

DISCOVERY PLAZA DOWNTOWN AUGUSTA

One 7th Street | Augusta, GA 30901

Spaces for Lease | 9,475 - 91,543 USF

APN | 373218030, 373218030




JORDAN TROTTER

COMMERCIAL REAL ESTATE

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This beautiful building, formerly the Fort Discovery Building, is located at One 7th Street along the Savannah River in downtown Augusta, Georgia. The Discovery Plaza Building can accommodate any office user. There are currently suites available from 9,475 SF to 91,543 SF. The building has a parking deck located beneath it. The rates for this building vary based on the size needed and build out cost.

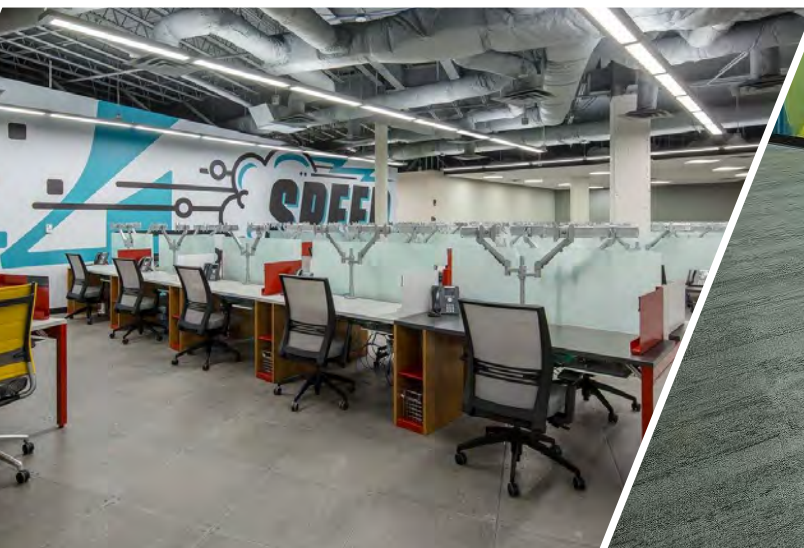
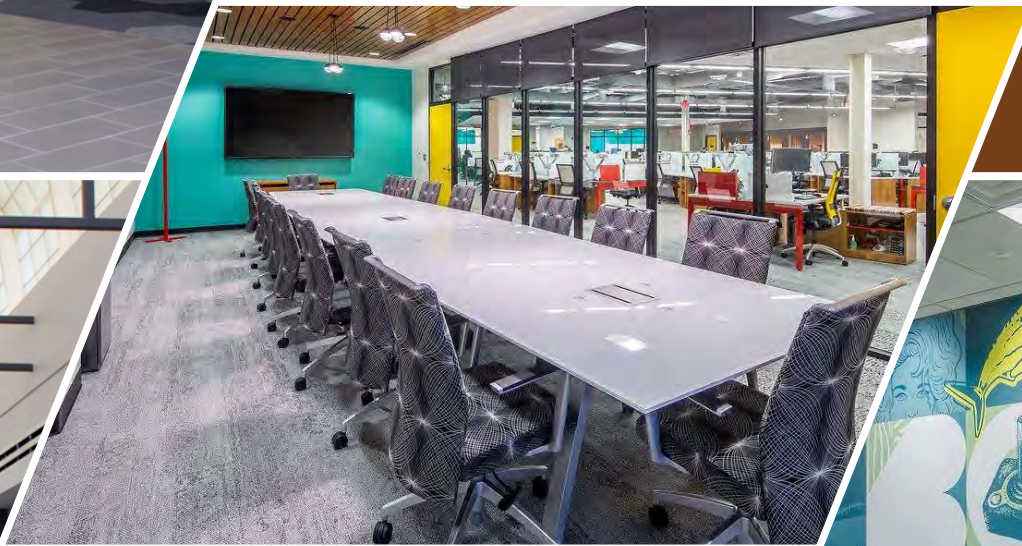
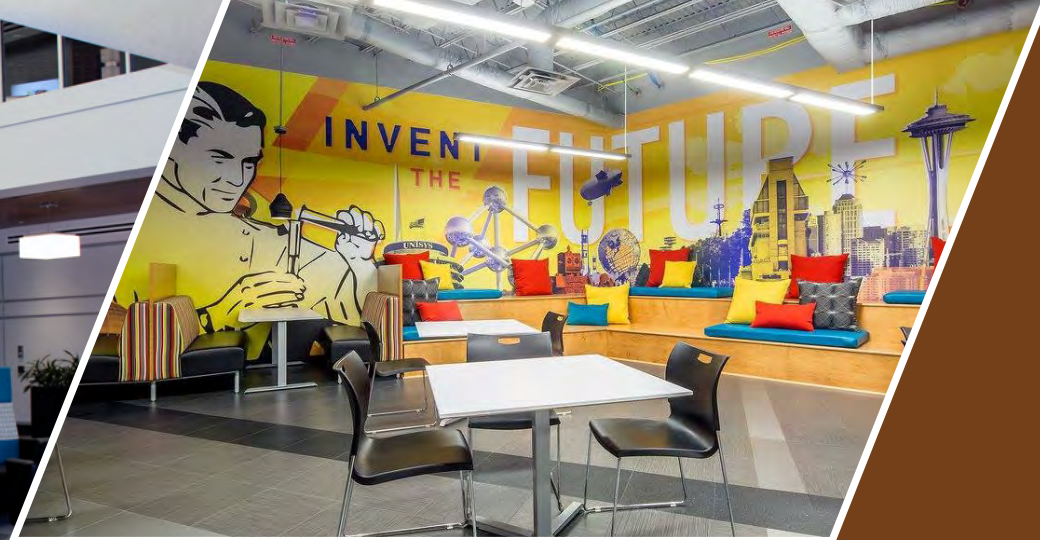
CONTIGUOUS SPACE: The building can accommodate office users up to 91,543 SF. There are smaller blocks also available.

EXISTING CONDITIONS: Former tenants and the landlord have invested over \$15MM in the facility over the past 9 years. There are finished restrooms and lobbies for use by the future users on each floor. The building is served by 2 passenger elevators, two freight elevators, and 2 escalators. The building also has AT&T fiber optics extended into the building.

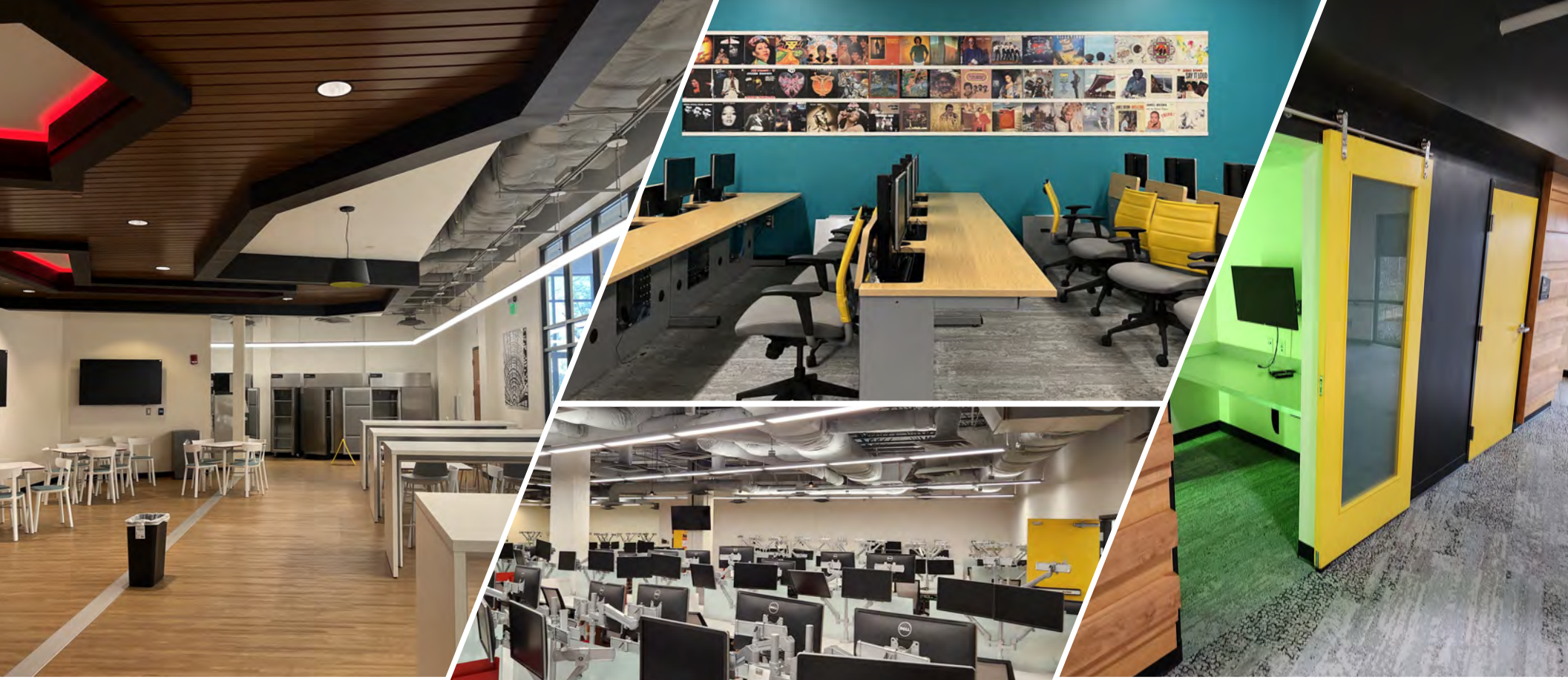
PARKING: The building has a 250 stall parking deck underneath that is exclusive to the users, as well as a 500 stall surface parking lot adjacent to the building.

SIGNAGE RIGHTS: Future users will be entitled to signage on the facades of the building.

- 30,545 USF turn-key office space (all FF&E included)
 - 2nd floor space
 - fully furnished, generator and battery back-up, wired for security
- 27,6467 USF turn-key office space
 - first floor space
 - built-out office space in open floor plan configuration
 - generator and battery back-up, wired for security
- 12,187 USF - Open shell space (build to suit opportunity)
- 11,690 USF - Riverfront office - first level
- 9,475 USF - two level tenant space



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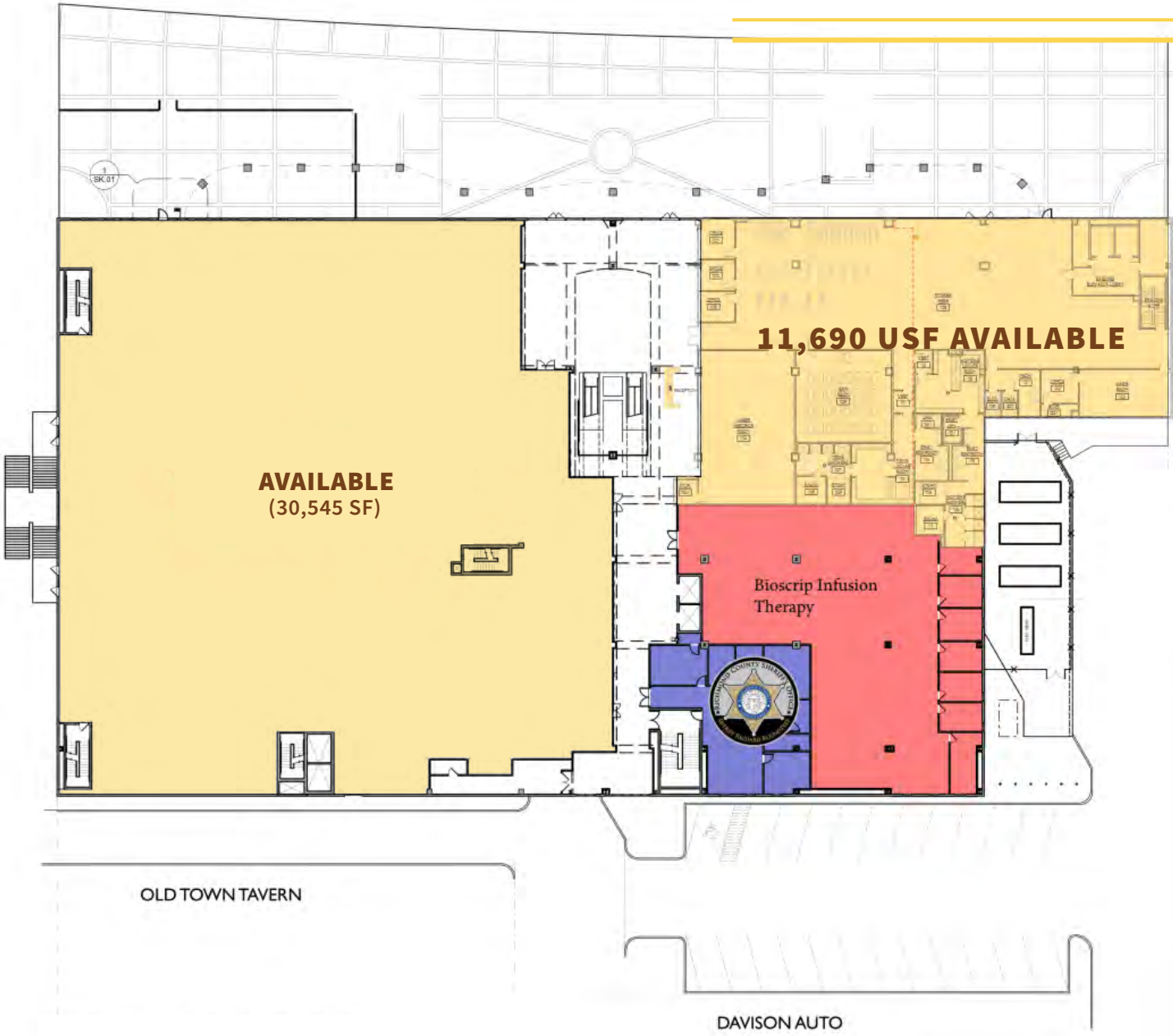


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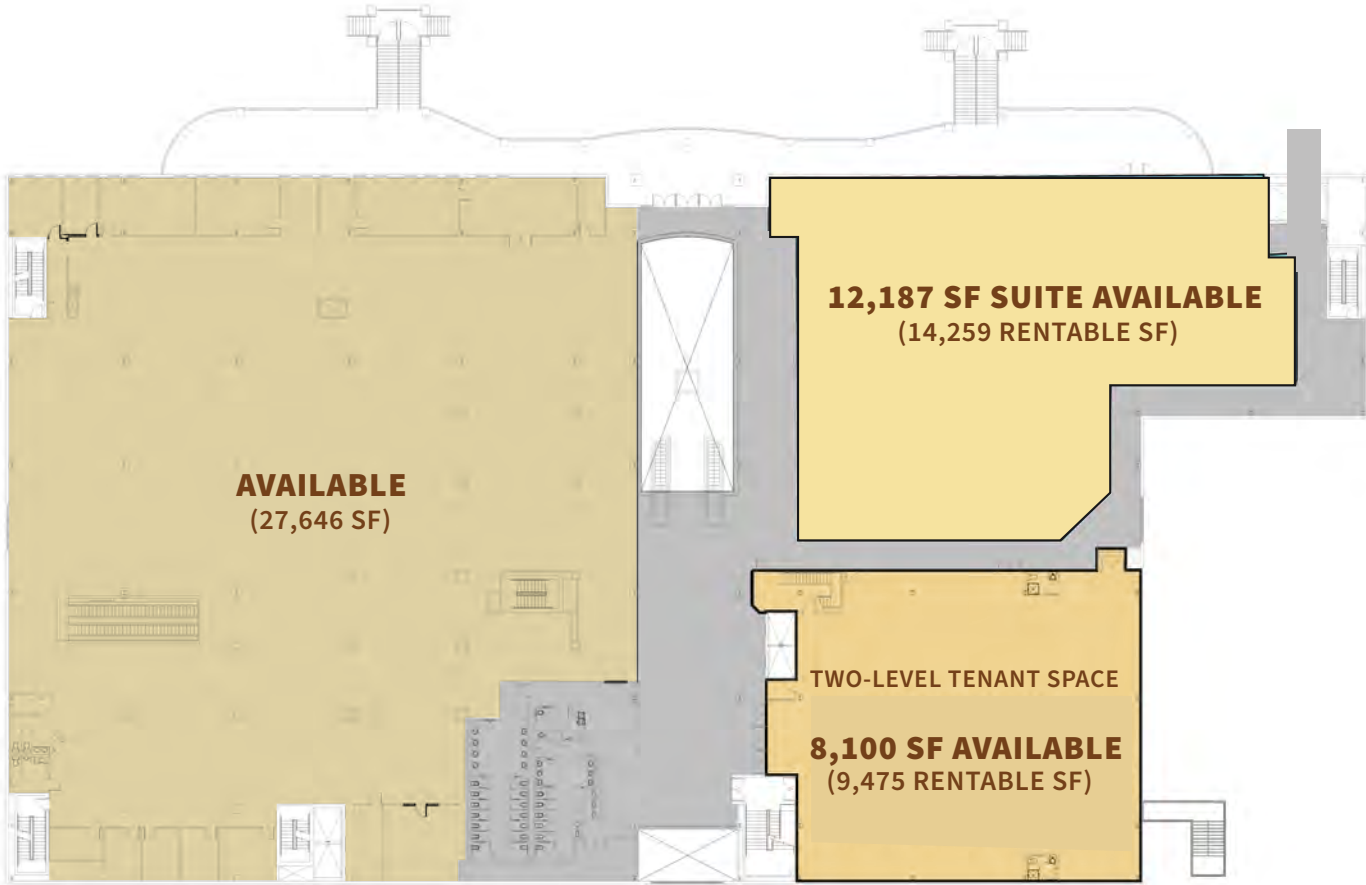
THE DISCOVERY BUILDING

FIRST FLOOR



THE DISCOVERY BUILDING

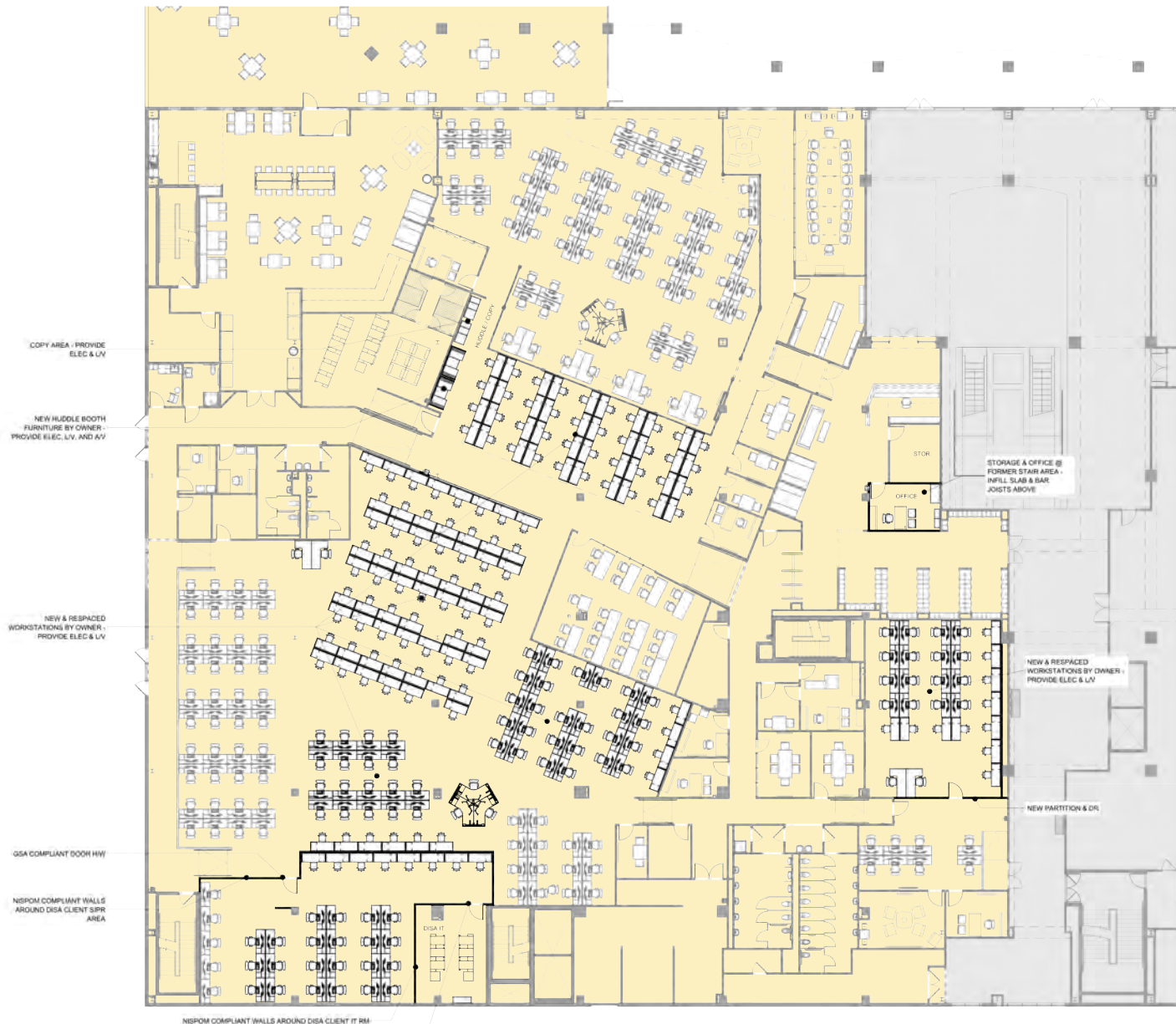
SECOND FLOOR



AVAILABLE
(30,545 SF)

THE DISCOVERY BUILDING

FIRST FLOOR

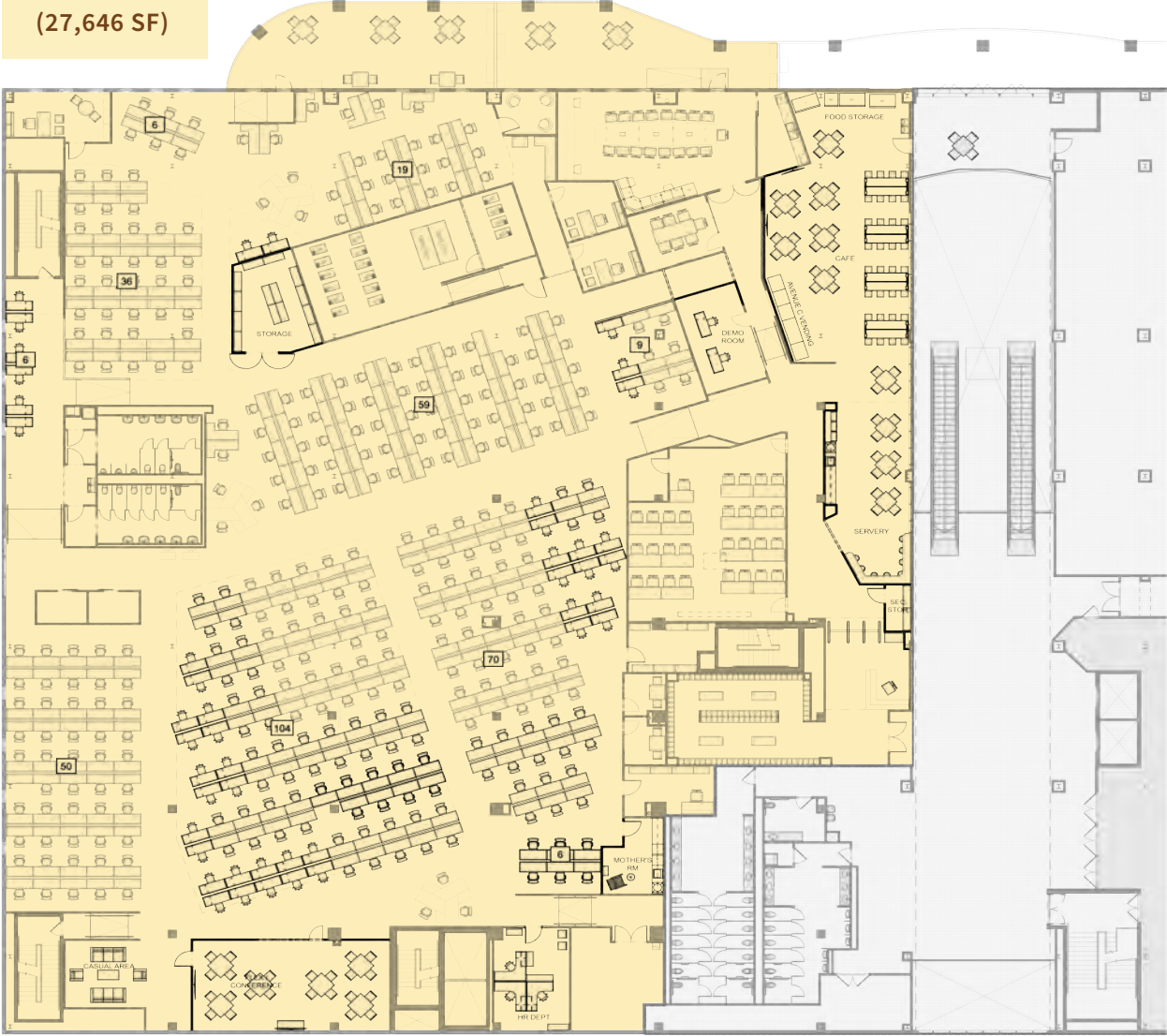


CURRENT CONFIGURATIONS FOR 360 SEATS

THE DISCOVERY BUILDING

SECOND FLOOR

AVAILABLE
(27,646 SF)



CURRENT CONFIGURATIONS FOR 380 SEATS



TRUIST

Augusta Judicial Center



Augusta Riverfront Center



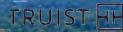
USITE



Jessye Norman Amphitheatre



JORDAN TROTTER
COMMERCIAL REAL ESTATE



Augusta Judicial Center



G SITE

Augusta Riverfront Center

Jessye Norman Amphitheatre

500 PARKING STALLS



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 **Piedmont**
 **Health**
AUGUSTA UNIVERSITY
Charlie Norwood VA Medical Center 



USITE



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