

Beacon Bluff

200 Georgia Ave, North Augusta, SC 29841



\$24 - \$30/SF/YR

\$2 - \$2.5/SF/MO

Office and retail space available | 1.352 SqFt - 10.000 SqFt

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● Property Photos



EST. PALMETTO PEACH
DEVELOPMENT
MMV.

● Building Details

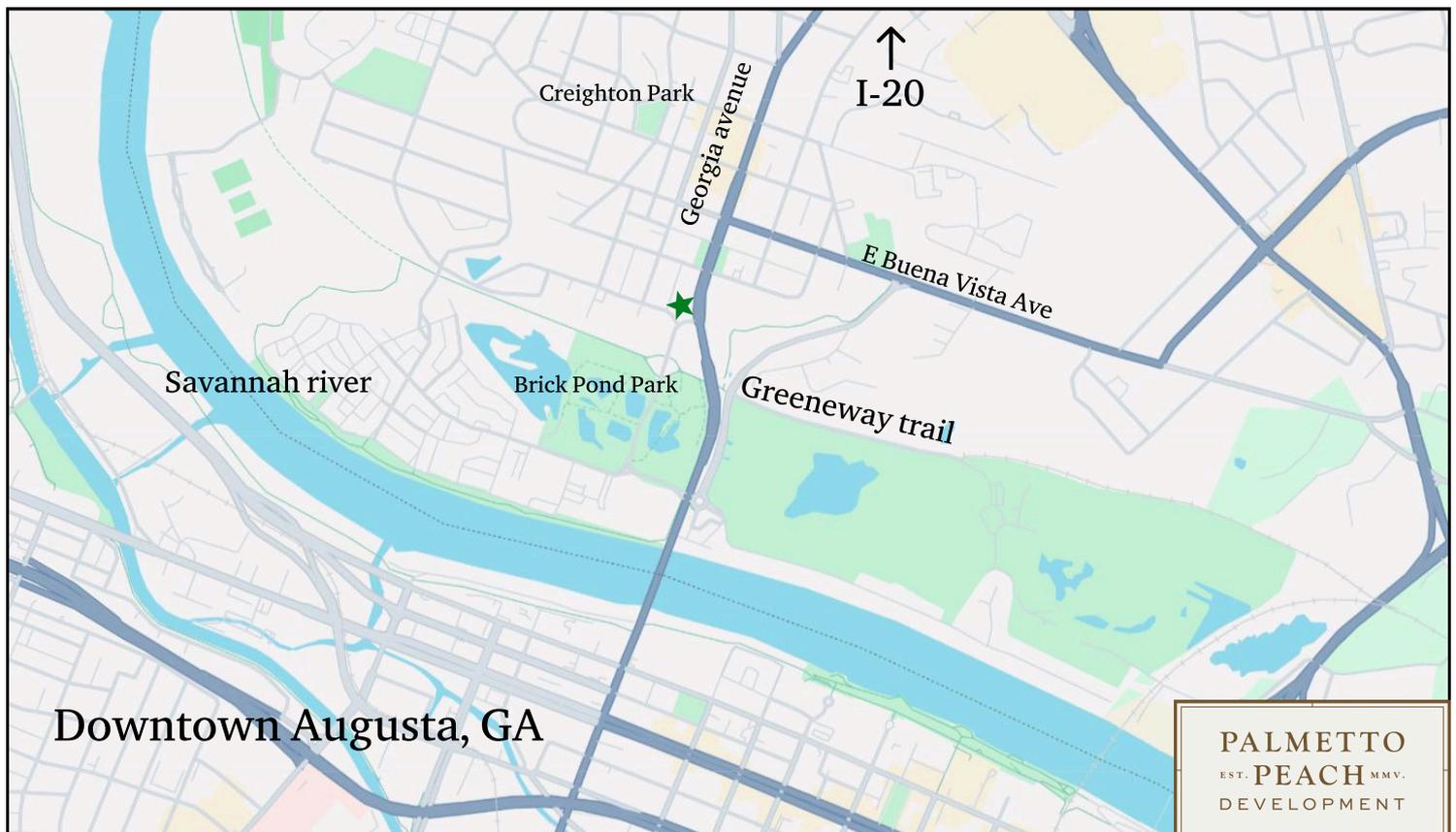
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|---------------------|--------|------------------------|----------------|
| Class | A | Property Type | Office, Retail |
| Max Contiguous SqFt | 10,000 | Minimum Divisible SqFt | 1,352 |
| Vacant SqFt | 14,484 | Total Building Suites | 7 |

Building Description

- Newly delivered, Class A mixed-use commercial building
- Prominent corner location along Georgia Avenue in downtown North Augusta
- Flexible, build-to-suit space for:
 - Retail
 - Medical retail
 - Professional office users
- Located in a walkable, high-activity district
- Current tenants include:
 - An upscale tavern
 - A national financial services firm
 - A nonprofit organization
- Additional restaurants and boutique retail located directly across the street
- Shared courtyard and ample on-site parking
- Strong vehicular and pedestrian traffic throughout the day
- Well suited for businesses seeking visibility in an active and growing corridor

Building Highlights

- Brand-new construction with customizable, build-to-suit suites
- Suitable for a wide range of retail, medical, and professional office users
- Traffic count of 20,000+ vehicles per day
- Strong visibility along Georgia Avenue
- Modern façade and elevator access
- Abundant on-site parking
- Walkable, amenity-rich environment
- Landscaped courtyard suitable for outdoor seating or employee use
- Strategic downtown North Augusta location with:
 - Quick access to I-20
 - Proximity to downtown Augusta
 - Connectivity to the greater CSRA market
- Surrounded by established restaurants, retail, and service businesses

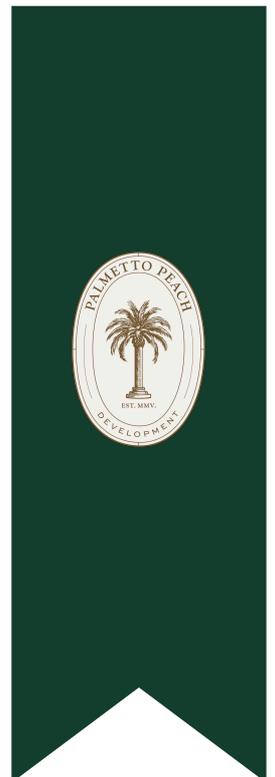


● Suite 103 Details

1,300 SF first-floor retail or office suite with an open layout, high ceilings, and strong natural light. Ideal for boutique retail, service users, or customer-facing businesses. Features excellent visibility along a growing commercial corridor, ample on-site parking, and convenient access to downtown Augusta and I-20.

Virtual tour accessed here: <https://my.matterport.com/show/?m=ZN8ckde1zzu>

| | | | |
|------------------------|----------------|-----------------------|----------------------------------|
| RSF | 1,300 SF | Space Subtype | Retail Space, Medical Office |
| Rate (Per SF) | \$30 / SF / YR | Parking | Access to parking deck available |
| Lease term | Negotiable | Lease Type | NNN |
| Total Rate (Per SF/YR) | \$35 | Total CAM (Per SF/YR) | \$5 |
| | | Total Monthly Rent | \$3,791.58 |

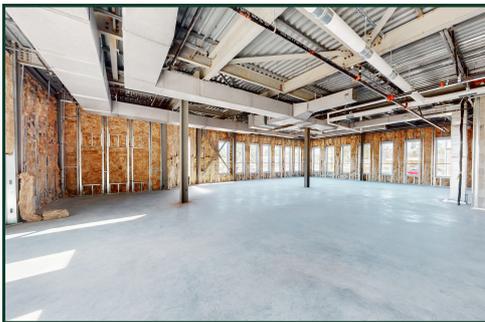
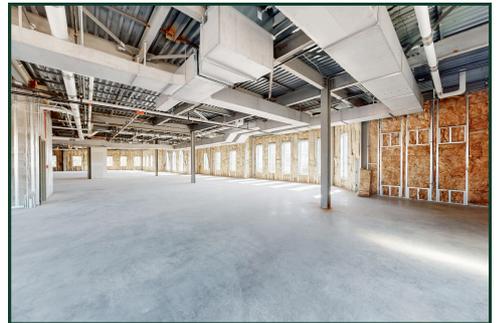
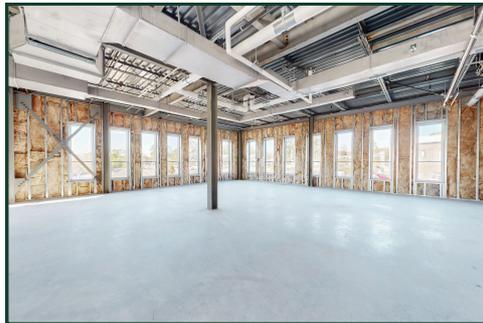
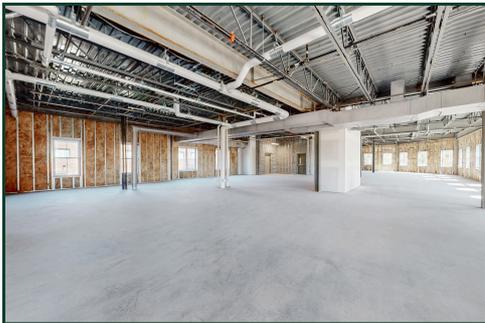
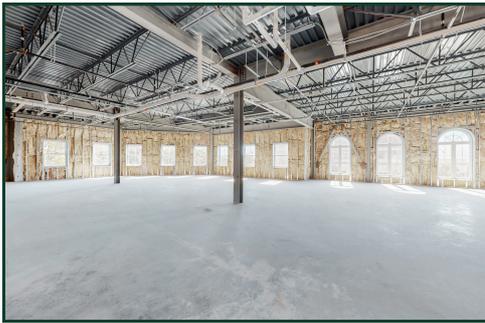


● Suite 201 Details

10,000 SF second-floor suite ideal for a full Class-A corporate buildout. Large open floor plan, high ceilings, and extensive window lines create a flexible modern workspace. Perfect for headquarters, administrative or back-office operations, or professional teams needing customizable space with elevator access and ample parking in a growing North Augusta corridor.

Virtual tour can be accessed here: <https://my.matterport.com/show/?m=jebwLQpoaeP>

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|------------------------|----------------|-----------------------|-----------------------------------|
| RSF | 10,000 SF | Space Subtype | Corporate Space, Executive Office |
| Rate (Per SF) | \$24 / SF / YR | Parking | Access to parking deck available |
| Lease term | Negotiable | Lease Type | NNN |
| Total Rate (Per SF/YR) | \$29 | Total CAM (Per SF/YR) | \$5 |
| | | Total Monthly Rent | \$24,166 |



● Suite 303 Details

1,352 SF third-floor office suite in a modern mixed-use building along Georgia Avenue. Features an open, flexible layout ideal for small professional teams or solo practitioners. Elevator access, abundant natural light, and on-site parking make this an efficient and convenient office option in downtown North Augusta.

Virtual tour can be accessed here: <https://my.matterport.com/show/?m=6nzAeoq7beT>

| | | | |
|------------------------|----------------|-----------------------|------------------------------------|
| RSF | 1,352 SF | Space Subtype | Traditional Office, Medical Office |
| Rate (Per SF) | \$24 / SF / YR | Parking | Access to parking deck available |
| Lease term | Negotiable | Lease Type | NNN |
| Total Rate (Per SF/YR) | \$29 | Total CAM (Per SF/YR) | \$5 |
| | | Total Monthly Rent | \$3,267.24 |

