



FOR LEASE

COMMONS BLVD  
OFFICE BUILDING

2611 Commons Blvd, Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

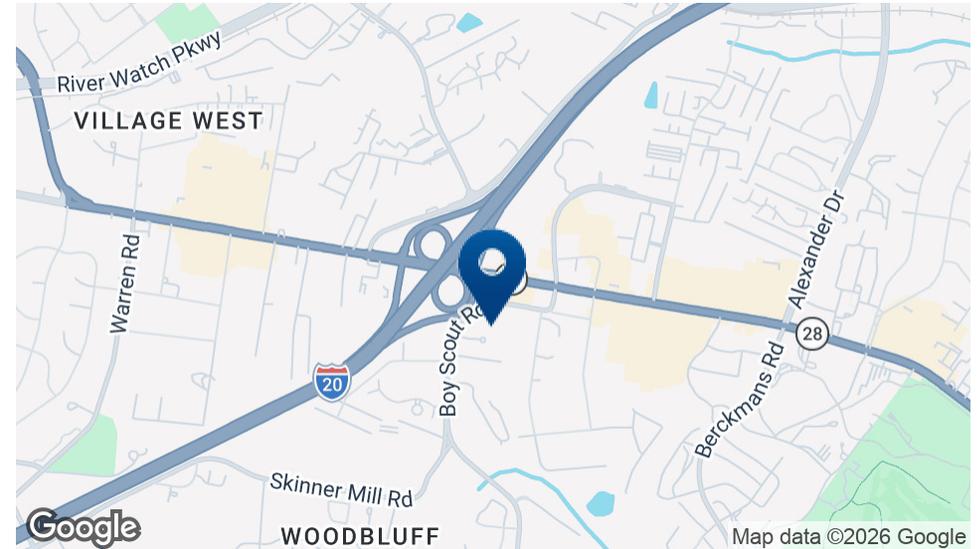
**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Modern office building less than 10 years old. Building has two suites both ADA compliant. Suite A has 7 offices, 2 bathrooms, kitchen, copier room, and a large reception area. Suite B has 4 offices, 2 large bathrooms, small kitchenette and a decent sized reception area. Both suites are in A+ condition. Currently the spaces are connected through an internal door which can be reversed. Building is located in the back of Williamsburg Commons office park which has ample parking that is shared by all buildings. Handicap parking spaces and a wheelchair ramp are available at the front of the building.

## LOCATION DESCRIPTION

Centrally located in Augusta, this location offers easy access to all parts of town via Washington Road and Interstate 20. The surrounding area has multiple dining options and shopping centers.

## OFFERING SUMMARY

Lease Rate:	\$19.00 - 21.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,080 - 3,460 SF
Lot Size:	0.2 Acres
Building Size:	3,460 SF



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,080 - 3,460 SF	Lease Rate:	\$19.00 - \$21.00 SF/yr

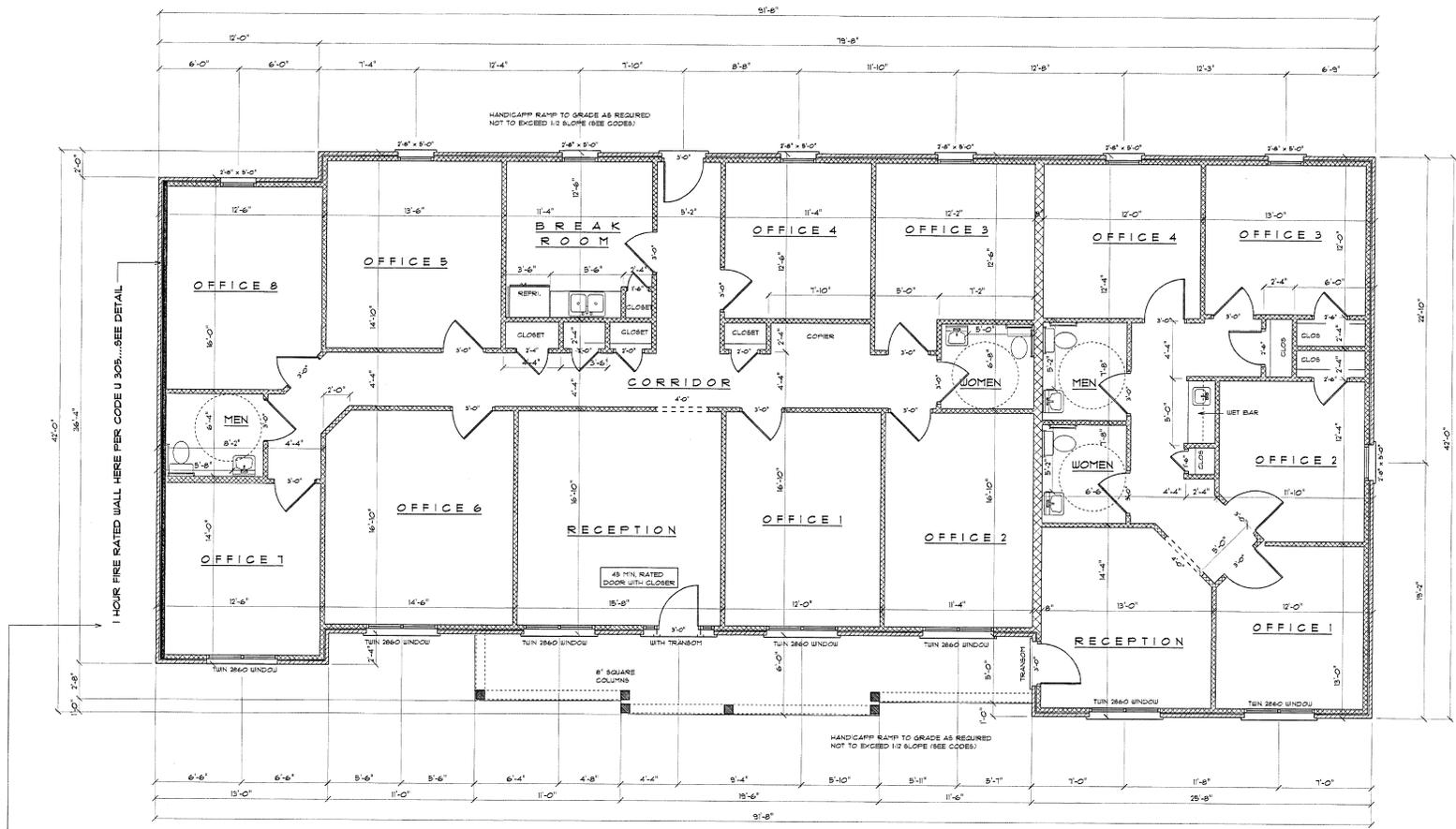
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2611 - A	Available	2,380 - 3,460 SF	NNN	\$19.00 SF/yr	Space has 7 large offices, reception area, kitchen, and 2 ADA bathrooms. Space is laid out with bathrooms at the end of either hall with offices along each hall corridor.
2611 - B	Available	1,080 - 3,460 SF	NNN	\$21.00 SF/yr	ADA Compliant unit with wheelchair ramp. Space has 4 offices, kitchenette, reception area and 2 large ADA bathrooms.



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CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL DESIGN AND INTEGRITY OF THIS BUILDING. ALL BUILDING MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH ALL STATE AND LOCAL CODES. ALL DIMENSIONS SHALL BE FIELD-VERIFIED BEFORE CONSTRUCTION. BUILDERS PLAN SERVICE WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED TO US PRIOR TO BEGINNING CONSTRUCTION.



FLOOR PLAN 1/4"

( LEFT UNIT 2382 6.F. ) ( RIGHT UNIT 1078 6.F. ) ( 9'-0" CEILING BASE ) ( T-10" WINDOW HEADERS )

FIREWALL DETAIL FOR 1 HOUR WALL U 305

1 hr		UL U305 5/8" (15.9 mm) Fire-Shield Gypsum Board, 5/8" (15.9 mm) Fire-Shield Kai-Kore-plaster base or 5/8" (15.9 mm) Fire-Shield 1/2" Board nailed both sides 2 x 4 (38 mm x 89 mm) wood studs, 1 1/2" o.c. (406 mm)	35	NGC 2103
	GA WP 3405			



**BUILDERS PLAN SERVICE INC.**

114 SWAN STREET  
MARIETTA, GEORGIA  
PHONE 770.860.5008  
CELL. 770.862.0303

HOTEL DESIGNERS AND PLAN DESIGN CONSULTANTS\*

JOHN HELMICK JR.  
WWW.FACEBOOK.COM/BUILDERSPLANSERVICE

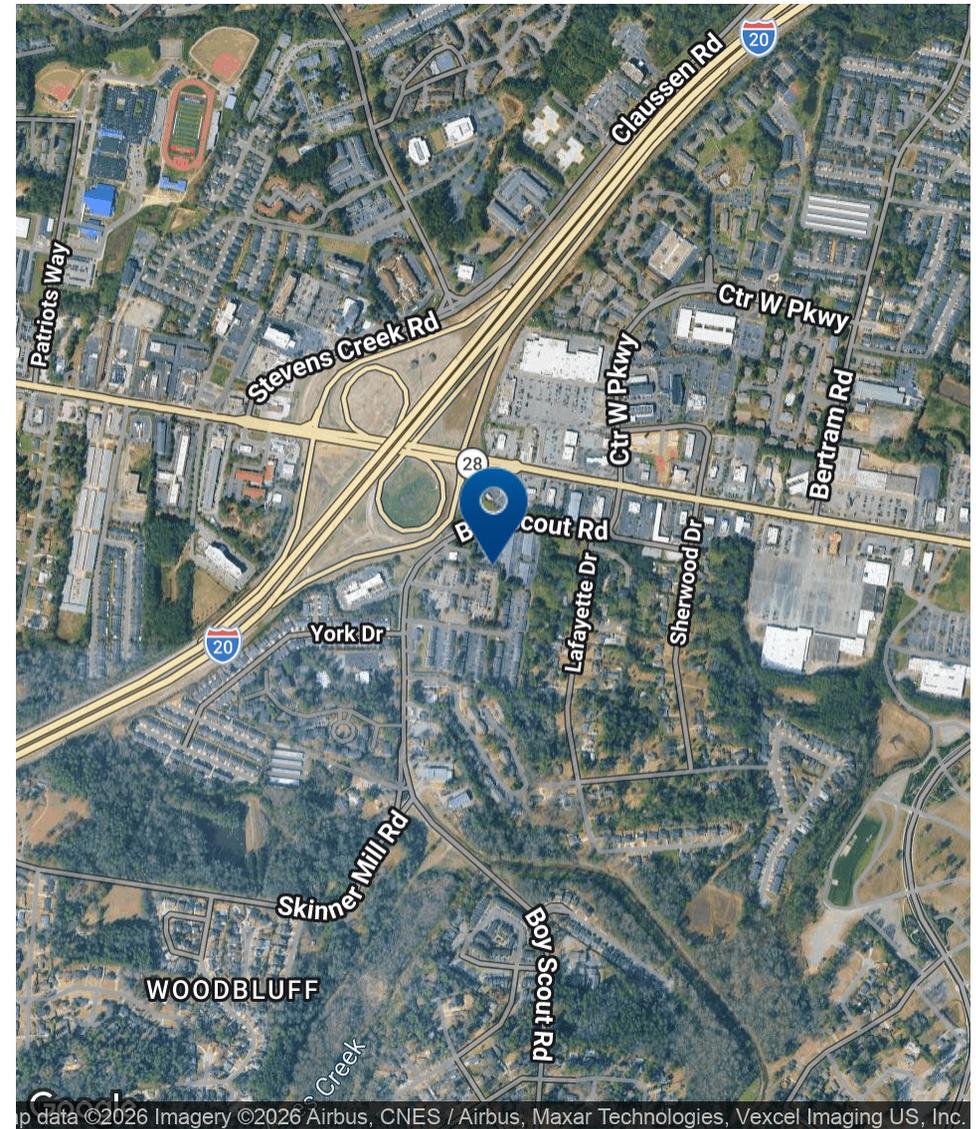
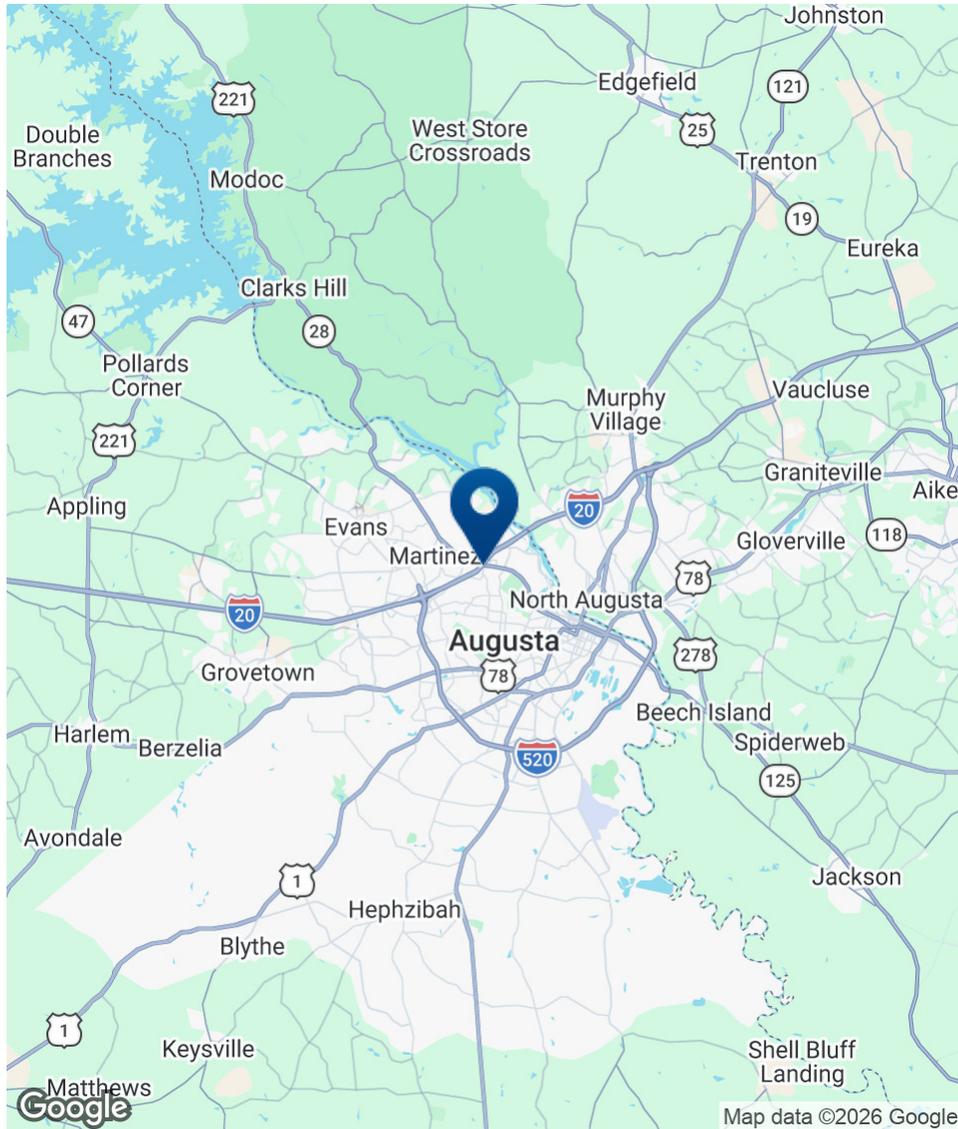
CUSTOMER	DAVE TROTTER	
	DATE	APR 10 2011
REVISIONS	NO.	DATE
	1	11/11

APPROXIMATE SQUARE FOOTAGE	
LIVING	3460
RECREATION	
GARAGE	
PORCHES	238
TOTAL	3698

SHEET NUMBER	
3	OF 5

3618

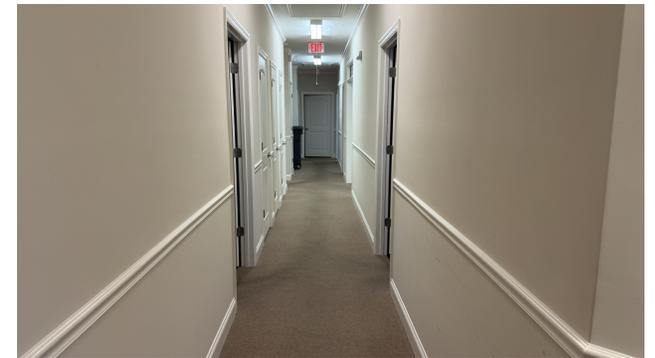
# Location Map



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# Additional Photos



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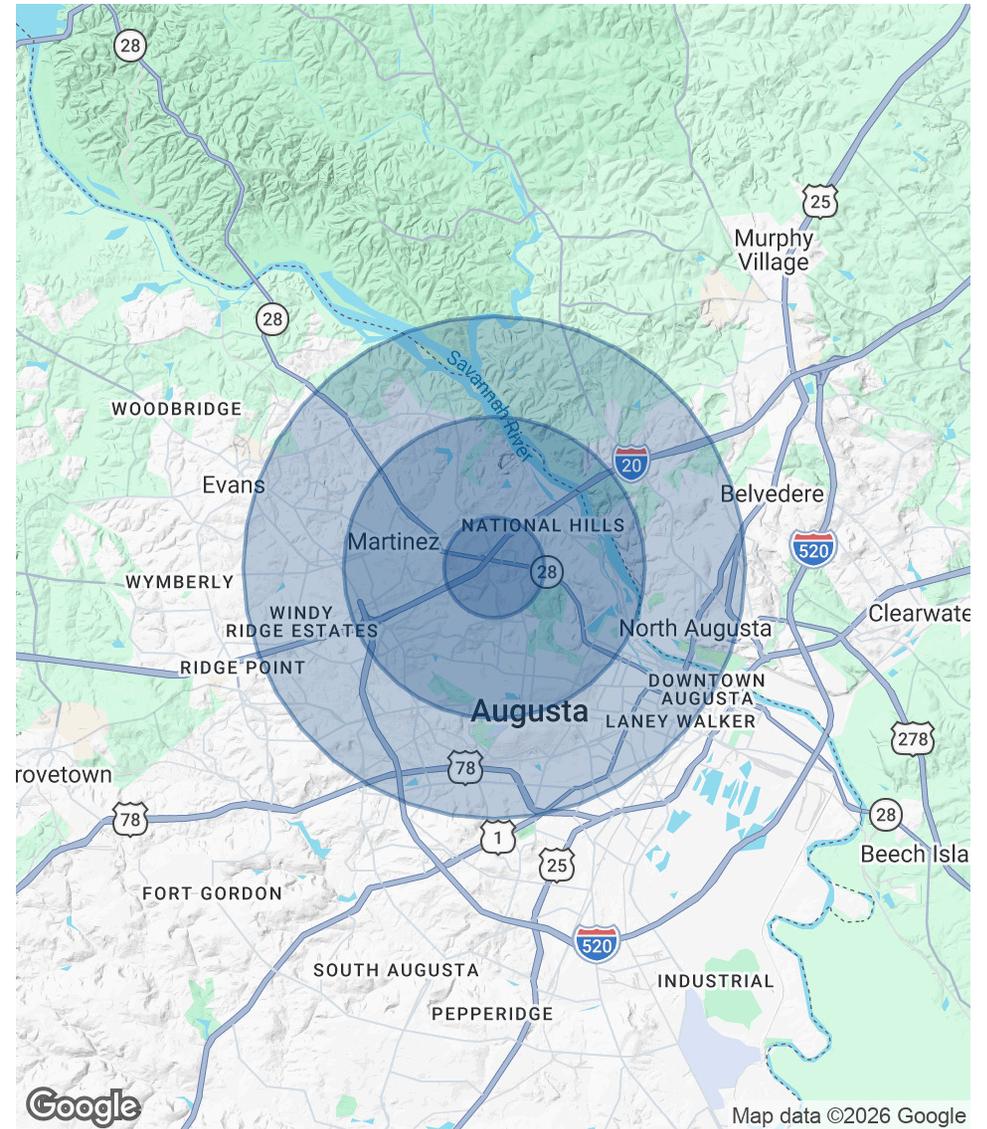
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	10,440	51,923	131,203
Average Age	37	41	41
Average Age (Male)	36	39	39
Average Age (Female)	39	42	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,541	23,912	57,784
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$79,740	\$112,979	\$100,445
Average House Value	\$233,819	\$324,807	\$283,346

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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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  
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