

FOR LEASE

431 WALKER ST

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This two story office building features large private offices, a large conference room and plenty of bathroom/kitchen space. The main floor and second floor are ideal for a single user while the basement space consists of four private executive office suites. The location is conveniently located with excellent visibility and signage. Building has plenty of parking available.

LOCATION DESCRIPTION

Located in Downtown Augusta, GA. The property is in the historic district right across from the Augusta Utilities Department offices. It has close proximity to all major highways and convenient to both Georgia and South Carolina.

OFFERING SUMMARY

Lease Rate:	See schedule on next page
Available SF:	300 - 2,955 SF
Building Size:	4,170 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,271	15,455	35,761
Total Population	7,091	34,860	81,268
Average HH Income	\$38,900	\$58,705	\$68,263



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG; Full Service	Lease Term:	Negotiable
Total Space:	300 - 2,955 SF	Lease Rate:	\$400.00 - \$3,324.38 per month

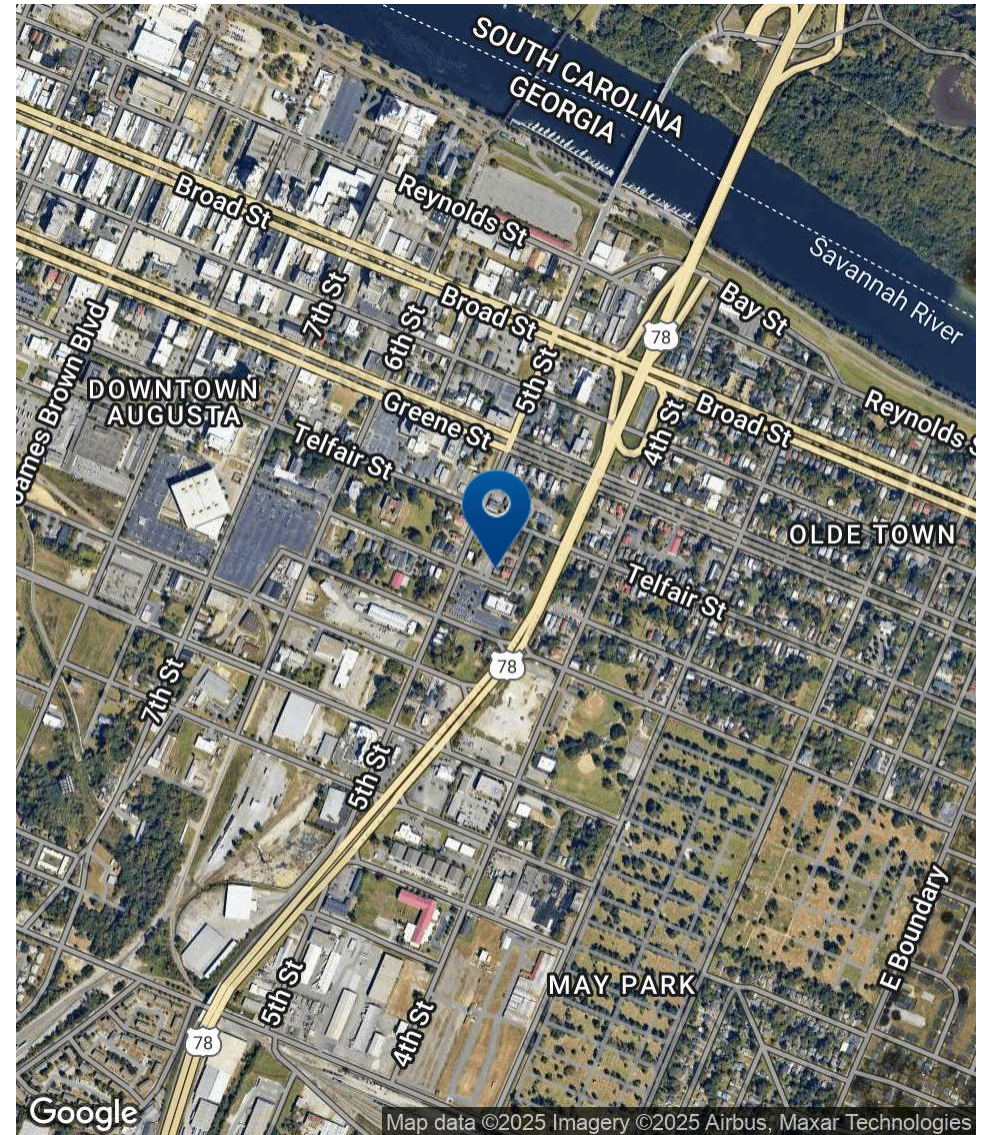
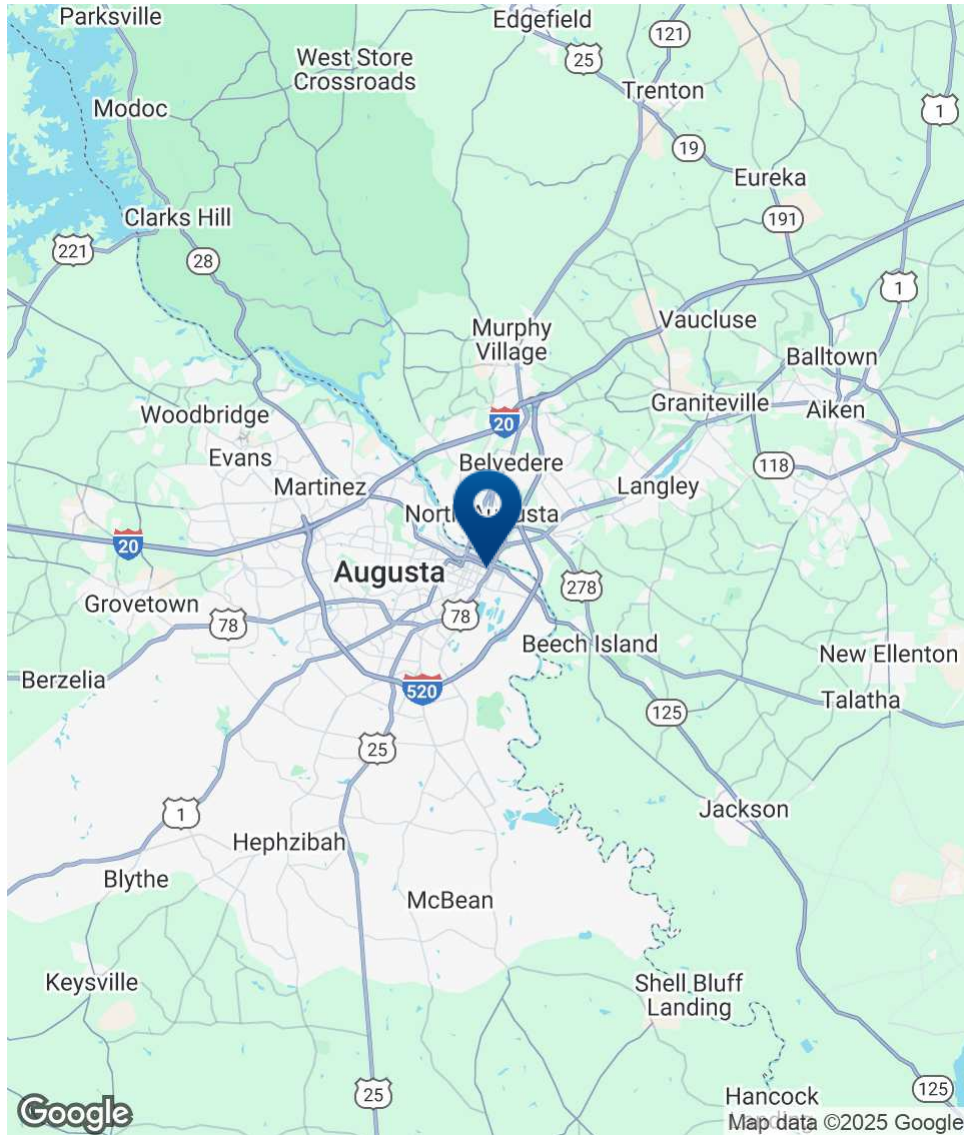
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
431 Walker Street	Available	2,955 SF	Modified Gross	\$13.50 SF/yr	The first and second floor office spaces are available for lease as a single unit.
431 Walker Street	Available	300 SF	Full Service	\$400 per month	-
431 Walker Street	Available	300 SF	Full Service	\$400 per month	-
431 Walker Street	Available	300 SF	Full Service	\$400 per month	-
431 Walker Street	-	315 SF	Full Service	\$400 per month	-



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Location Map



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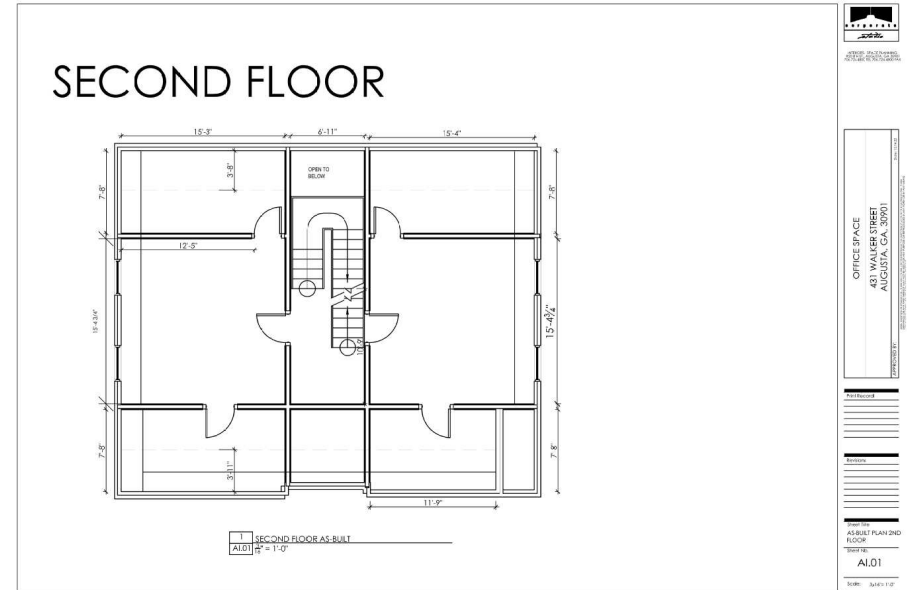
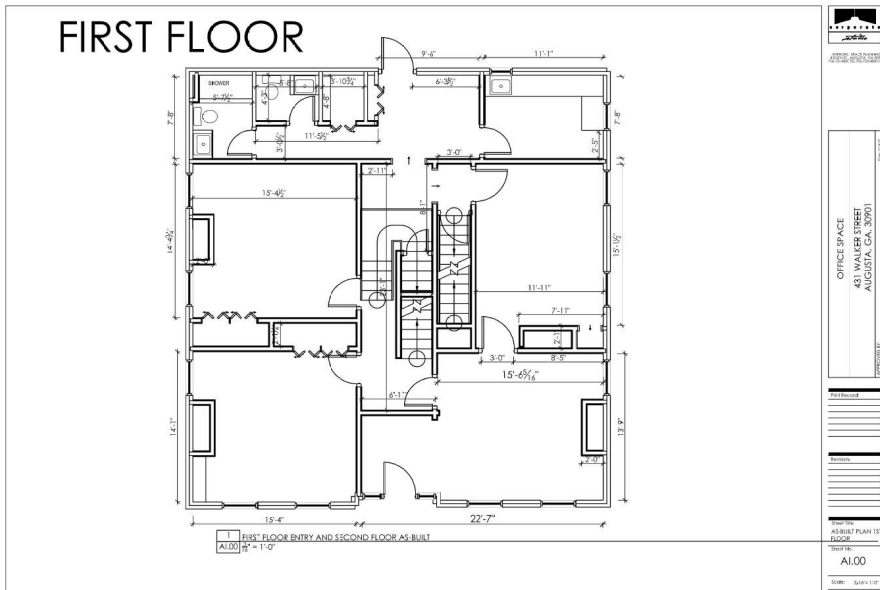
Additional Photos



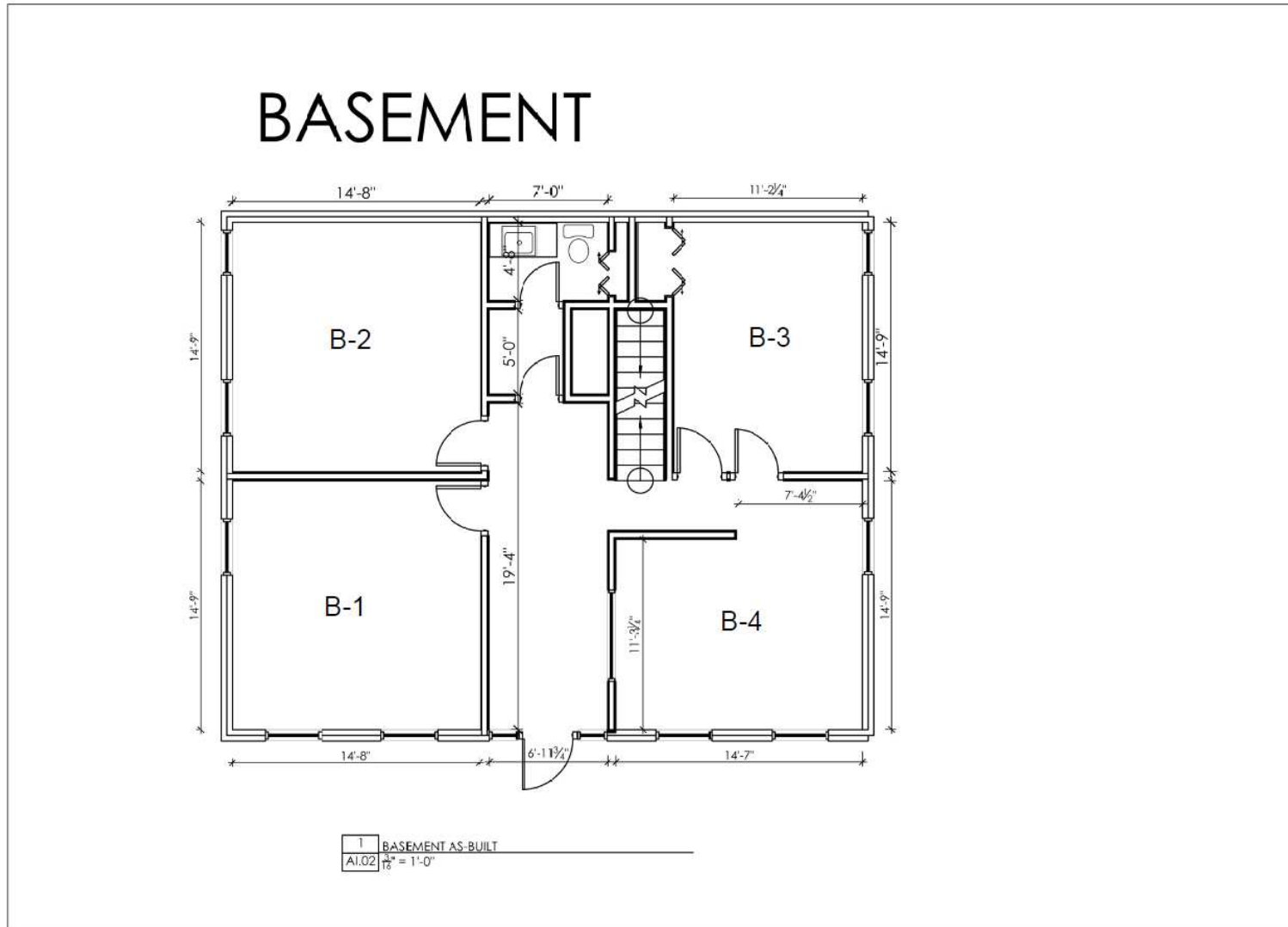
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FLOOR PLAN



BASEMENT FLOORPLAN



ARCHITECTS, P.C. PLANNING
 402 W. 11TH AVENUE, SUITE 300
 AUGUSTA, GA 30901
 706.288.1077 FAX 706.288.1078

OFFICE SPACE
 431 WALKER STREET
 AUGUSTA, GA. 30901

APPROVED BY: _____
DATE: 11.14.20

Print Record

Revisions

Sheet Title

AS-BUILT PLAN

BASEMENT

Sheet No.:

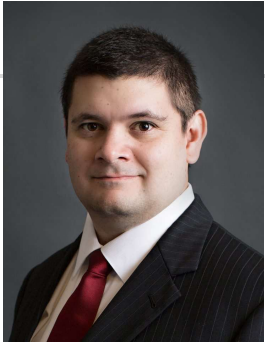
AI.02

Scale: 3/16" = 1'-0"



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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