



PRIME MEDICAL OFFICE BUILDING DIRECTLY ACROSS FROM HOSPITALS

- 4,308 SF Building on a 0.49 Ac Lot
- Medical Office with Rear Parking – Ideal Location
- Potential for Redevelopment
- Premium Location in Downtown Augusta, GA

OFFERING MEMORANDUM

909 Fifteenth Street
Augusta, GA, 30901



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909 FIFTEENTH STREET

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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



STRATEGICALLY POSITIONED MEDICAL OFFICE BUILDING

ADDRESS

909 15th Street
Augusta, GA, 30901

SIZE

Building: 4,308 SF
Lot Size: 0.49 Acres

TAX ID

046-1-012-00-0

LAYOUT


3 Exam Rooms
Laser Room, 3 Offices


PREVIOUS USE

Designed and Used
for Ophthalmology

LOCATION

Downtown Augusta
Medical District

 **\$1,500,000**
Sale Price

 **\$28/SF NNN**
Lease Rate

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present the property at 909 Fifteenth Street, Augusta, GA for sale or lease.

This property can be utilized as a medical office building or redeveloped. Situated directly across the street from the VA Hospital, Wellstar Hospital, and Augusta University's Medical Campus, it offers unparalleled accessibility and visibility. The property is surrounded by land owned by the Board of Regents, which has been actively acquiring land downtown for parking and expansion. This makes 909 Fifteenth Street a strategic acquisition opportunity for the Board of Regents or one of the hospitals. Additionally, the property is an extremely attractive location for a medical practice, literally within walking distance of all the hospitals.



PROPERTY DESCRIPTION / LOCATION DESCRIPTION

PROPERTY DESCRIPTION

This exceptional medical office, formerly the practice of Dr. Bruckner, an ophthalmologist specializing in cataract and laser surgery, is now available.

The building is specifically designed for ophthalmology with three exam rooms, a laser room, a break room, two administrative offices, and a large lobby connected to a sales floor for glasses and frames. The property includes a 0.27-acre parking lot located at the rear of the building.



LOCATION DESCRIPTION

Situated in a prime medical corridor, 909 Fifteenth Street offers unparalleled accessibility and visibility. The property is directly across from the VA Medical Center, ensuring a constant flow of potential patients. Its proximity to Wellstar/MCG's Downtown Hospital and Augusta University's Medical Campus further enhances its appeal to medical practitioners and specialists looking for a strategic location in Augusta's thriving medical community.

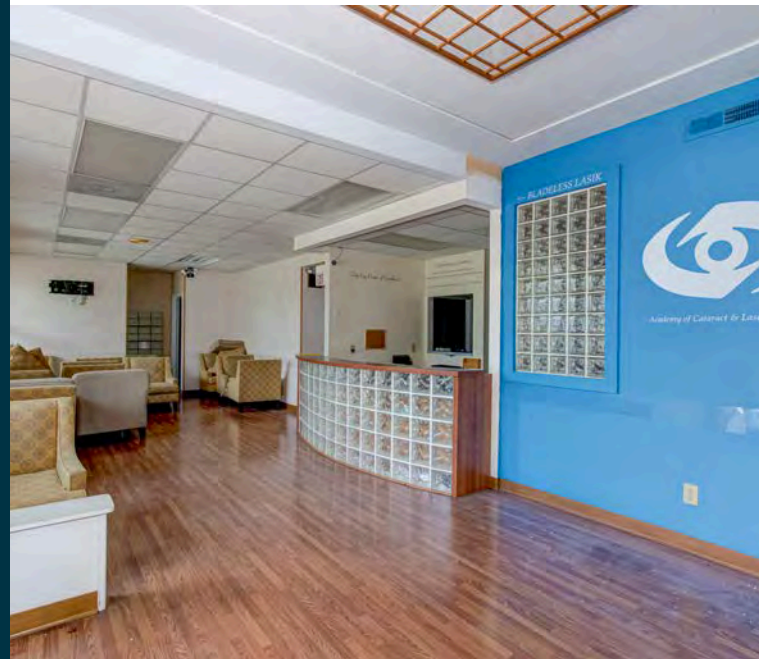
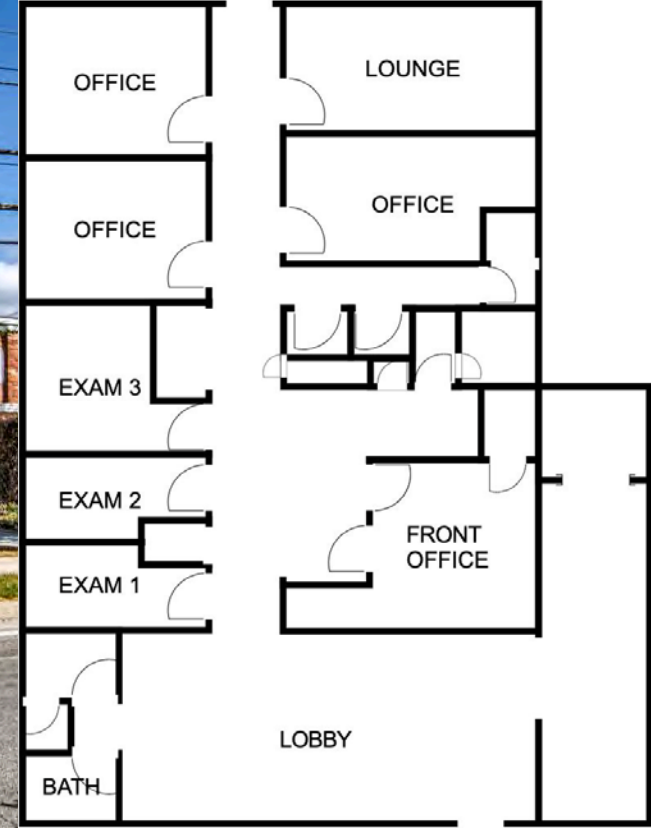
Downtown Augusta's Medical District is a hub of healthcare activity, featuring numerous hospitals, specialty clinics, and research facilities. This district is known for its advanced medical services and is a critical area for healthcare delivery in the region. The proximity of 909 Fifteenth Street to these facilities means that any medical practice established here would benefit from immediate access to a large patient base and professional network.

For redevelopment, the property's location within the expanding Medical District makes it a prime candidate for projects aimed at supporting the growing needs of the healthcare sector. The Board of Regents has been actively acquiring adjacent properties for parking and expansion, indicating a trend of development that positions this property as a valuable asset for future growth. The area's continuous development underscores the strategic importance of this property for both medical and institutional use.

FOR LEASE

4,308 SF OF SPACE
\$28/SF NNN RATE

- **Available SF:** ±4,308 SF
- **Exam Rooms:** Three rooms with sinks installed but potential to convert offices into more rooms.
- **Offices:** Three doctor offices and a spacious front office
- **Bathrooms:** Two Bathrooms
- **Storage:** Large Upstairs attic space perfect for storage
- **Additional Rooms:** The right side of the building has a long hallway for eye tests.
- **Building:** Stucco Exterior
- **Parking:** Plenty of Parking Spaces Available
- **Property Condition:** Good





LOCATION OVERVIEW



● Subject Property

● Board of Regents Owned Property

● VA Hospital



 AUGUSTA UNIVERSITY
MEDICAL COLLEGE
OF GEORGIA

 **Piedmont**
HEALTHCARE

 AUGUSTA UNIVERSITY
COLLEGE OF ALLIED
HEALTH SCIENCES

 **GEORGIA
CANCER CENTER**
AUGUSTA UNIVERSITY

 **Children's**
HOSPITAL OF GEORGIA
AUGUSTA UNIVERSITY

VA  U.S. Department
of Veterans Affairs

 **Wellstar**
HEALTH SYSTEM




**GEORGIA
CANCER CENTER**
AUGUSTA UNIVERSITY


**AUGUSTA
UNIVERSITY**



**PAINÉ
COLLEGE**

**Georgia War Veterans
Nursing Home**

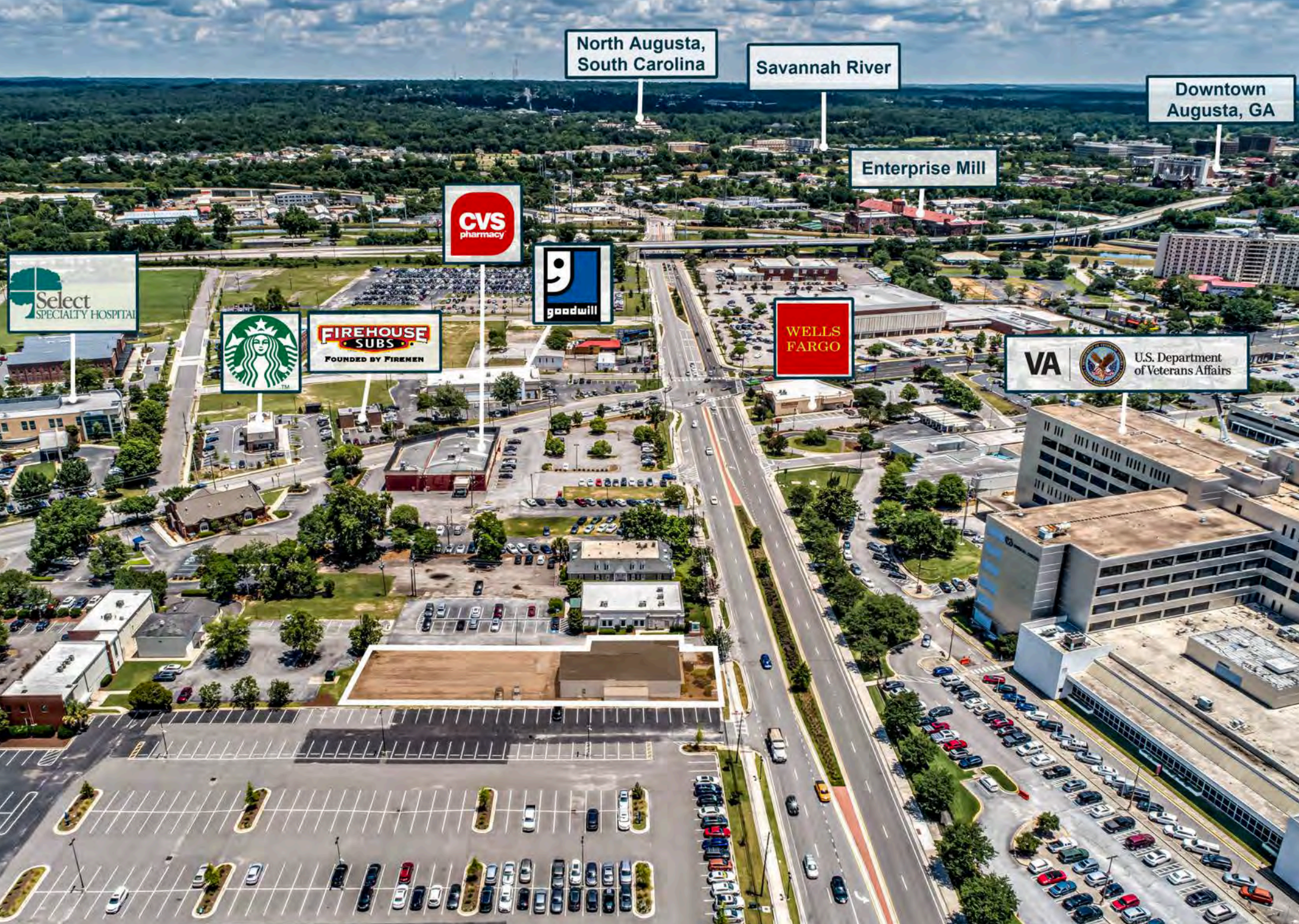

**AUGUSTA UNIVERSITY
MEDICAL COLLEGE
OF GEORGIA**


**Wellstar
HEALTH SYSTEM**

**Board of
Regents
Parking**

VA  **U.S. Department
of Veterans Affairs**

**Board of
Regents
Parking**



North Augusta,
South Carolina

Savannah River

Downtown
Augusta, GA

Enterprise Mill





The "HILL"

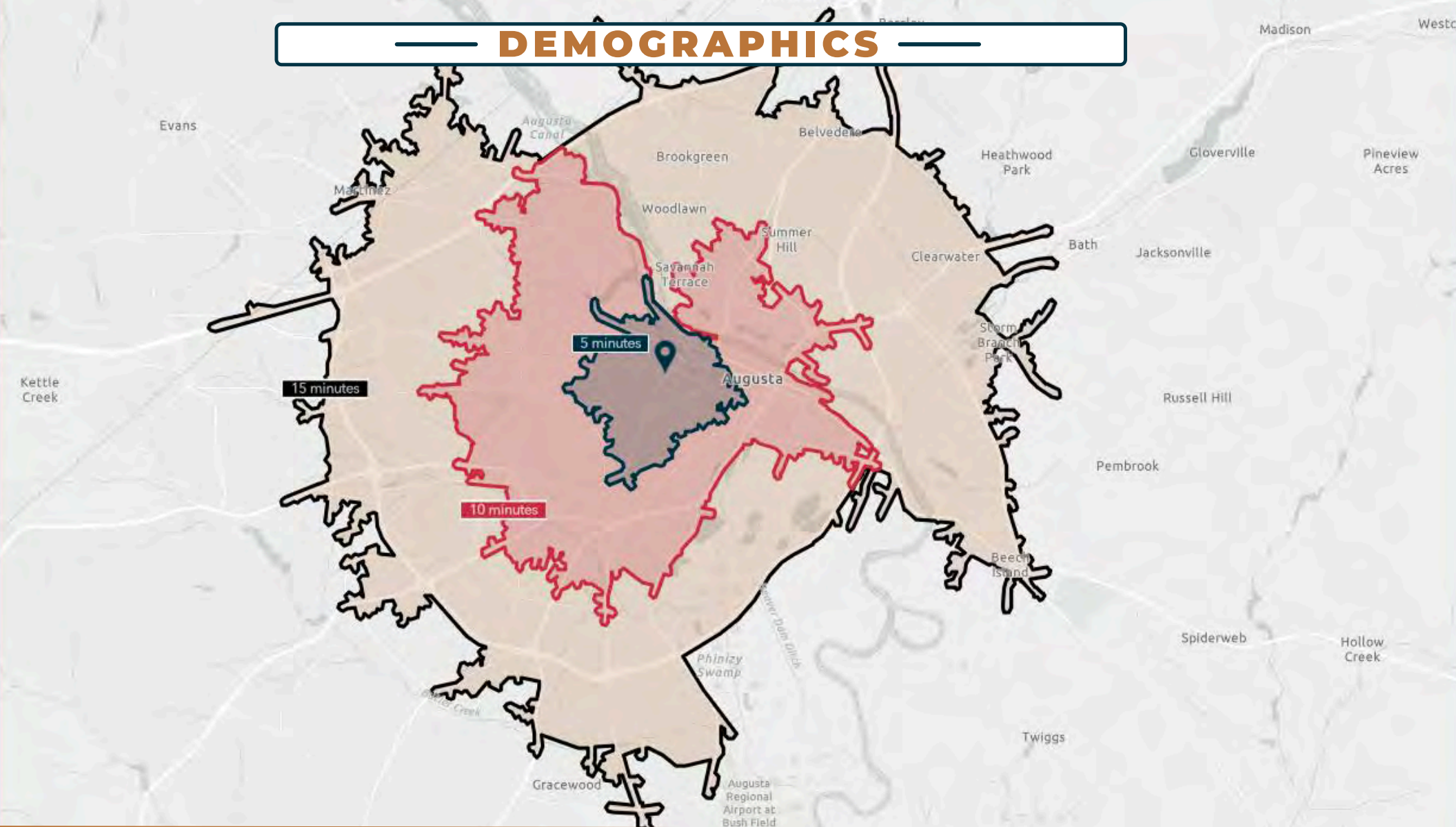
Richmond Academy
Highschool



Board of Regents
Parking



DEMOGRAPHICS



Drive Time Radis

	5 Min	10 Min	15 Min
Population	12,050	57,596	139,214
Median HH Income	\$31,545	\$38,402	\$46,298
Median Age	40.1 Yrs	39.0 Yrs	38.4 Yrs











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



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.

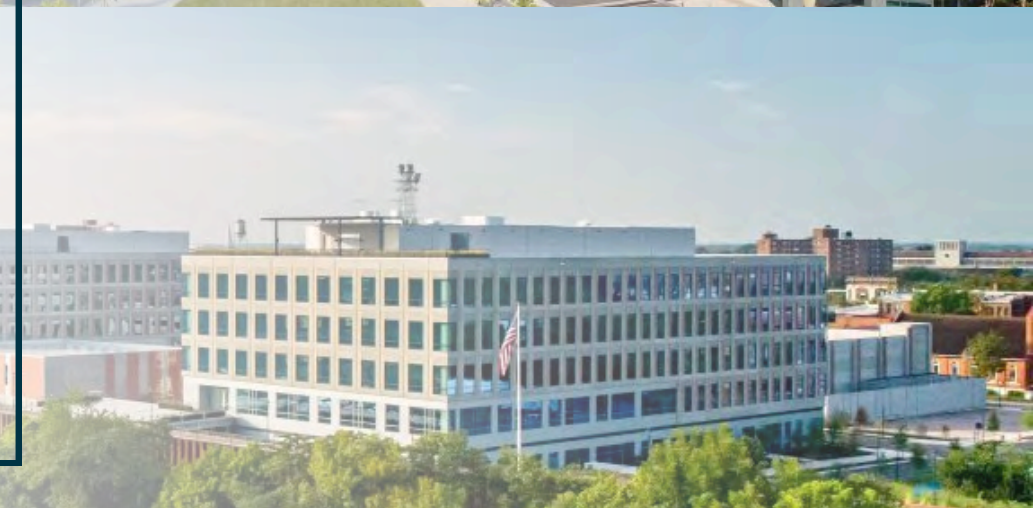
The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility 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

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**For inquiries,
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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