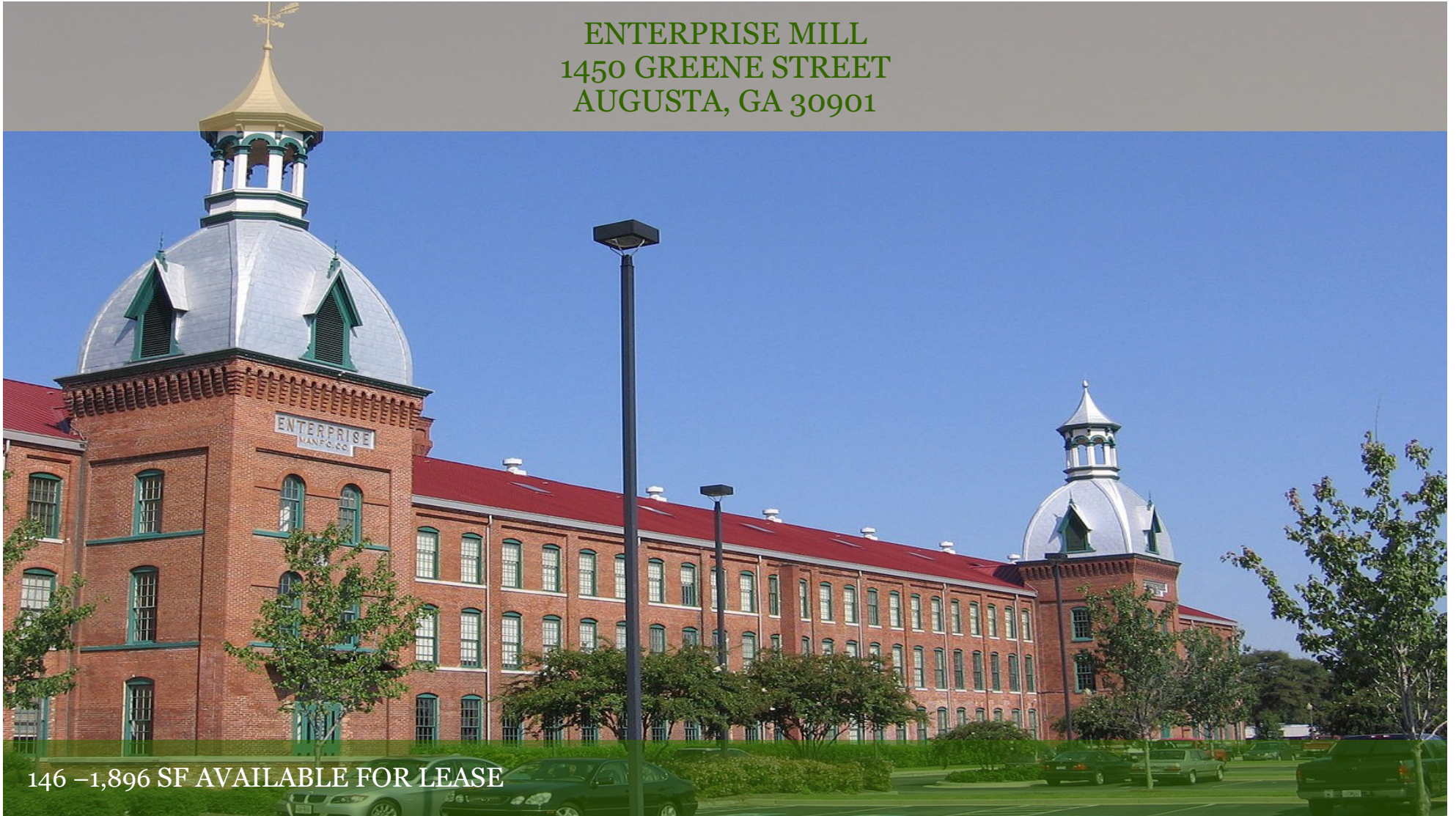


ENTERPRISE MILL
1450 GREENE STREET
AUGUSTA, GA 30901



146 –1,896 SF AVAILABLE FOR LEASE

Presented By:

C. Ralph Kitchens, Jr. CCIM
706-294-5565
rkitchens@nicholsland.net



Nichols Land & Investment Company

4 George C Wilson Ct., Suite B
Augusta, GA 30909
706-364-3901

www.nicholsland.net



1450 GREENE STREET, AUGUSTA, GA 30901



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:

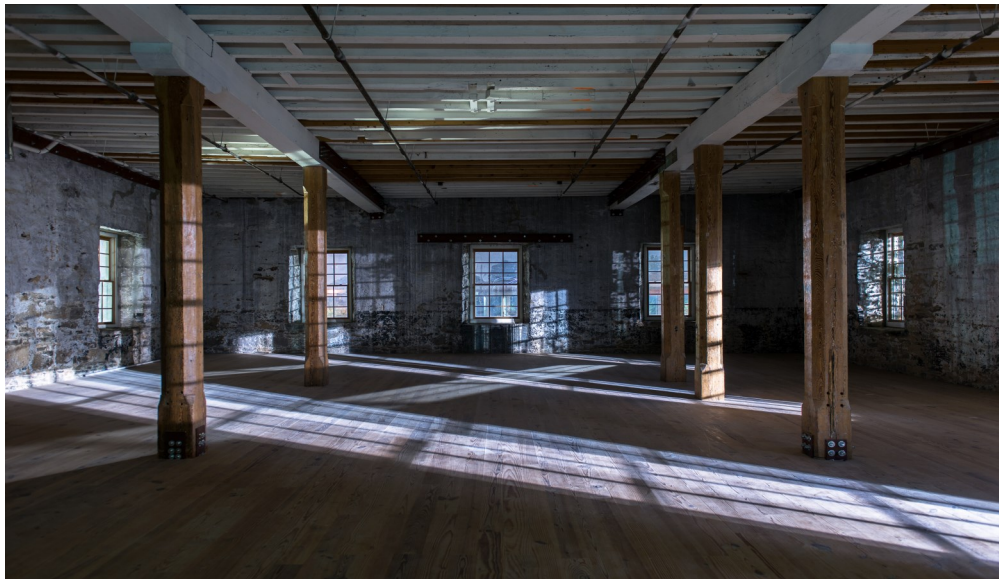
Enterprise Mill is conveniently located between the central business district and Augusta's medical complex, which houses Augusta University, University Hospital, VA Hospital and Children's Hospital of Georgia. The Mill is easily accessible via the Calhoun Expressway, Riverwatch Parkway, Fifteenth Street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

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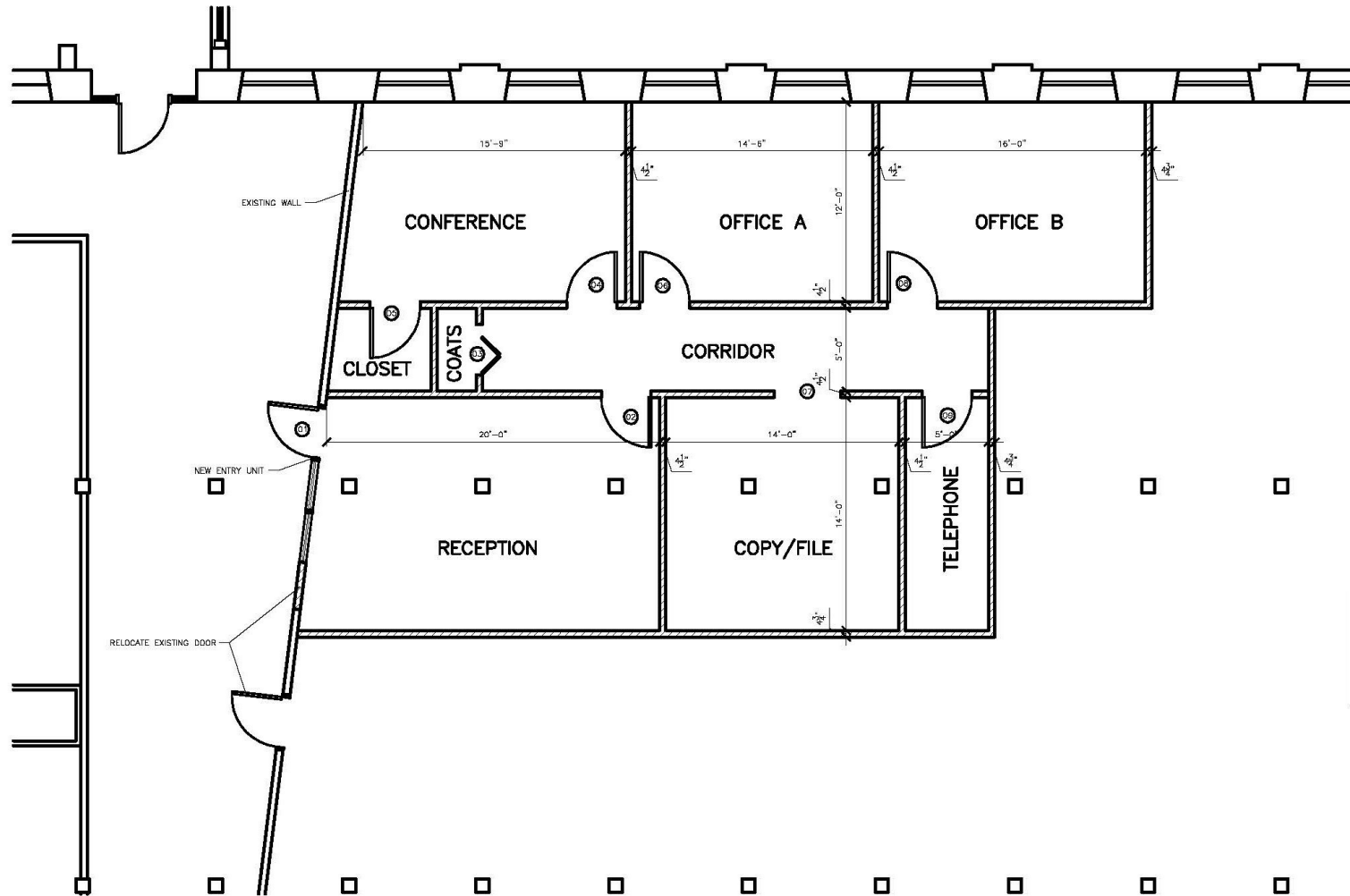


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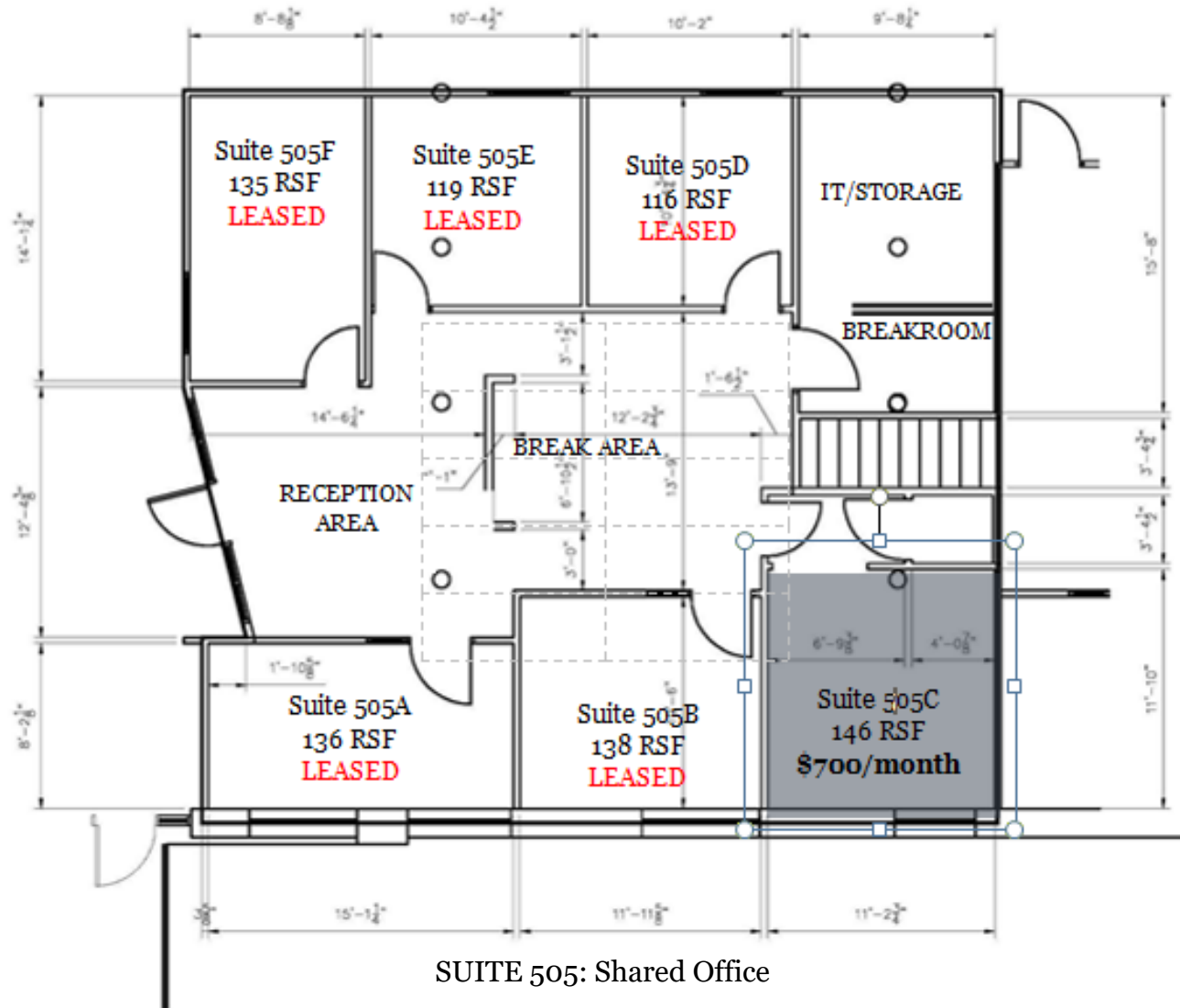
Suite Number	Space Available	Description	Rental Rate
228	1,629 RSF	Second Floor Space containing reception area with beautiful built-in shelves, three offices with exposed brick walls, and a break room/storage room. Lots of natural light.	\$22/sf/yr
505C	146 RSF	Shared Office Space with shared reception/waiting area, break room, and server room. All utilities included and internet included in rent. Suite 505C has courtyard views and is available October 1st	\$700.00/month

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SUITE 228: 1,629 rsf





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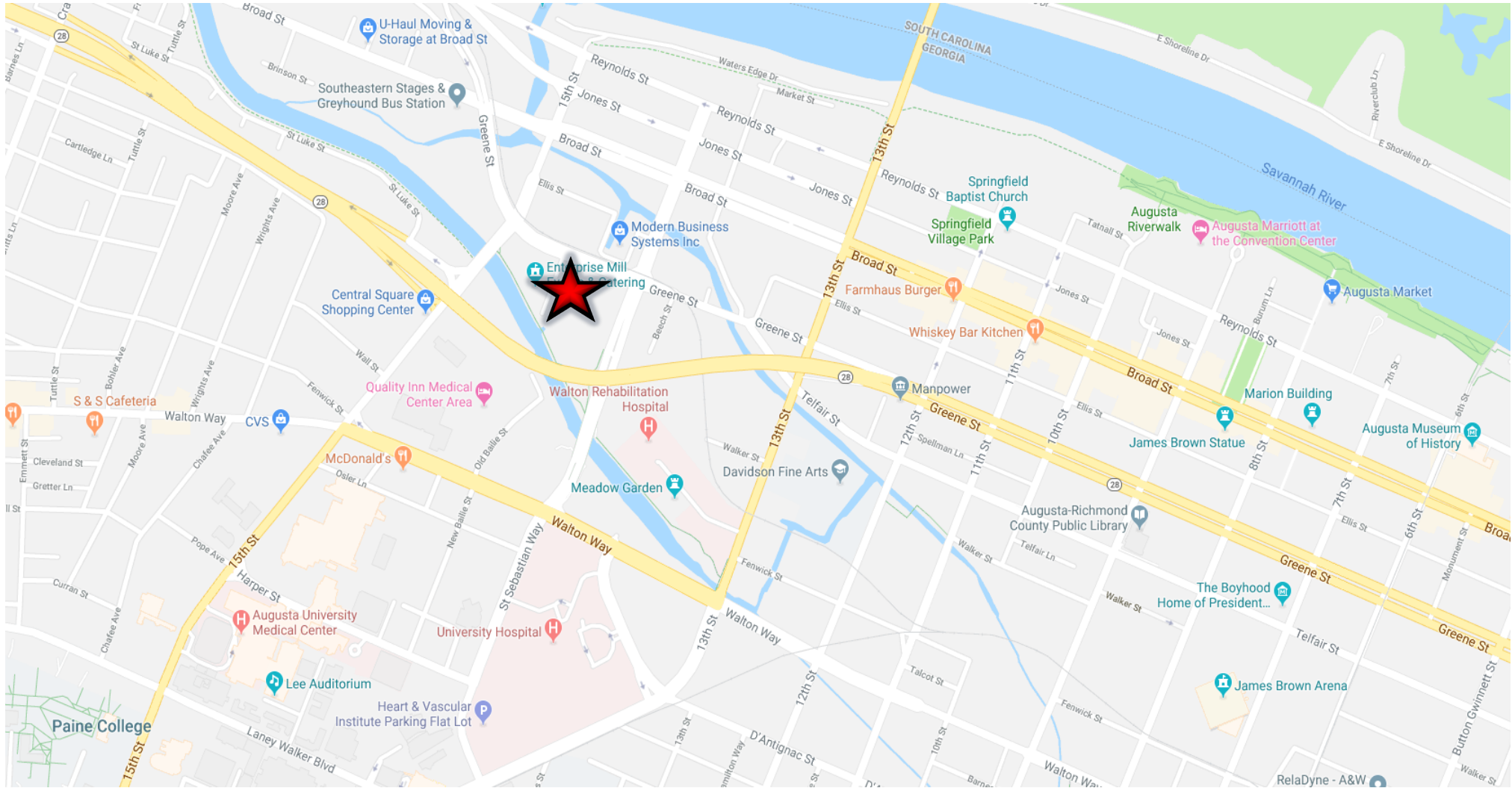
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The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation

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