



PREMIUM MEDICAL PORTFOLIO 3 FULLY LEASED BUILDINGS & 1 LOT

- 12,649 SF of Medical Office Space
- 100% Occupied & Potential to BTS on Vacant Lot
- Two National Tenants | LabCorp & Kindred
- Pristine Exterior & Interior Building Quality

OFFERING MEMORANDUM
1219-1225 W. Wheeler Pkwy,
Augusta, GA, 30909



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OFFER SUBMISSION



[Download LOI](#)

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



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EXECUTIVE SUMMARY



FULLY LEASED MEDICAL PORTFOLIO

 **\$3,200,000**
Sale Price

ADDRESS

1219-25 W. Wheeler
Augusta, GA, 30909

SIZE

Buildings: 12,649 SF
Lot Size: 2.22 Acres

TAX ID

030-1-015-00-0
030-1-014-00-0
030-1-013-00-0
030-0-238-00-0

LAYOUT

3 Buildings
1 Buildable Lot

TENANTS

1219- WellStar
1223- LabCorp
1225 - Kindred at Home

BUILDING SIZES

1219: 5,720 Sqft
1223: 2,700 Sqft
1225: 4,229 Sqft

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to present this leased Class-A medical office portfolio with a durable "mission-style" stone exterior in West August off West Wheeler Parkway in the heart of the Doctors Hospital medical node. The portfolio consists of four separate properties, three of which feature medical office buildings occupied by strong medical tenants. The fourth is a parcel of land on which a planned 4,000-square-foot medical office could be built. This represents a rare opportunity to own a low-maintenance, high-end medical office with strong tenants in place in one of Augusta's most important locations for medical services.





Build To Suit Available



LOCATION OVERVIEW

Located on West Wheeler Pkwy, in close proximity to Doctor's Hospital, Augusta University Health's West Wheeler Complex, and various other medical office complexes. The property is located in proximity to Augusta Exchange, just off Wheeler Rd. Upon entering the complex directly off of West Wheeler Parkway coming from Wheeler Rd, you come to the subject property located behind the first building.

Strategically located moments from both Interstate 520 and Interstate 20, these offices are a 15-minute drive to most of the Augusta, Georgia market. I-20 connects Augusta to Atlanta, GA, and Columbia, SC, while I-520 forms a loop around Augusta connecting this area to the greater city and North Augusta, SC.





I-20
83K DTC



I-520
87K DTC



Wheeler Rd
27K DTC

West
Wheeler
Portfolio



Proximal Medical Entities:

Doctors Hospital	Dr. Miriam Atkins
Au Health- West Wheeler Internal Med.	Augusta Hearing and Balance
University Extended Care	Aiken Augusta Oral and Facial Surgery
Augusta Pediatrics	Dermatology and Skin Cancer Center
Medical Associates Plus	Center for Primary Care
Eye Physicians and Surgeons of Aug.	Southeast Retina Center
West Augusta Obstetrics and Gyn.	Clinical Care ID Consultants
Urgent MD	Augusta Endodontic Center

Sam's Club

planet fitness

LOWE'S

Walmart

TRACTOR SUPPLY CO

GOLD'S GYM

ALDI

STARBUCKS

THE HOME DEPOT

INTERSTATE 520

INTERSTATE 20

I-20 83K DTC

I-520 83K DTC



DOG+ORS HOSPITAL

Live your healthy



TARGET

OLD NAVY

BED BATH & BEYOND

HOBBY LOBBY

CHIPOTLE MEXICAN GRILL

PETSMART Anything for Pets

PANDA EXPRESS CHINESE KITCHEN

chili's

Logan's ROADHOUSE

DOLLAR TREE

BEST BUY

Burlington

Party City



RENT ROLL

Unit	Tenant	Original Occupancy Date	Lease Term	SF	% of GLA	Rate	Monthly Rent	Annual Rent	% of Rent
1219	AU Health 3 Yr Renewal	1/1/2021	2/1/2023-1/31/2024	5,752	45%	\$19.12	\$9,165	\$109,978	44%
			2/1/2024-1/31/2025			\$19.69	\$9,438	\$113,257	
			2/1/2025-1/31/2026			\$20.29	\$9,726	\$116,708	
			2/1/2026-1/31/2027			\$20.89	\$10,013	\$120,159	
			2/1/2027-1/31/2028			\$21.52	\$10,315	\$123,783	
1223	LabCorp 3 Yr Renewal	7/1/2016	6/1/2021-5/31/22	2,700	21%	\$19.14	\$4,307	\$51,678	21%
			6/1/2022-5/31/2023			\$19.53	\$4,394	\$52,731	
			6/1/2023-5/31/2024			\$19.92	\$4,482	\$53,784	
			6/1/2024-5/31/2025			\$20.32	\$4,572	\$54,864	
			6/1/2025-5/31/2026			\$20.72	\$4,662	\$55,944	
			6/1/2026-5/31/2027			\$21.14	\$4,757	\$57,078	
1225	Kindred at Home 5 Yr Renewal	7/1/2016	8/1/2021-7/31/2026	4,229	33%	\$19.53	\$6,833	\$82,000	33%
			7/1/2026-6/30/2027			\$20.65	\$7,278	\$87,332	
			7/1/2027-6/30/2028			\$21.06	\$7,423	\$89,079	
			7/1/2028-6/30/2029			\$21.49	\$7,572	\$90,861	
			7/1/2029-6/30/2030			\$21.91	\$7,723	\$92,678	
			7/1/2030-6/30/2031			\$22.35	\$7,878	\$94,531	
Total				12,681			\$20,753	\$250,121	

PRO FORMA

Income Approach	Price/SF	Annually	%/EGR
<u>Revenue</u>			
Rental Income	\$19.72	\$250,121	100%
Expense Reimbursement	\$0.00	\$0	0%
Other Income	\$0.00	\$0	0%
Gross Potential Income	\$19.72	\$250,121	100%
General Vacancy Loss	0% \$0.00	\$0	0%
Effective Gross Revenue	\$19.72	\$250,121	100%
<u>Controllable Expenses</u>			
Legal & Professional Fees	\$0.04	\$500	0%
Bank Fees	\$0.00	\$0	0%
Maintenance & Repairs	\$0.50	\$6,308	3%
Landscaping & Groundskeeping	\$0.79	\$9,973	4%
Sprinkler	\$0.17	\$2,195	1%
Outdoor Lighting	\$0.39	\$4,985	2%
Utilities	\$0.39	\$4,902	2%
Total Controllable Expenses	\$2.28	\$28,863	12%
<u>Uncontrollable Expenses</u>			
Property Taxes	\$2.03	\$25,791	10%
Property Insurance	\$0.46	\$5,870	2%
Management	4% \$0.79	\$10,005	4%
Total Uncontrollable Expenses	\$3.29	\$41,666	17%
Total Expenses	\$5.56	\$70,529	28%
Net Operating Income	\$14.16	\$179,592	72%



LEASE ABSTRACTS



1219 W. WHEELER PKWY



- **Tenant:** WellStar, formerly was AU Health until WellStar bought out AU Health.
- **Space Size:** 5,720 SF Total | 4,342 SF on the 1st Floor & 1,522 SF on the 2nd Floor
- **Lease Term:** 2/1/2023-1/31/2027
- **Options:** 1, 3-Yr Option, 5% Inc.
- **Lease Rate:** \$19.69/SF
- **Monthly Rent:** \$9,386
- **Annual Rent:** \$112,627
- **Rent Escalations:** 3% Ann.
- **Guarantor:** Corporate
- **Lease Structure:** MG
- **Taxes:** Landlord
- **Insurance:** Landlord
- **Utilities:** Tenant
- **Int. Maintenance:** Tenant
- **Parking:** Landlord
- **Ext. Maintenance:** Landlord



1223 W. WHEELER PKWY



- **Tenant:** LabCorp | BBB
- **Space Size:** 2,700 SF
- **Lease Term:** 6/1/2024-5/31/2027
- **Options:** 0 Remaining
- **Lease Rate:** \$20.32/SF
- **Monthly Rent:** \$4,572
- **Annual Rent:** \$54,864
- **Rent Escalations:** 2% Ann.
- **Guarantor:** Corporate
- **Lease Structure:** MG
- **Taxes:** Landlord
- **Insurance:** Landlord
- **Utilities:** Tenant (LL Pays Water)
- **Int. Maintenance:** Tenant
- **Parking:** Landlord
- **Ext. Maintenance:** Landlord



1225 W. WHEELER PKWY



- **Tenant:** Kindred at Home
- **Space Size:** 4,229 SF
- **Lease Term:** 7/1/2021-6/30/2026
- **Options:** 1, 5-Year Option with 5% Increase
- **Lease Rate:** \$19.53/SF
- **Monthly Rent:** \$6,833
- **Annual Rent:** \$82,000
- **Rent Escalations:** None during base term but 2% annual increase after option.
- **Guarantor:** Corporate
- **Lease Structure:** MG
- **Taxes:** Landlord
- **Insurance:** Landlord
- **Utilities:** Tenant (LL Pays Water)
- **Int. Maintenance:** Tenant
- **Parking:** Landlord
- **Ext. Maintenance:** Landlord

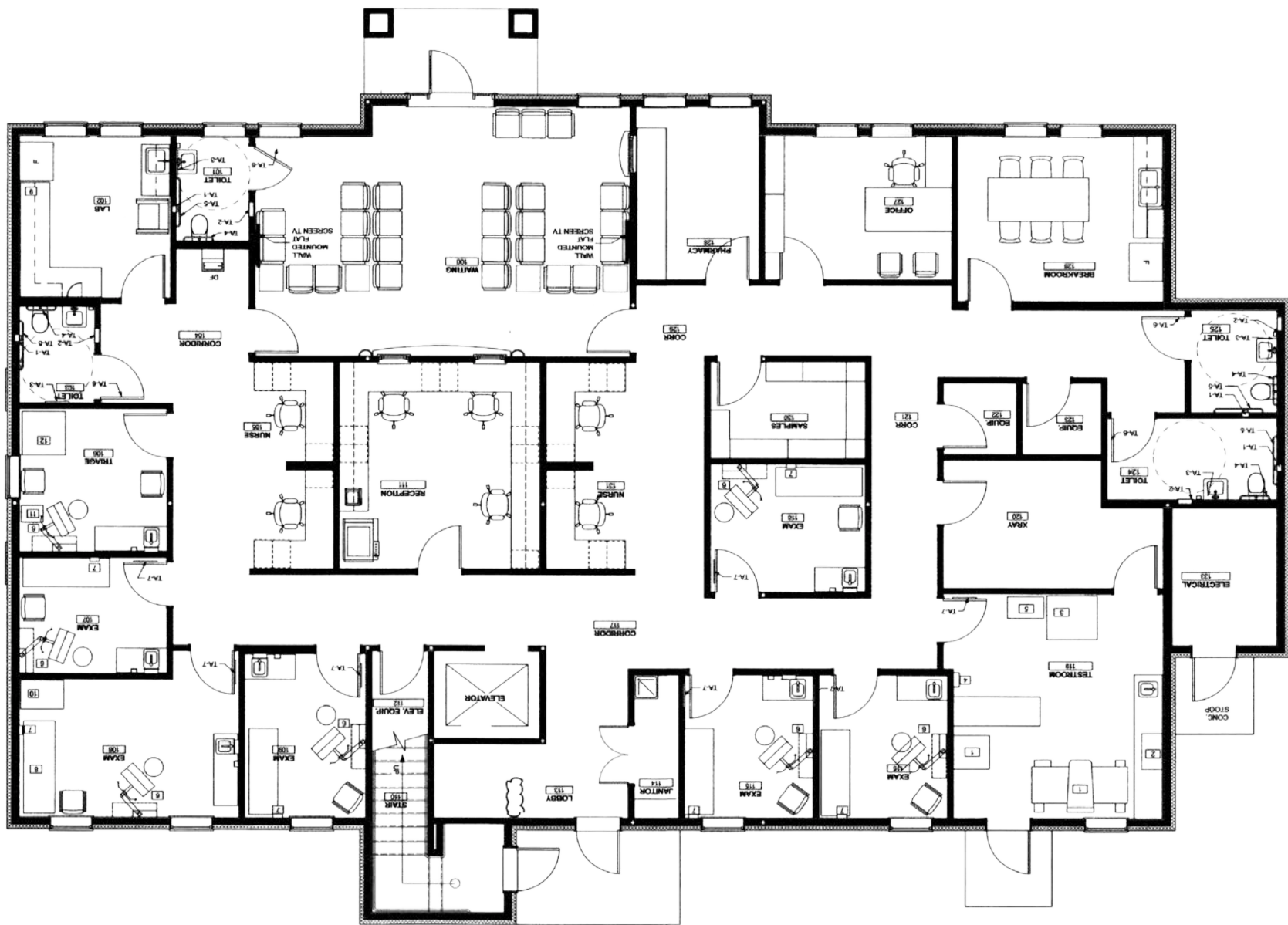




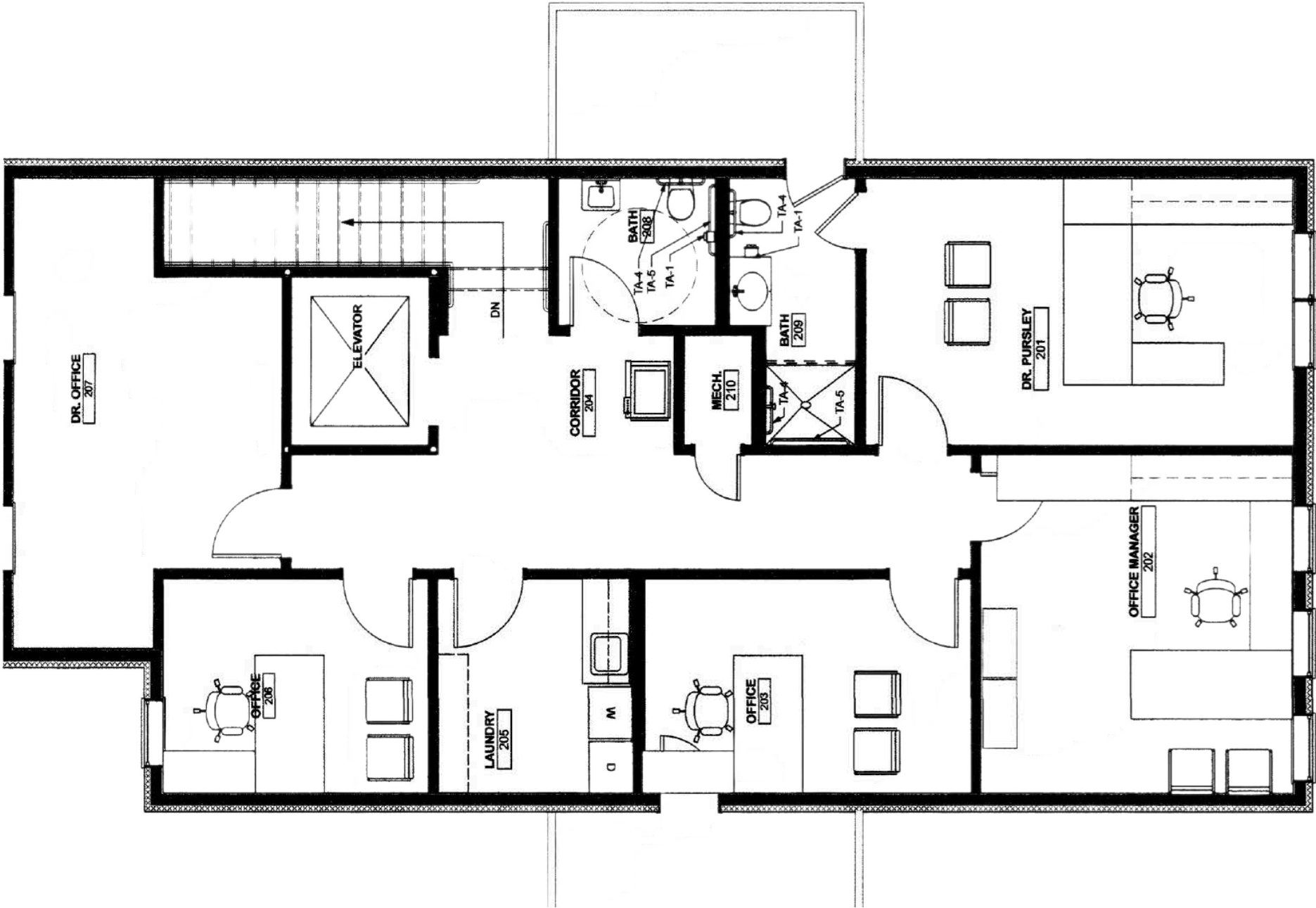
1219 W WHEELER IMAGES



FLOOR PLAN | 1219 FIRST FLOOR



FLOOR PLAN | 1219 FIRST FLOOR





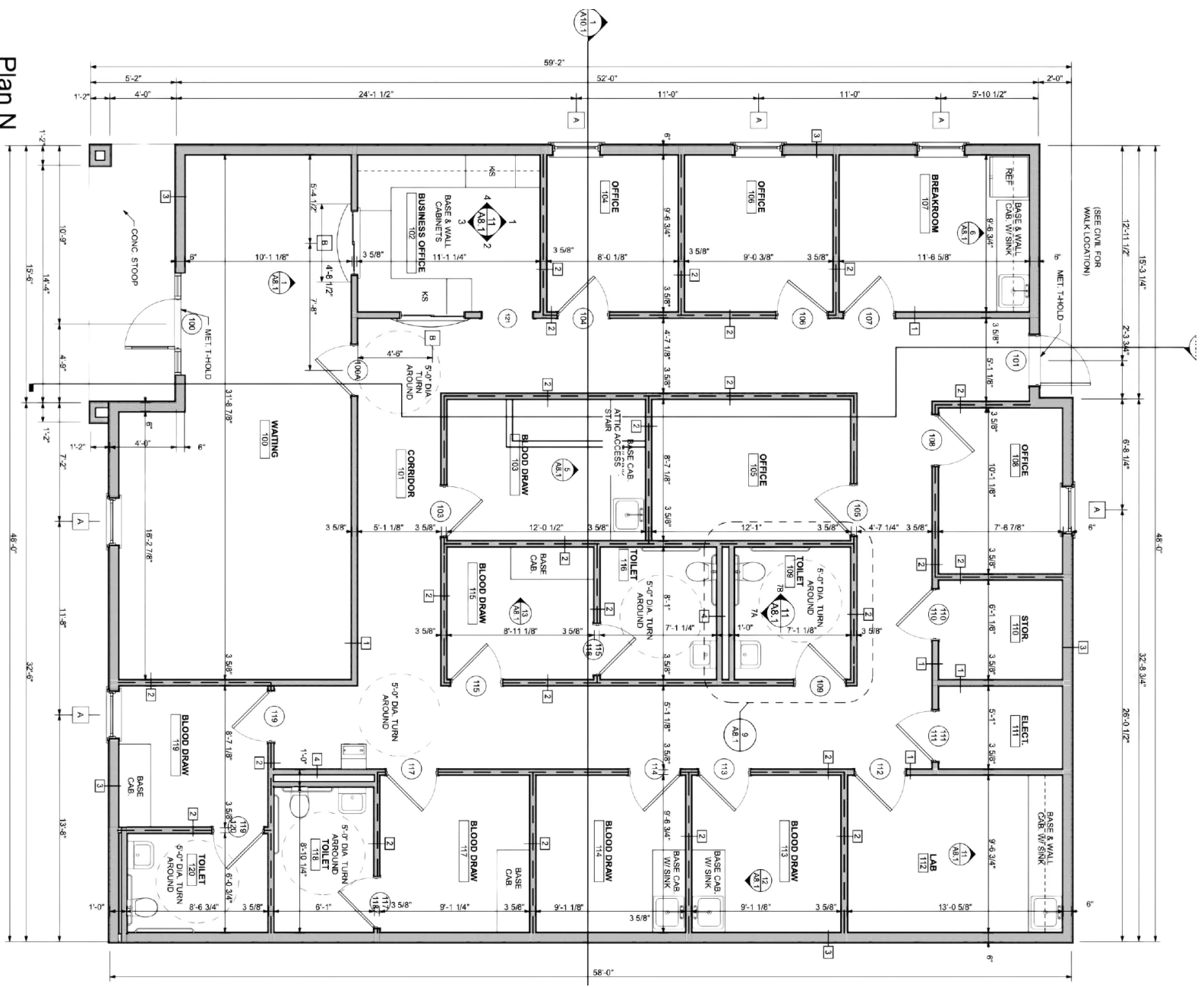


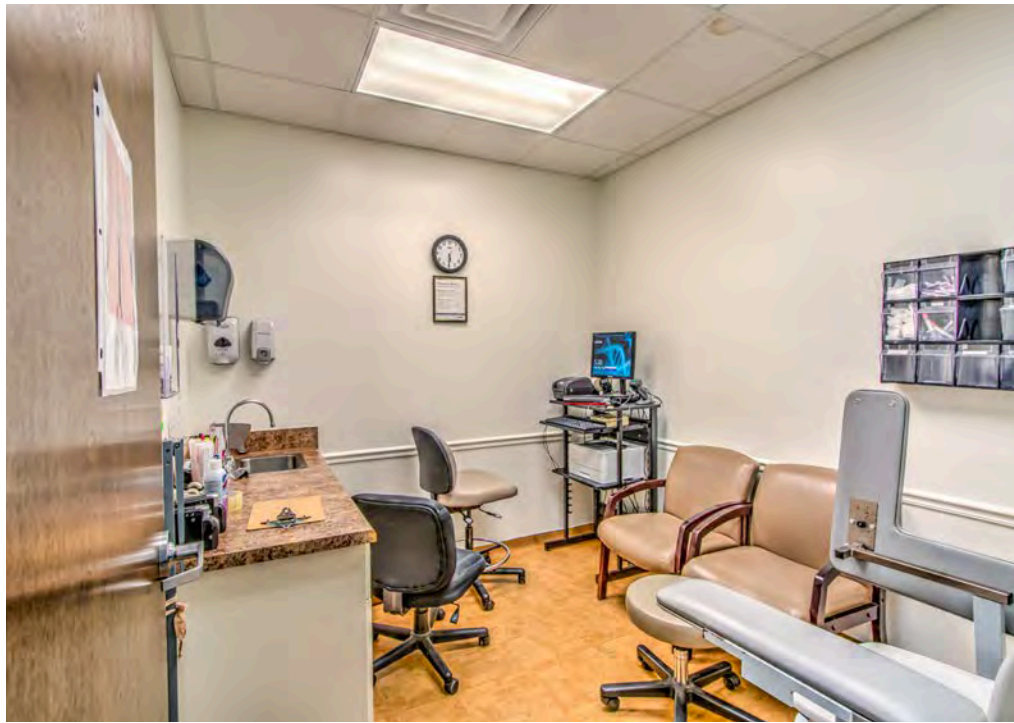
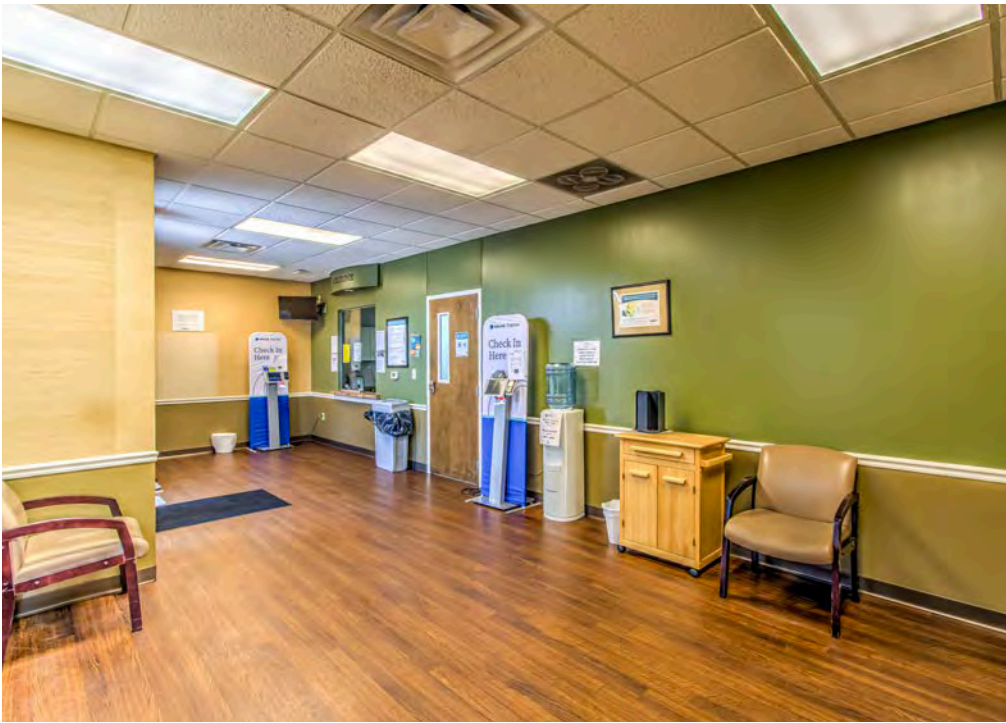


1223 W WHEELER IMAGES



FLOOR PLAN | 1223 BUILDING







1225 W WHEELER IMAGES





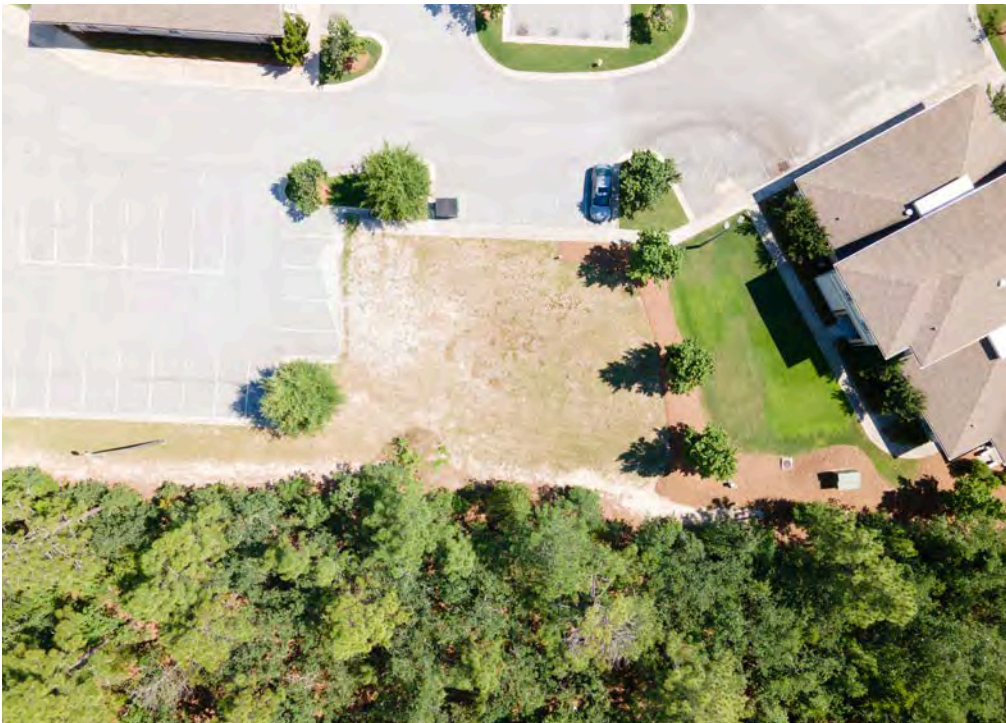


1221 W WHEELER IMAGES



FLOOR PLAN | SITE RENDERING







THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA
CYBER CENTER



JOHN DEERE



VA

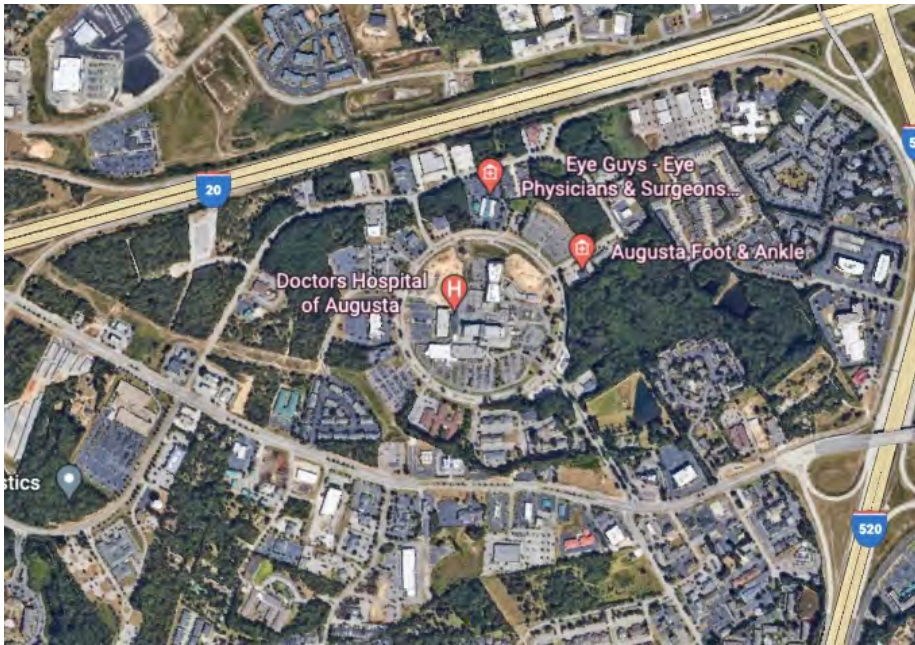


U.S. Department
of Veterans Affairs



WEST AUGUSTA MEDICAL DISTRICT

The West Augusta Medical District represents one of the area's four primary medical districts in the Augusta, GA MSA with representation from the three primary hospital systems in the region: Doctors Hospital, Piedmont Healthcare and Augusta University Health. Additionally, the area features many independent clinics such as Augusta Oncology, Augusta Pediatrics, Augusta Hearing and Balance, Augusta Foot & Ankle, Southeast Retina Center, West Augusta Obstetrics and Gynecology, Urgent MD, Medical Associates Plus, Aiken Augusta Oral and Facial Surgery, Dermatology and Skin Cancer Center, Augusta Endodontic Center, multiple different dentists and more.



**DOCTORS
HOSPITAL**

Live your healthySM

 **Piedmont**
HEALTHCARE

 **Health**
AUGUSTA UNIVERSITY

Proximal Medical Entities:

Doctors Hospital	Dr. Miriam Atkins
Au Health- West Wheeler Internal Med.	Augusta Hearing and Balance
University Extended Care	Aiken Augusta Oral and Facial Surgery
Augusta Pediatrics	Dermatology and Skin Cancer Center
Medical Associates Plus	Center for Primary Care
Eye Physicians and Surgeons of Aug.	Southeast Retina Center
West Augusta Obstetrics and Gyn.	Clinical Care ID Consultants
Urgent MD	Augusta Endodontic Center

RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237

MHI



205,673

Population



3.5%


Unemployment

CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon.

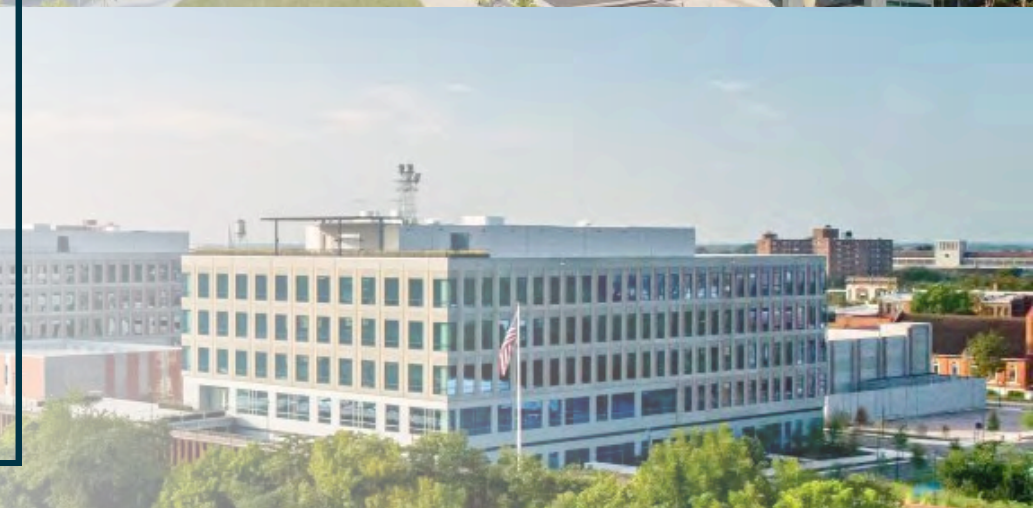
Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



**GEORGIA
CYBER CENTER**



AUGUSTA NATIONAL

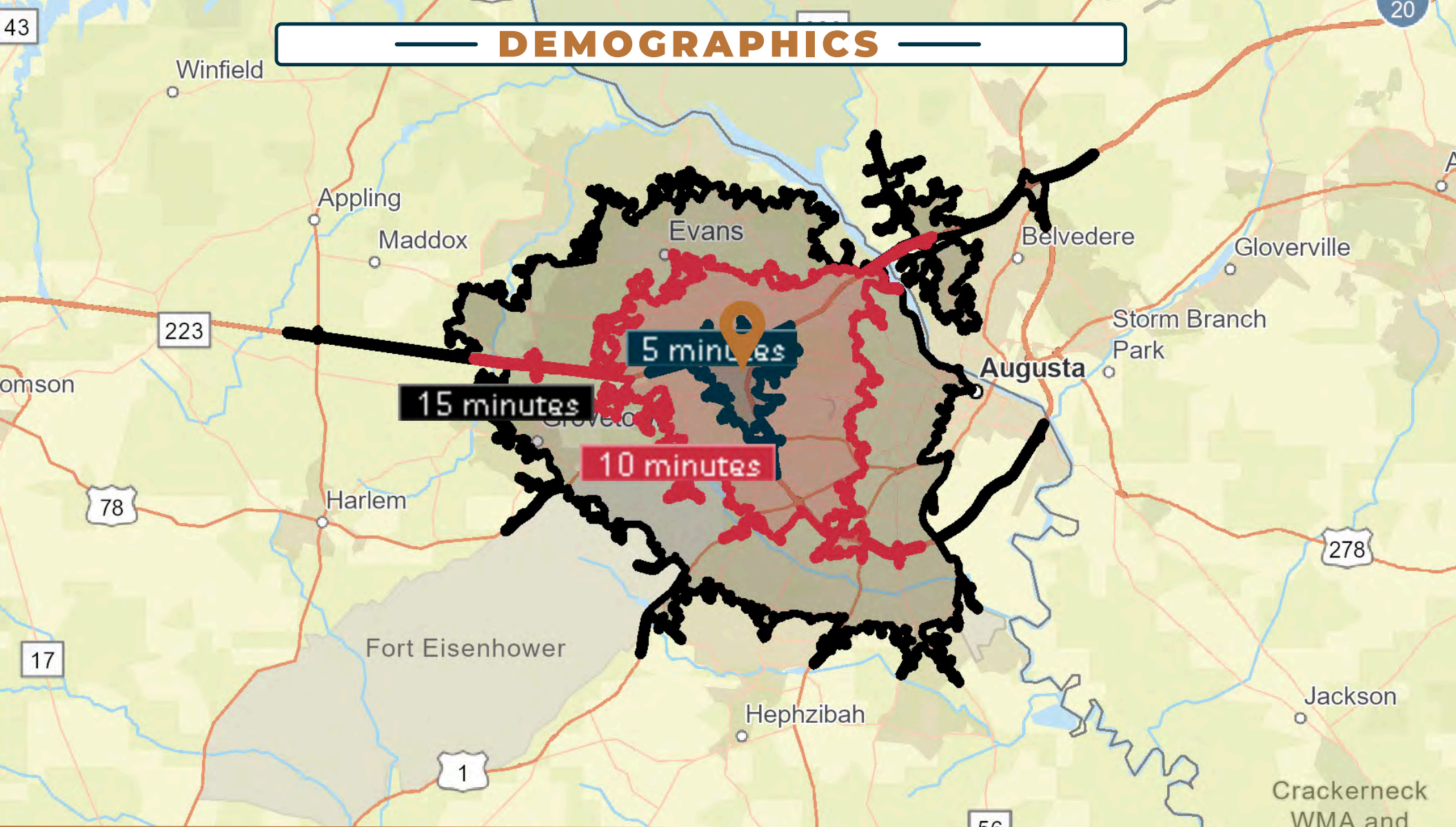
Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie^[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



MASTERS

DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	8,943	101,899	258,018
Median HH Income	\$57,423	\$56,517	\$60,492
Median Age	33.8 Yrs	36.8 Yrs	36.9 Yrs

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

**For inquiries,
contact us.**



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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data