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**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# 699 BROAD STREET

DOWNTOWN AUGUSTA, GA

BUILDING | 208,000 SF

FULL SERVICE

SPACE AVAILABLE | 2,308 - 20,000 SF

**PARKER DYE**  
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SUITE

SIZE

Annex (643 Broad)

10,000 SF

699 Tower

2,308 - 20,000 SF

Welcome to 699 Broad Street (The Augusta University Building) in beautiful Downtown Augusta, Georgia. This Class A office space consists of 17 floors and is home to Edgar's Above Broad restaurant and private dining club, The Pinnacle Club. Edgar's offers indoor and outdoor dining along with rooftop views of Broad Street. The Pinnacle Club has spectacular views of the Downtown Augusta skyline. A traditional high-rise office tower, the Augusta University Building is 208,000 SF. Situated on the corner of Broad Street and 7th Street, The AU Tower is just steps from the Augusta Riverwalk (an 8 mile trail along the Savannah River). Its convenient location offers stunning views of the Savannah River and the downtown landscape. This beautiful building is situated in the shopping, dining, and entertainment district of Downtown Augusta.







SAVANNAH RIVER

AUGUSTA RIVERWALK

REYNOLDS STREET

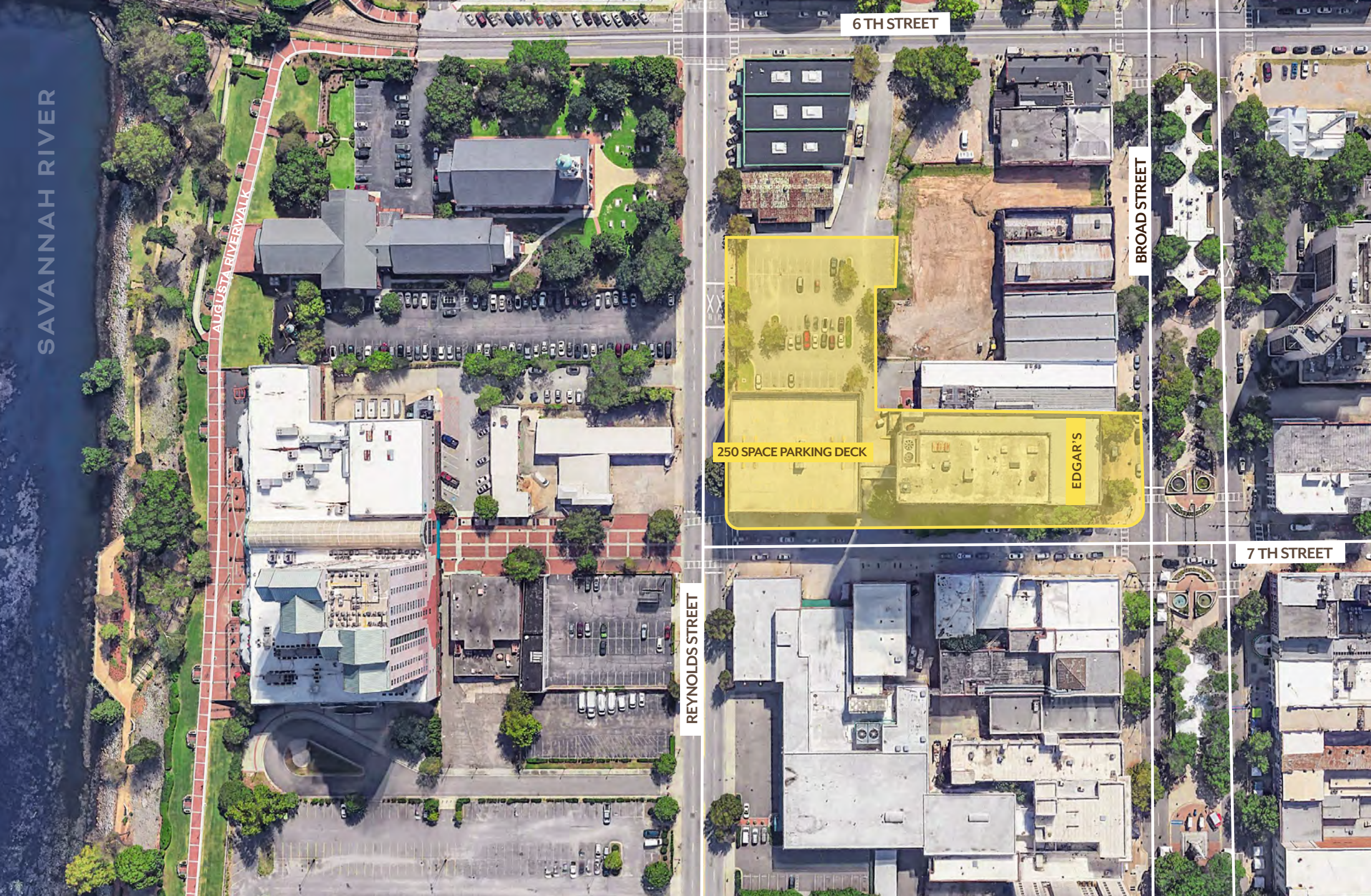
6 TH STREET

BROAD STREET

7 TH STREET

250 SPACE PARKING DECK

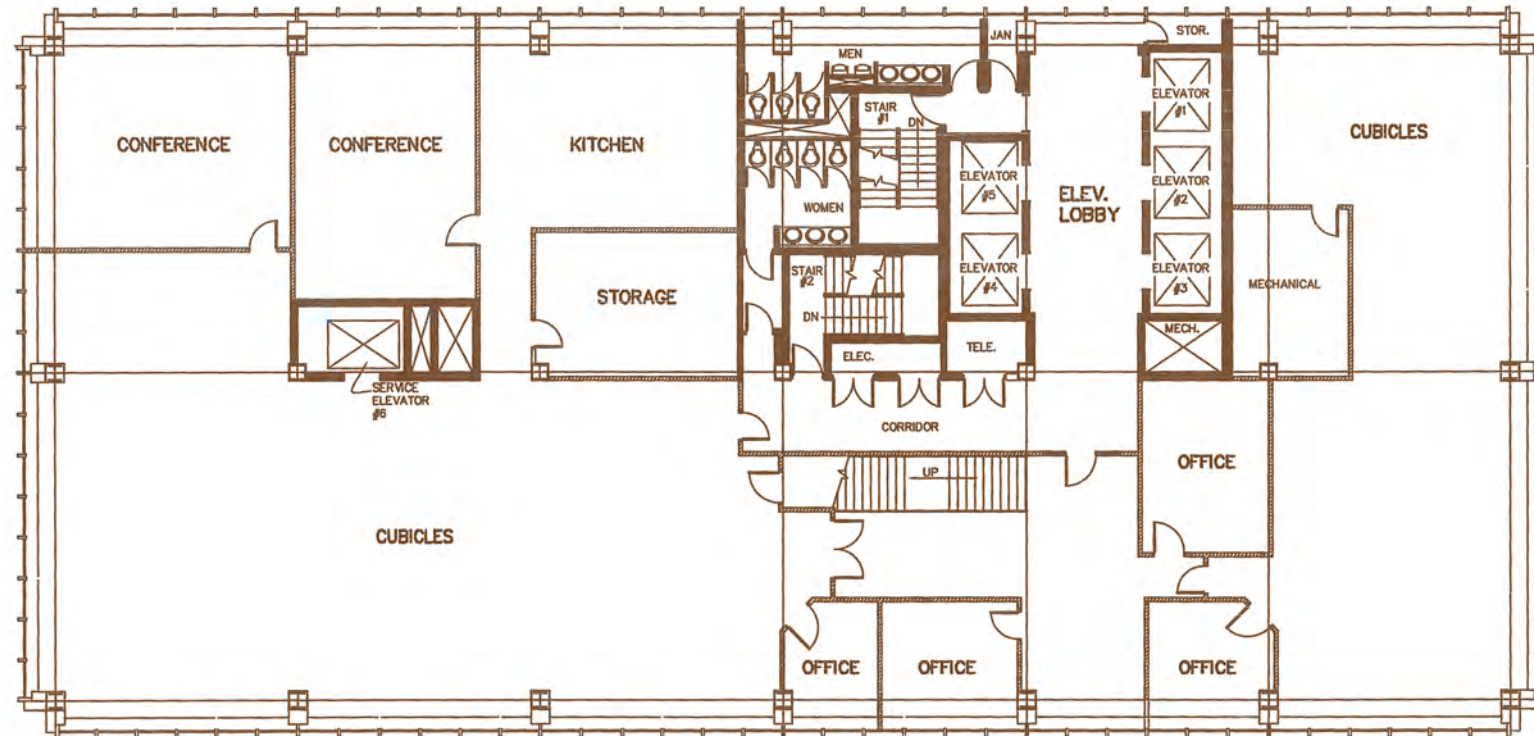
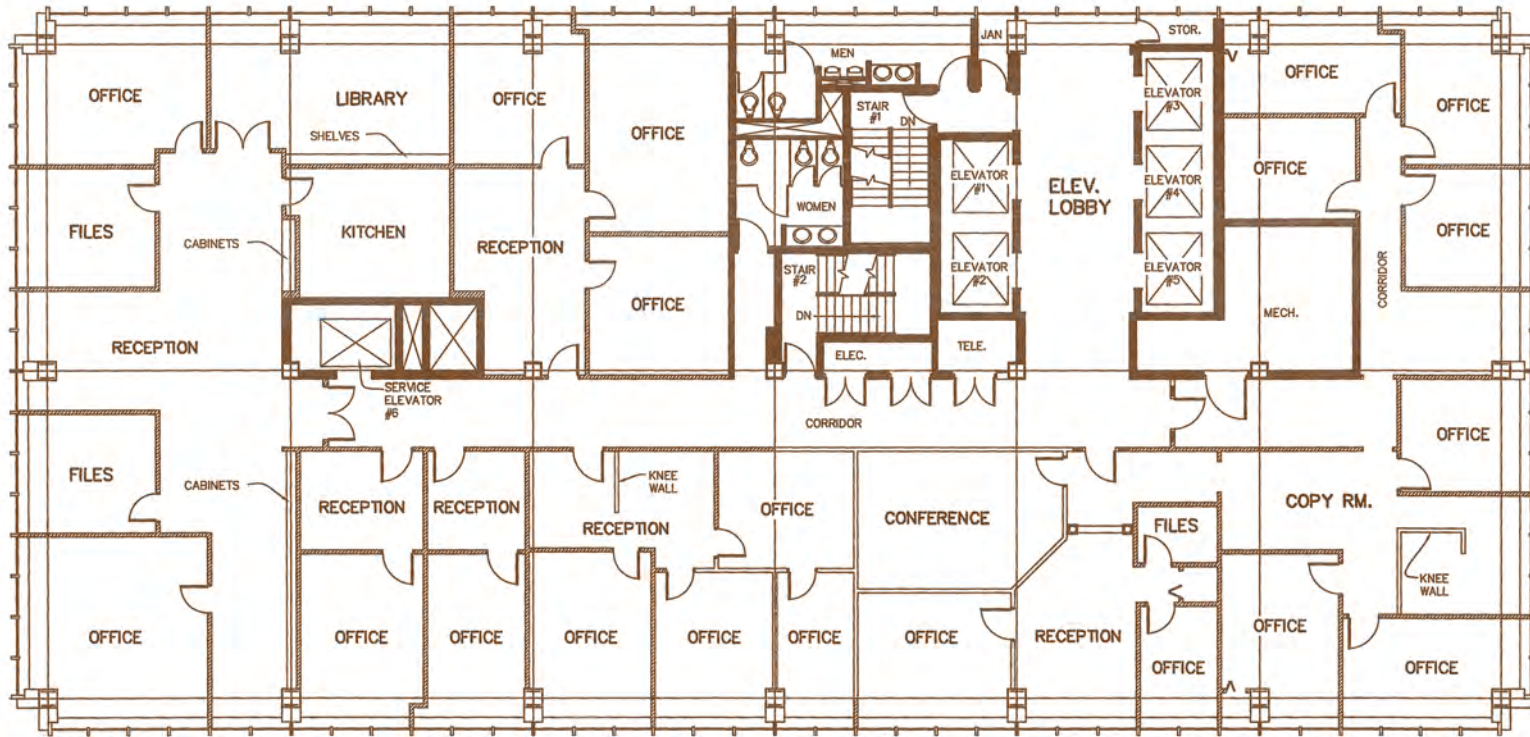
EDGAR'S





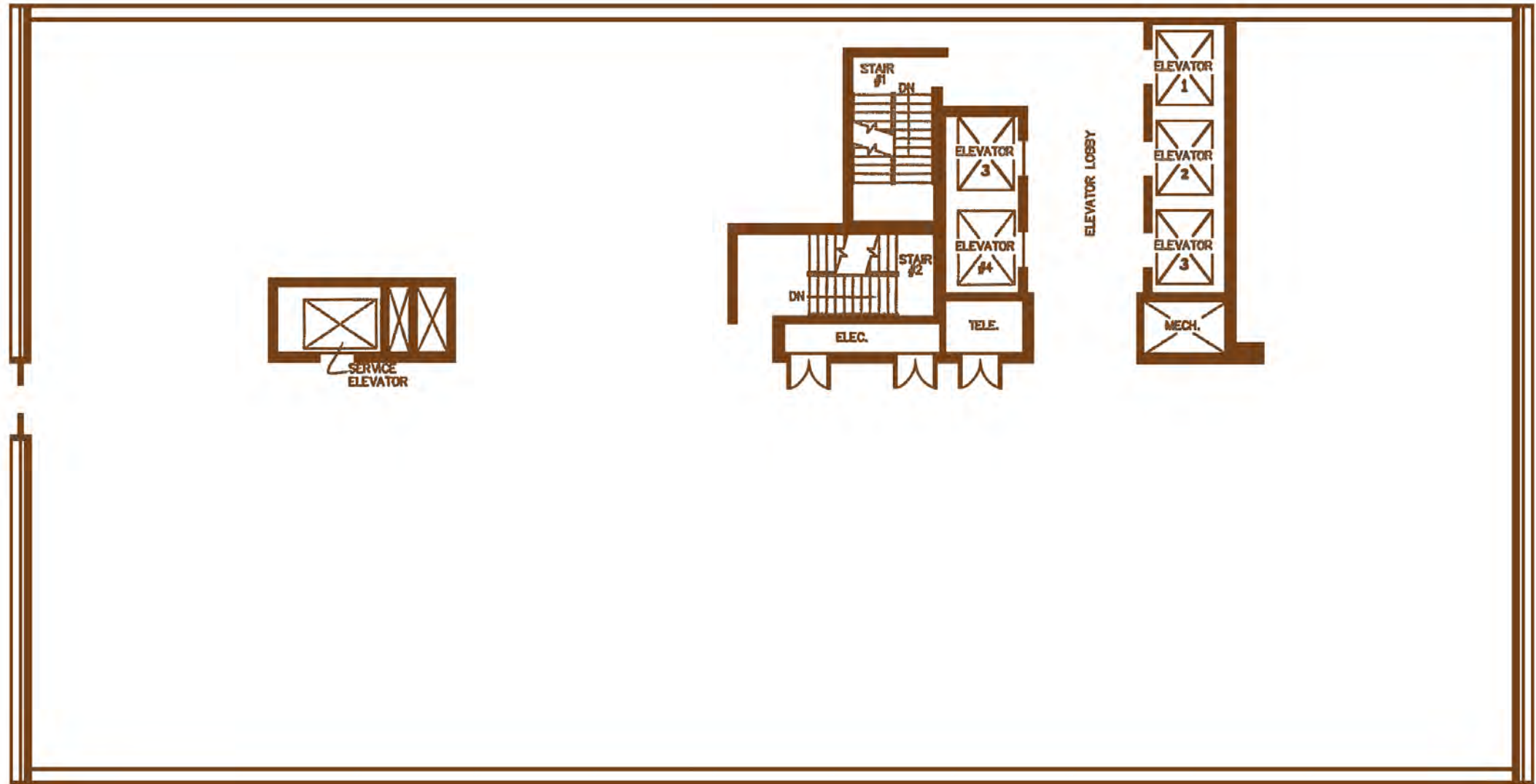
# SAMPLE FLOOR PLANS

699 Broad Street | Augusta, GA



# BASE FLOOR PLAN

699 Broad Street | Augusta, GA



APPROX. 145'

APPROX. 64'

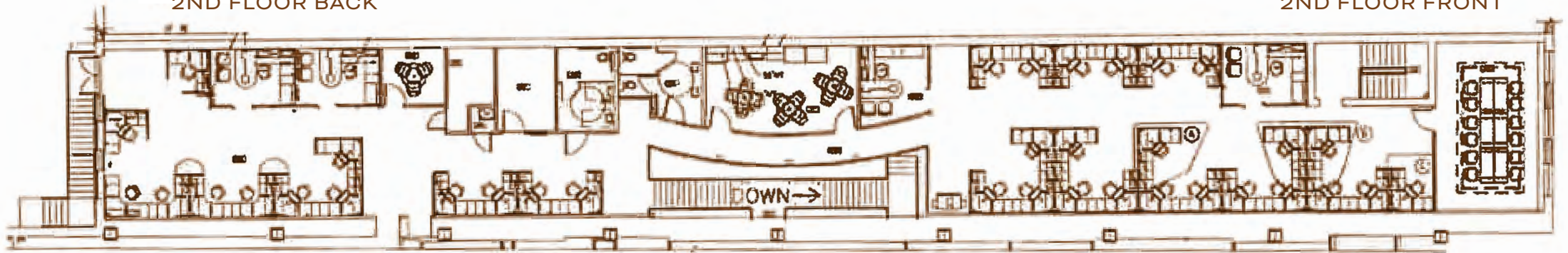


# THE ANNEX

643 Broad Street | Augusta, GA

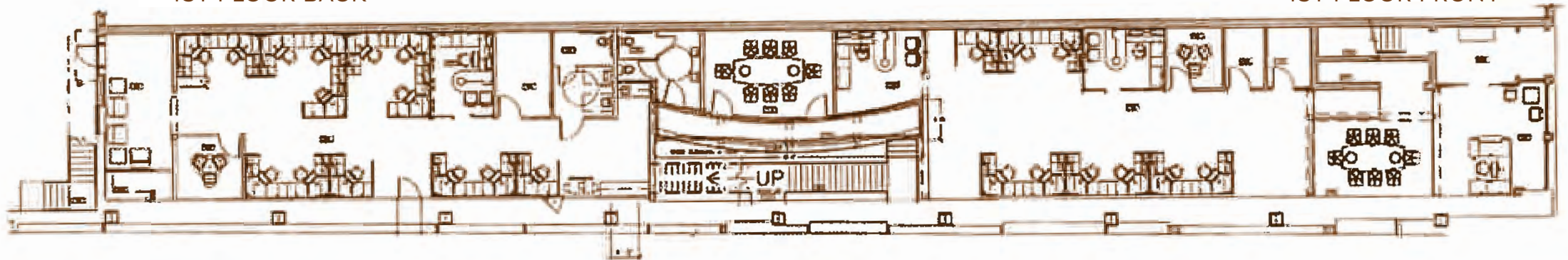
2ND FLOOR BACK

2ND FLOOR FRONT



1ST FLOOR BACK

1ST FLOOR FRONT





# Highlights

## AUGUSTA UNIVERSITY BUILDING

- 208,000 SF Downtown Augusta Office Tower
- 2,308 SF - 20,000 SF Available
- Class A space
- Dining Amenities: Edgar's Above Broad & The Pinnacle Club (Private Dining facility)
- Stunning Views of Downtown Augusta and the Savannah River
- Parking deck with 250 parking spaces
- Surface parking behind the tower with 100 parking spaces (entrances on 7th Street and 6th Street)
- Security System throughout the building



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# Highlights

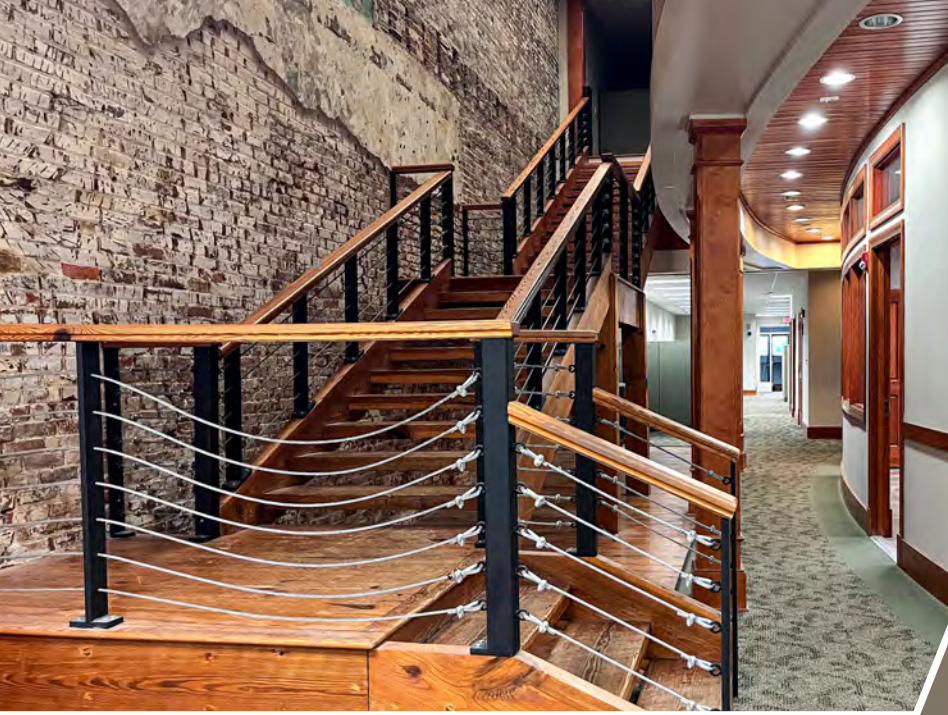
## THE ANNEX

- 10,000 SF Available
- Class A space
- Surface parking behind with 100 parking spaces (entrances on 7th Street and 6th Street)
- Security System throughout the building



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**THE ANNEX**  
643 Broad Street | Augusta, GA





**PINNACLE  
CLUB**

1965

12TH FLOOR



**Edgar's**  
ABOVE BROAD  
3RD FLOOR



# BUILDING AMENITIES

The Pinnacle Club & Edgar's Above Broad



**U** SITE



TRUIST

Augusta Judicial Center



Augusta Riverfront Center



Jessye Norman Amphitheatre



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Parker Dye has seven years experience in the building materials industry and has been an agent with Jordan Trotter for 8 years. Parker is a graduate of the University of Georgia where he majored in Communications. Parker focuses on site selections, sales/leasing, tenant representation, and performing market studies for prospective tenants, and representing buyers & sellers.



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