

# FOR LEASE

# SPRINGFIELD MIXED USE BLDG

807 S Laurel, Springfield, GA 31329



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**SHERMAN &  
HEMSTREET**  
Real Estate Company

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## PROPERTY OVERVIEW

Recently renovated office space available. Nine single executive offices, or 3 room office suite in the growing city of Springfield in North Effingham County. Flexible lease terms from month-to-month to annual leases. Lease one or multiple offices. Right off South Laurel Street and easy access from to Highway 21, there's plenty of parking.

## LOCATION OVERVIEW

Experience the growth explosion in Springfield and Effingham County! Effingham County is a bedroom community to Savannah and has experienced unprecedented growth due to great schools, massive Port of Savannah expansion and low property taxes. Property is located on Laurel Street in Downtown Springfield with close access to Highway 21, I-95, I-16 and GA Ports.

## OFFERING SUMMARY

Lease Rate:	\$350.00 - 1,200.00 per month (Full Service)
Building Size:	4,160 SF
Available SF:	200 - 780 SF
Year Built:	1985
Renovated:	2021
Zoning:	B-2

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### ALEX HANSBARGER

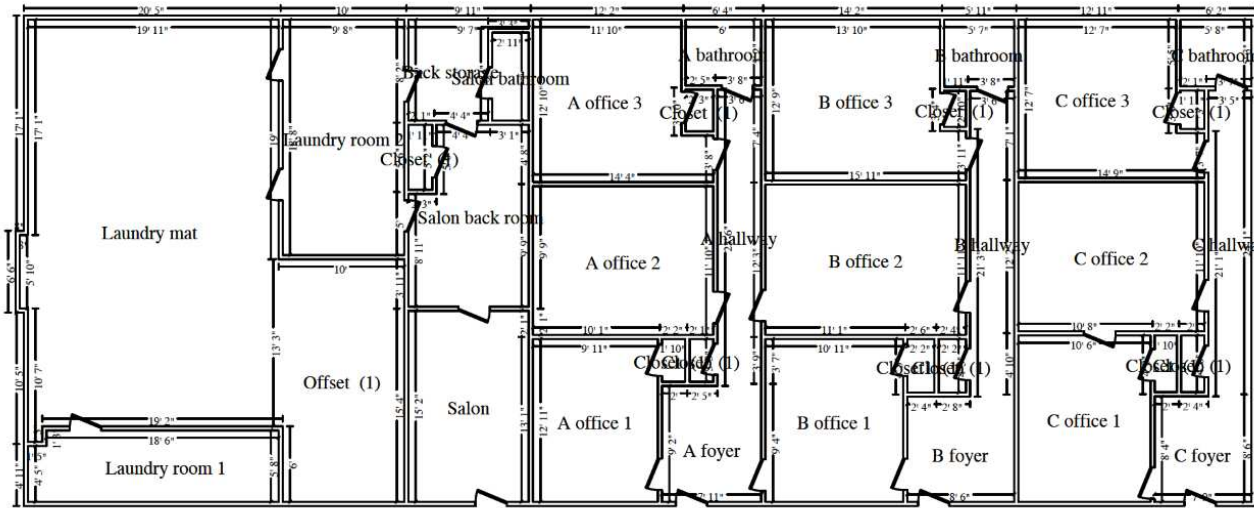
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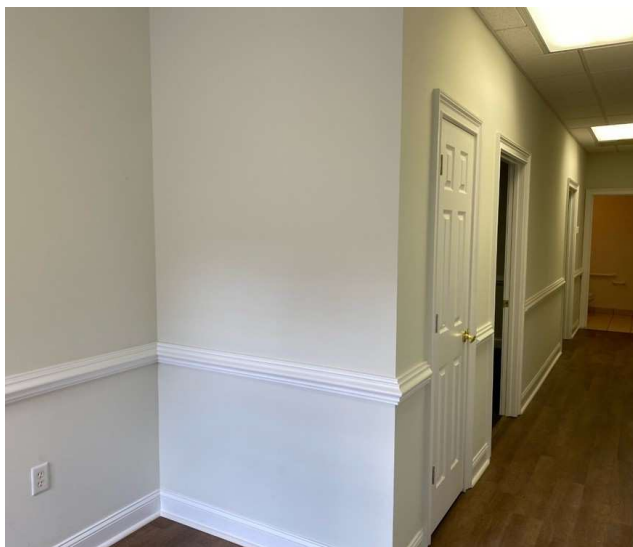
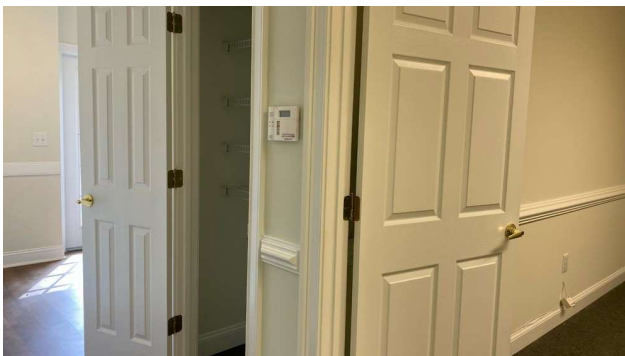


## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	200 - 780 SF	Full Service	\$350 - 1,200 per month	Available 10/1/24- Private office suite with 3 individual offices and bathroom that can be leased individually, or all together. Signage opportunities on the pylon at the road.
Suite A3	250 SF	Full Service	\$350 per month	Available 11/1/24- Single executive office. Signage available, offered with flexible, full service, lease terms. Recently remodeled.

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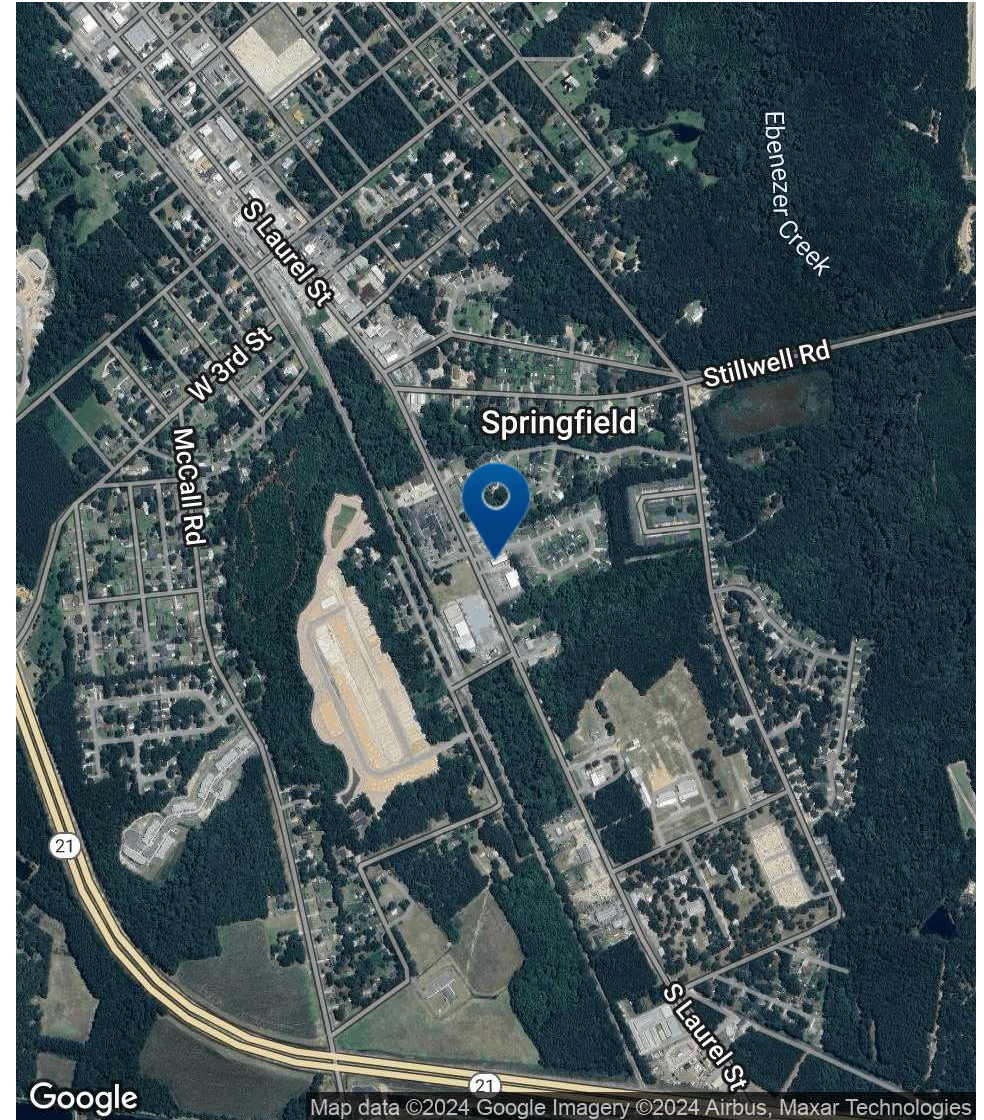
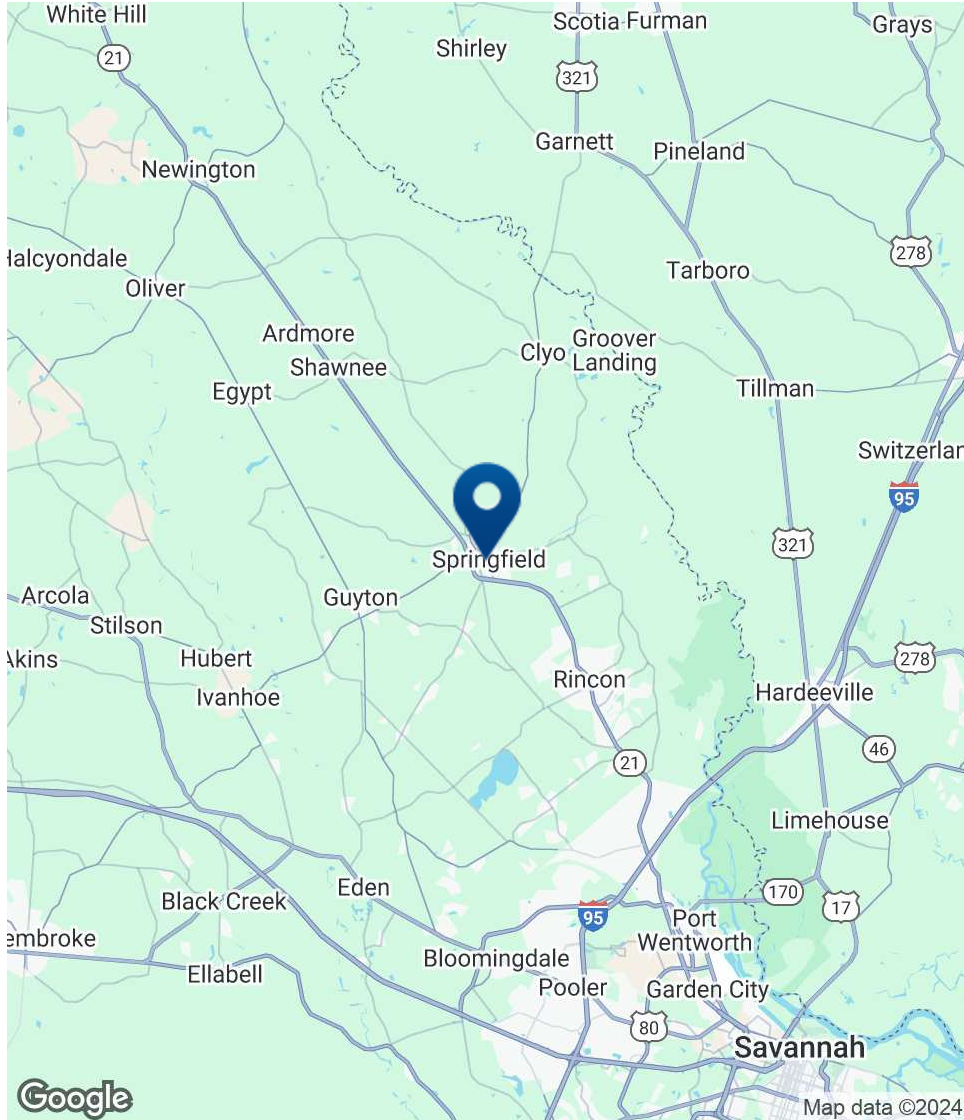
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## ALEX HANSBARGER

Commercial Sales Associate



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## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

## MEMBERSHIPS & AFFILIATIONS

Effingham Chamber of Commerce- Ambassador

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**JOE EDGE, SIOR, CCIM**

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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