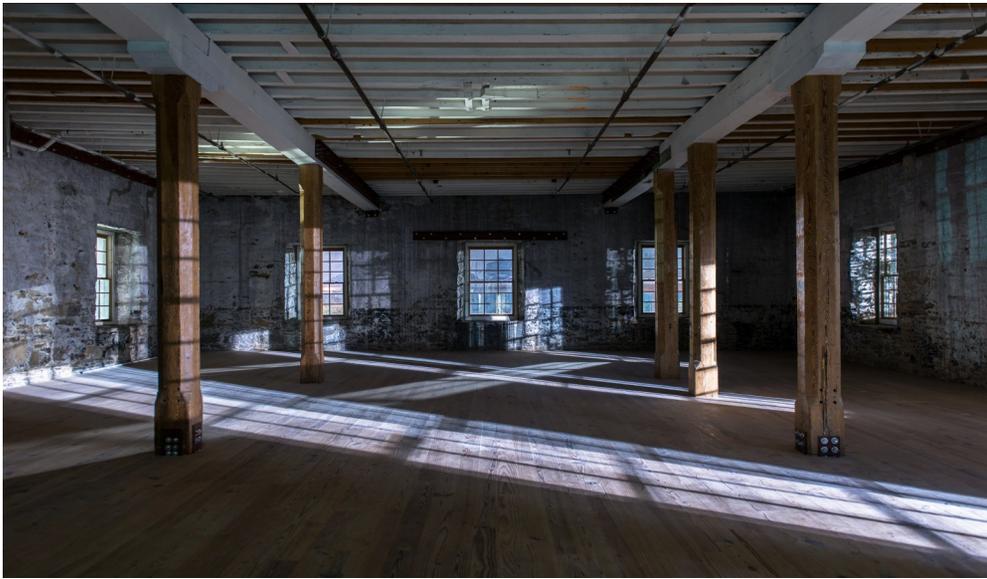
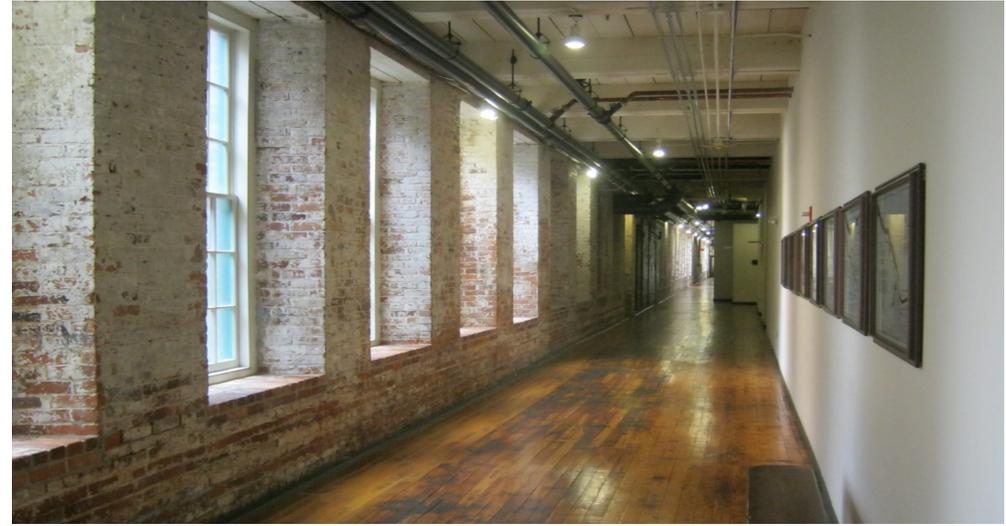
Enterprise Mill is conveniently located between the central business district and Augusta's medical complex, which houses Augusta University, University Hospital, VA Hospital and Children's Hospital of Georgia. The Mill is easily accessible via the Calhoun Expressway, Riverwatch Parkway, Fifteenth Street and St. Sebastian Way.

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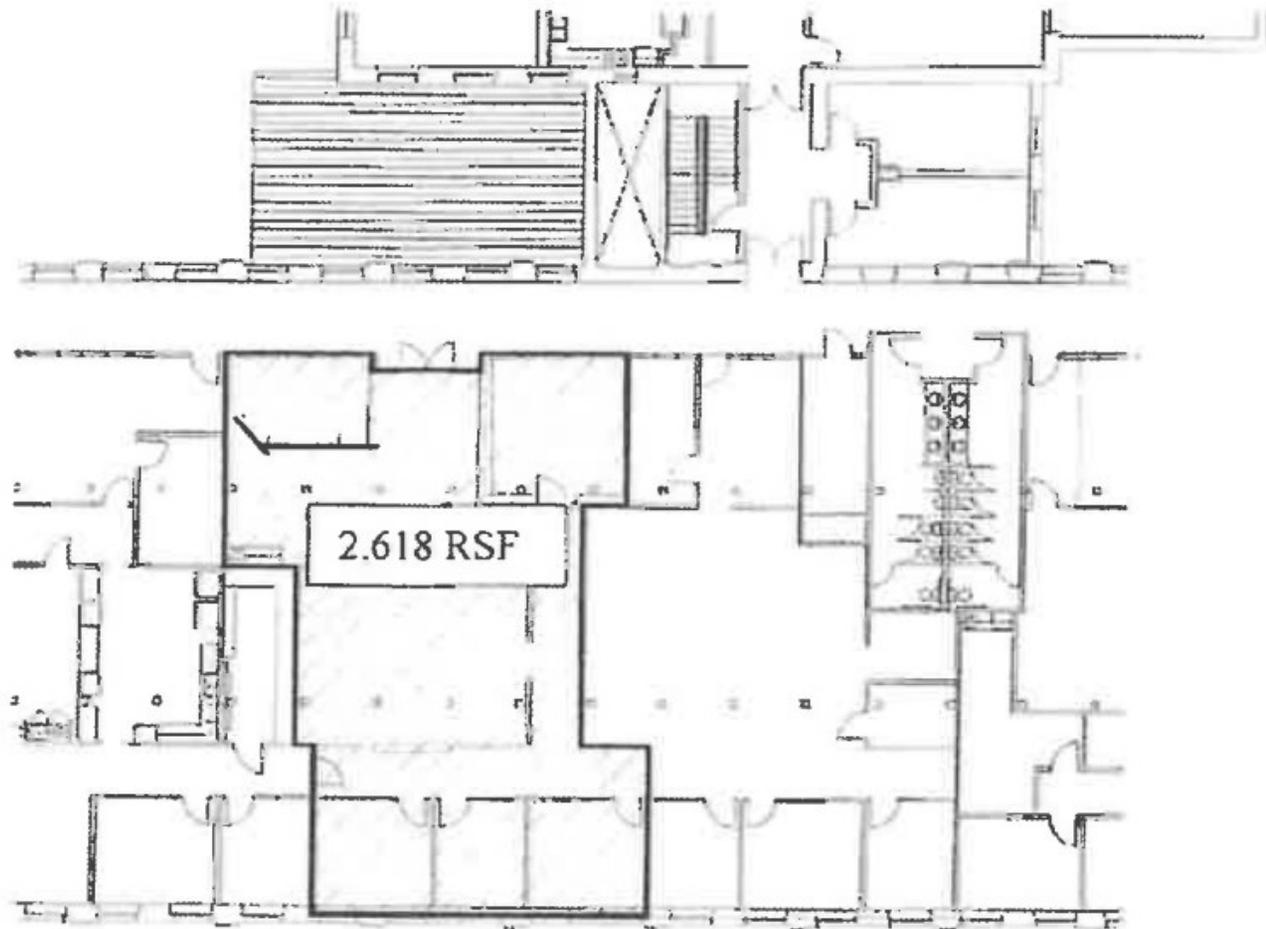
Suite Number	Space Available	Description	Rental Rate
220	2,618 RSF	Charming second-floor executive office suite. Recently renovated, the space blends modern functionality with classic mill character, featuring exposed brick, tall windows, and timeless details. Layout includes a welcoming reception area, four private offices, a conference room, and open work space ideal for cubicles.	\$23/SF/YR
505	116-370 RSF	Shared professional office suite featuring multiple private offices for lease. Tenants enjoy access to a shared reception area and breakroom. Utilities and high-speed Wi-Fi are included in the rental rate. Ideal for small businesses or remote professionals seeking a turnkey workspace. Available May 1.	-

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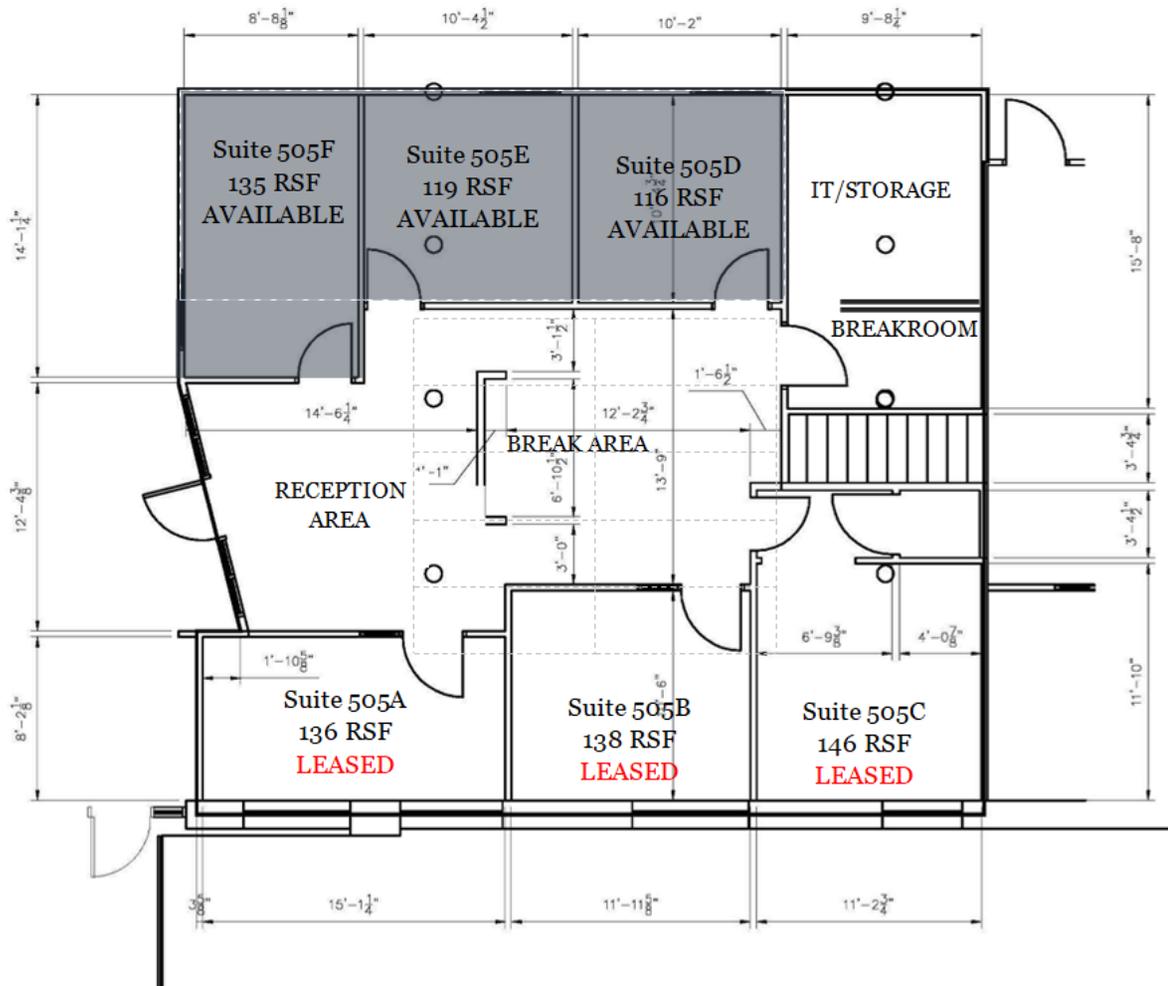
SUITE 220: 2,618 rsf

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Suite	RSF	Rental Rate
505 F	135 RSF	\$650.00
505 E	119 RSF	\$565.00
505 D	116 RSF	\$565.00

SUITE 505: 116 rsf-370 rsf



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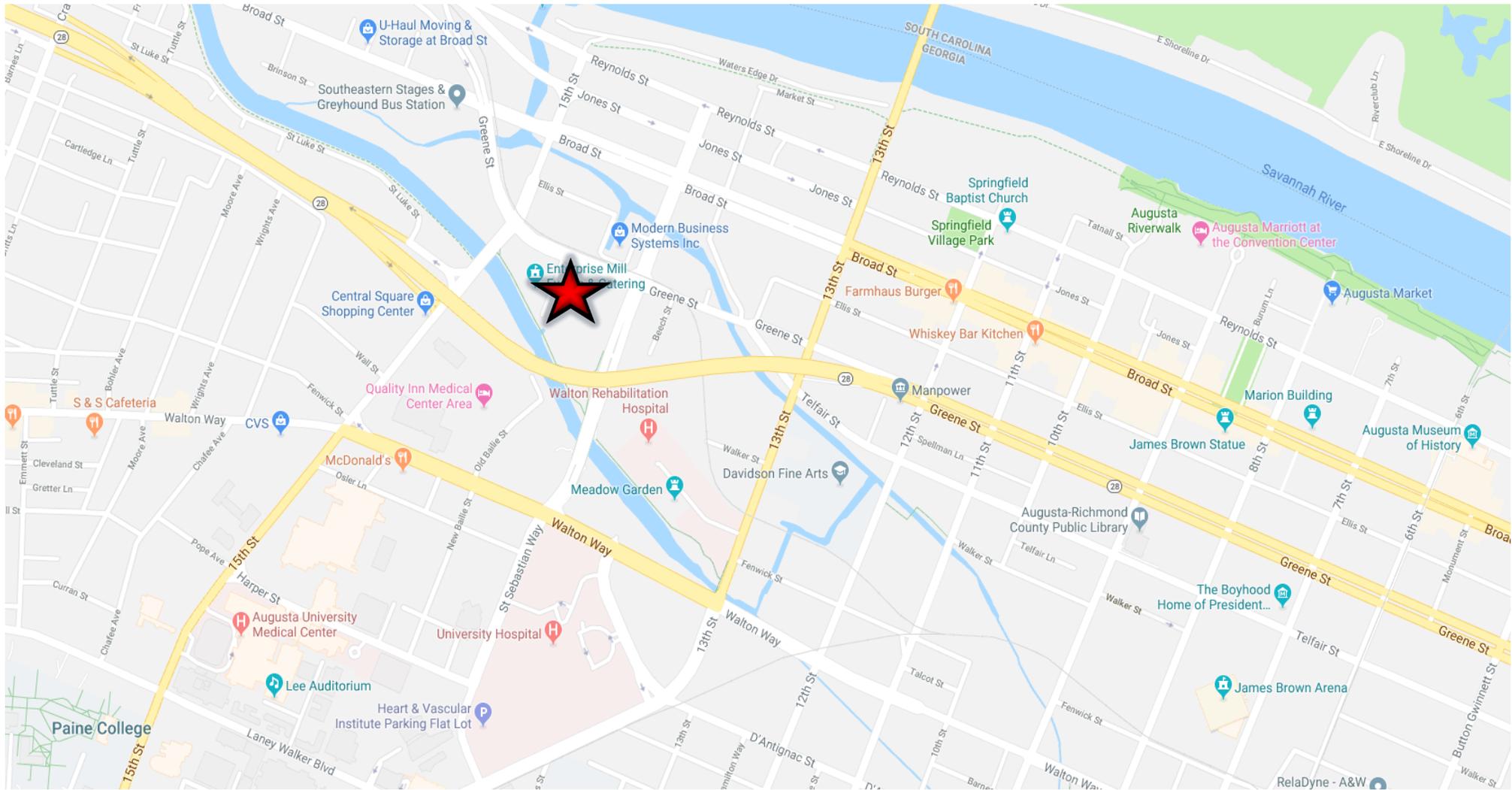


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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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