



FOR LEASE

1330 AUGUSTA WEST
PARKWAY

Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This West Augusta office building provides a unique opportunity for its occupant to have a high-quality space with A+ finishes. Strayer University currently occupies 40% of the building. The remaining suites are a variety of sizes. Currently there is a large 4,231 SF space with large classroom style layout, one single large executive office and a 3,094 SF space that is separated from the others but could be combined. The layout of the building allows for a combination of different layouts. The building has 137 parking spots, one loading dock, multiple points of ingress/egress in and out of the building, and sits on 1.66 acres.

LOCATION DESCRIPTION

Within a 1-mile radius of the site there is over 1 million SF of Class A retail space, a hospital, multiple office parks and a mature suburban area. The site has easy access to both Interstate 20 and Interstate 520. In addition to both I:520 and I:20, the site is located in close proximity to Fort Eisenhower and downtown Augusta. All major thoroughfares in the area culminate in close proximity to this site.

PROPERTY HIGHLIGHTS

- A strategic location for business visibility and accessibility
- Modern architecture and design
- Flexible and customizable floor plans
- Easy access to major highways and transportation
- Professional and inviting lobby and common areas
- High-quality finishes and fixtures throughout the property

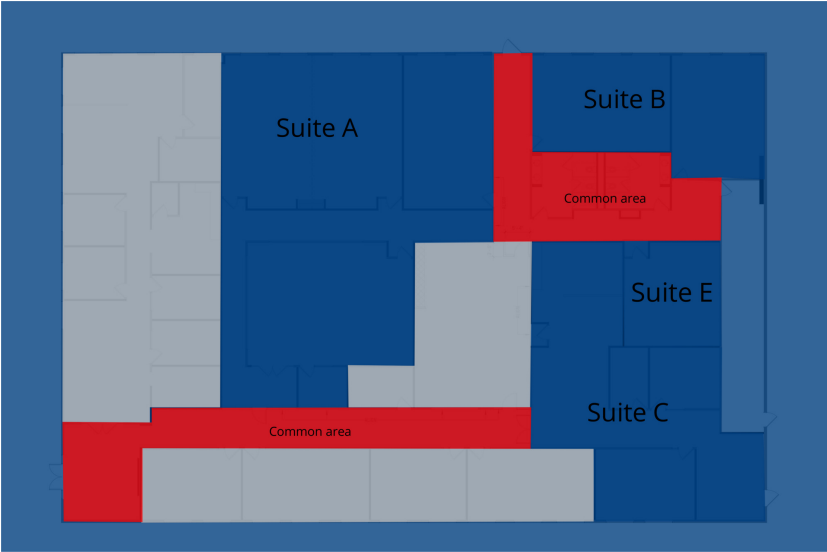
OFFERING SUMMARY

Available SF:	500 - 9,039 SF
Lot Size:	1.66 Acres
Building Size:	15,000 SF

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Plans



LEGEND

Available

Common Area

Unavailable

LEASE INFORMATION

Lease Type:	NNN; MG
Total Space:	500 - 9,039 SF

Lease Term:	Negotiable
Lease Rate:	\$18.00 - \$20.40 SF/yr

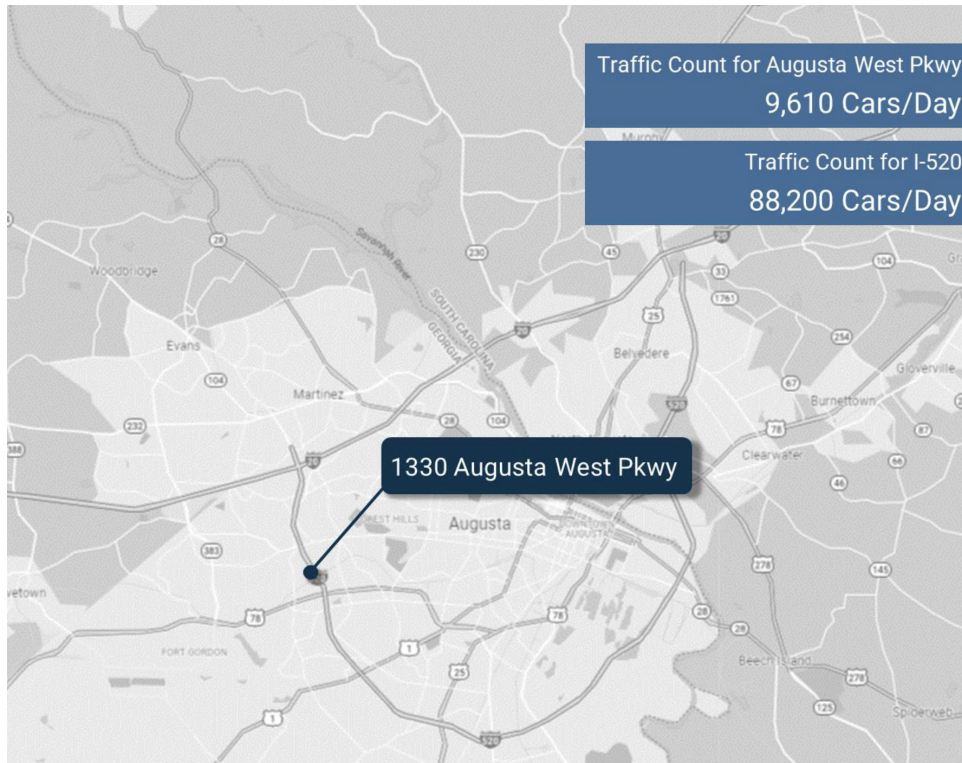
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
Suite A	Available	4,231 - 7,325 SF	NNN	\$18.00 SF/yr
Suite B	Available	1,714 - 9,039 SF	NNN	\$18.00 SF/yr
Suite C	Available	3,094 - 7,325 SF	NNN	\$18.00 SF/yr
Suite E	Available	500 - 7,825 SF	Modified Gross	\$850 per month



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Additional Photos



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Additional Photos

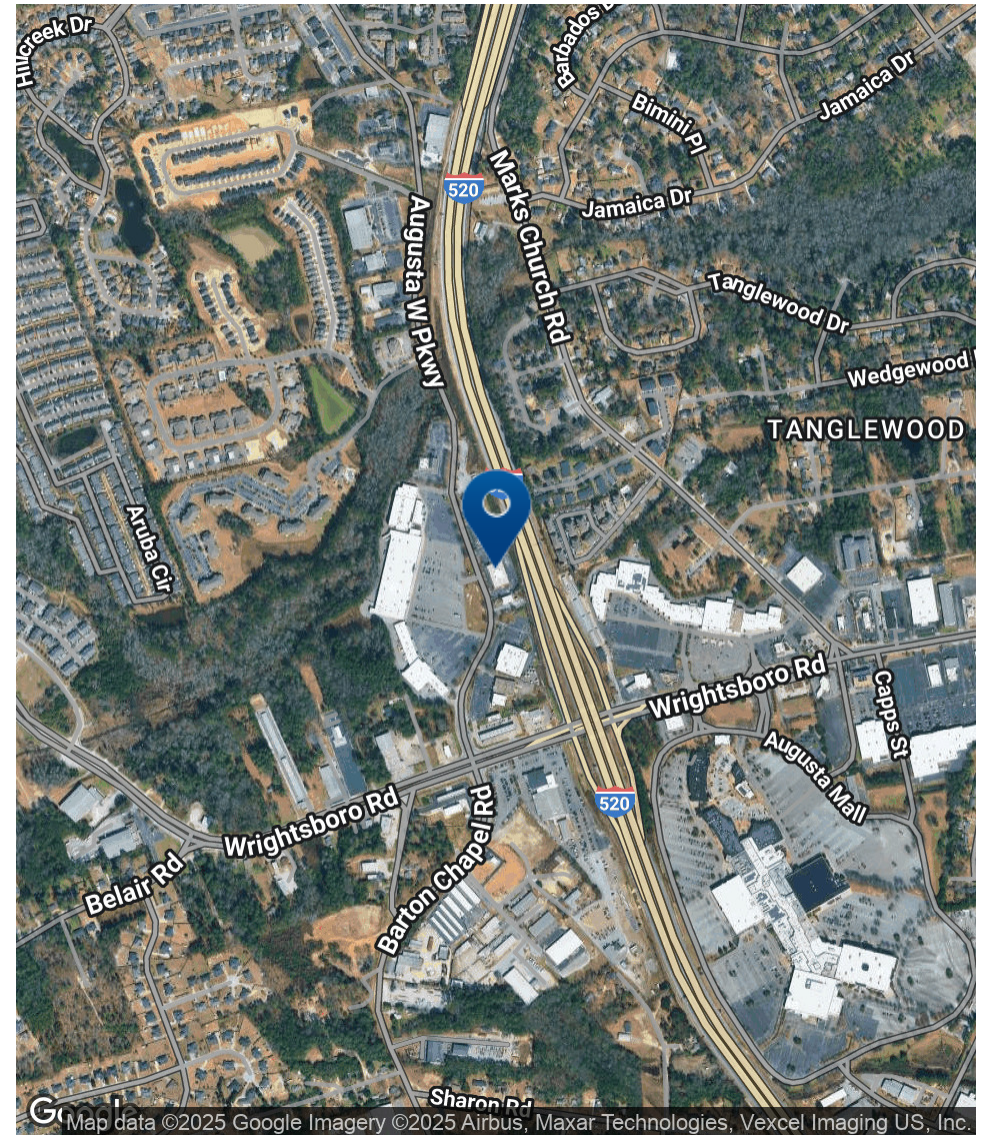
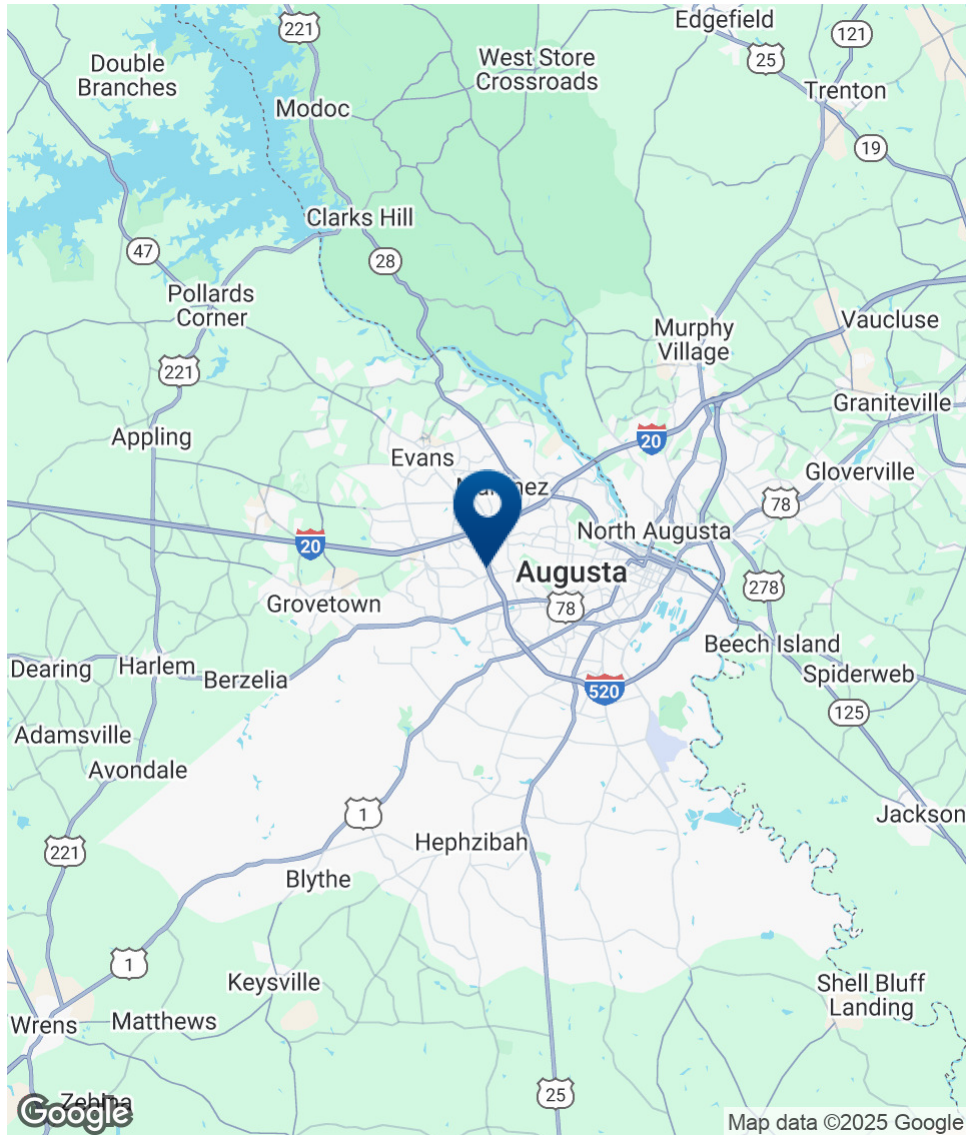


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Location Map



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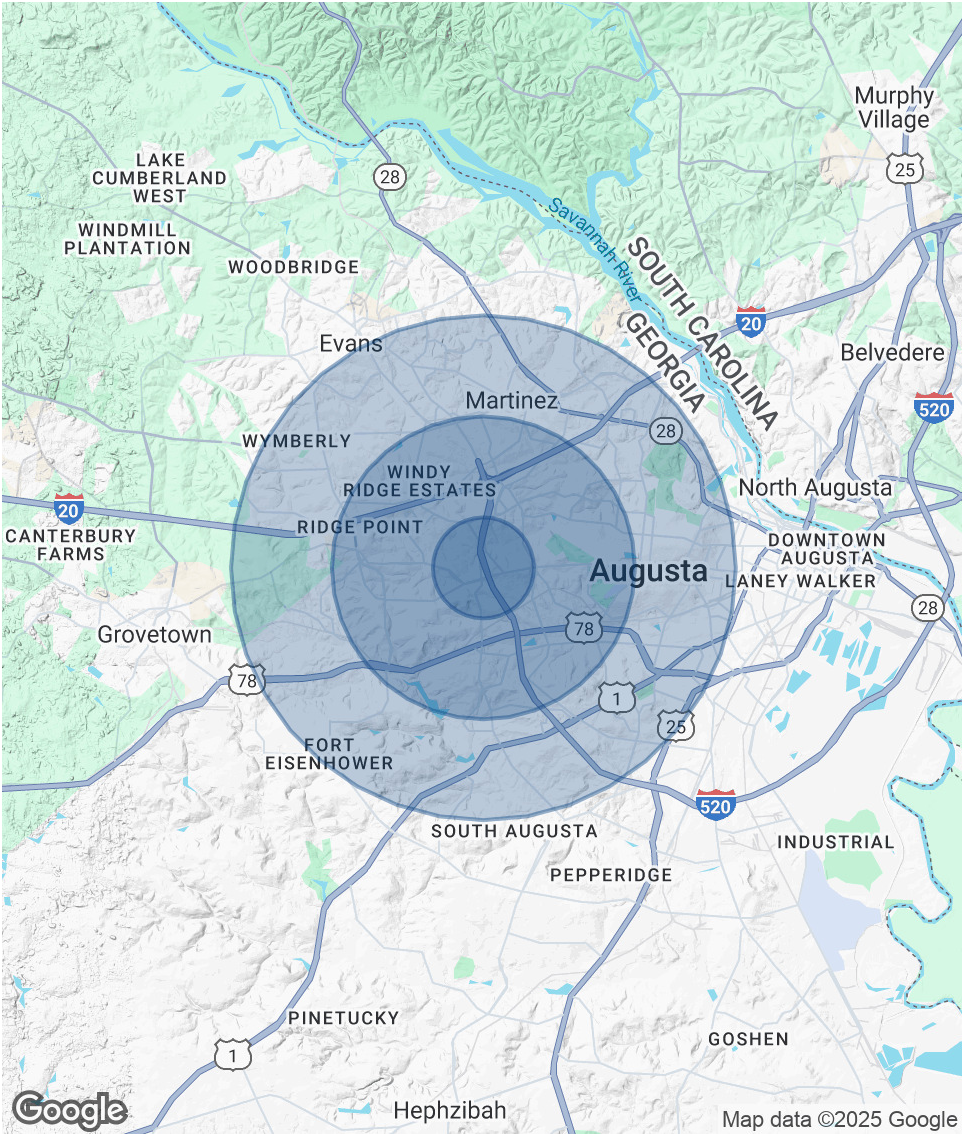
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,412	53,592	151,877
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	23,568	64,087
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,267	\$86,444	\$85,340
Average House Value	\$204,524	\$249,027	\$233,721

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334

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