

Beacon Bluff

200 Georgia Ave, North Augusta, SC 29841



\$24 - \$30/SF/YR

\$2 - \$2.5/SF/MO

Office and retail space available | 1.300 SqFt - 10.000 SqFt

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● Property Photos



EST. PALMETTO PEACH
DEVELOPMENT
MMV.

● Building Details

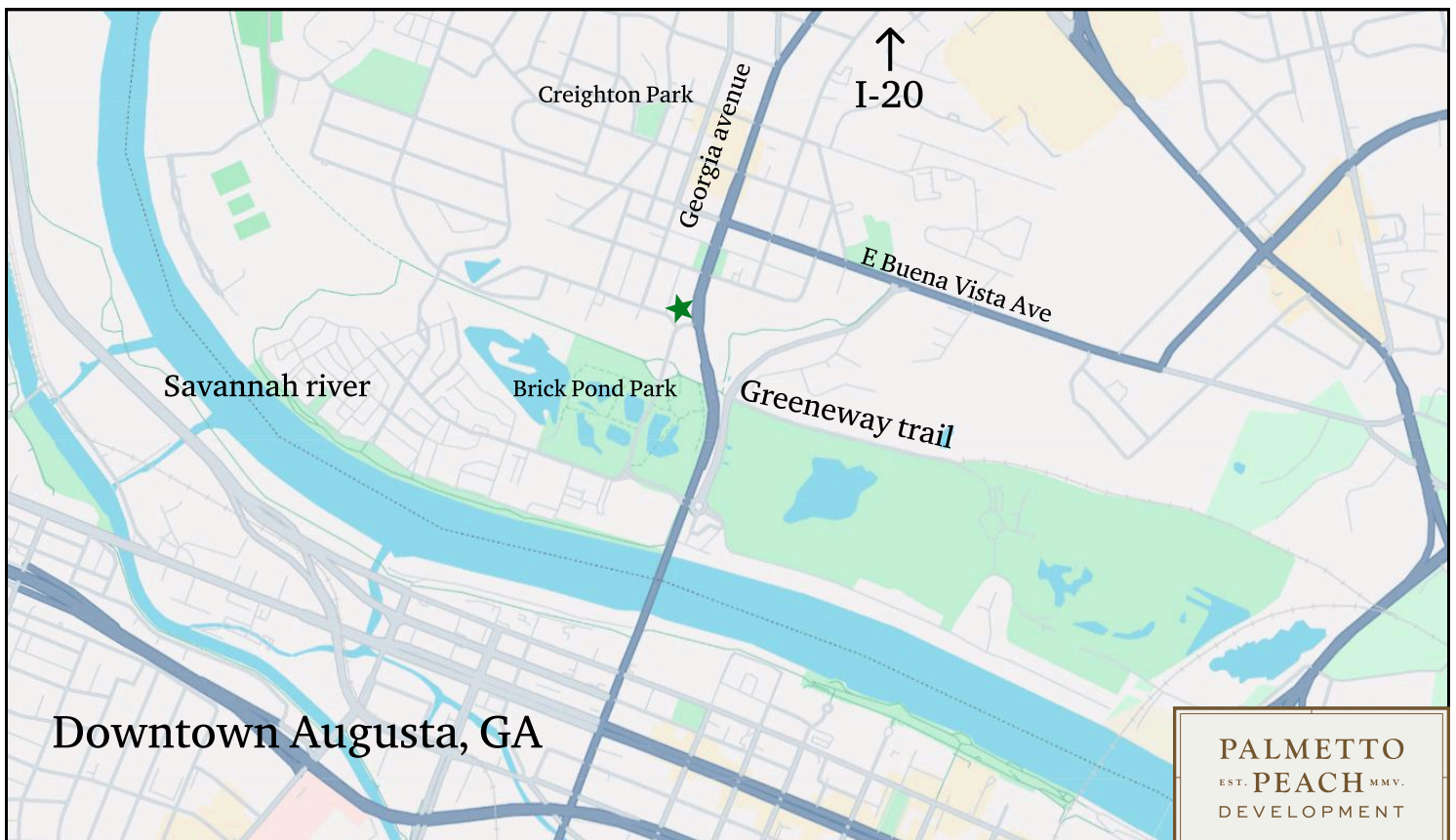
Class	A	Property Type	Office, Retail
Max Contiguous SqFt	10,000	Minimum Divisible SqFt	1,300
Vacant SqFt	12,652	Total Building Suites	7

Building Description

- Newly delivered, Class A mixed-use commercial building
- Prominent corner location along Georgia Avenue in downtown North Augusta
- Flexible, build-to-suit space for:
 - Retail
 - Medical retail
 - Professional office users
- Located in a walkable, high-activity district
- Current tenants include:
 - An upscale tavern
 - A national financial services firm
 - A nonprofit organization
- Additional restaurants and boutique retail located directly across the street
- Shared courtyard and ample on-site parking
- Strong vehicular and pedestrian traffic throughout the day
- Well suited for businesses seeking visibility in an active and growing corridor

Building Highlights

- Brand-new construction with customizable, build-to-suit suites
- Suitable for a wide range of retail, medical, and professional office users
- Traffic count of 20,000+ vehicles per day
- Strong visibility along Georgia Avenue
- Modern façade and elevator access
- Abundant on-site parking
- Walkable, amenity-rich environment
- Landscaped courtyard suitable for outdoor seating or employee use
- Strategic downtown North Augusta location with:
 - Quick access to I-20
 - Proximity to downtown Augusta
 - Connectivity to the greater CSRA market
- Surrounded by established restaurants, retail, and service businesses



● Suite 103 Details

1,300 SF first-floor retail or office suite with an open layout, high ceilings, and strong natural light. Ideal for boutique retail, service users, or customer-facing businesses. Features excellent visibility along a growing commercial corridor, ample on-site parking, and convenient access to downtown Augusta and I-20.

Virtual tour accessed here: <https://my.matterport.com/show/?m=ZN8ckde1zzu>

RSF	1,300 SF	Space Subtype	Retail Space, Medical Office
Rate (Per SF)	\$30 / SF / YR	Parking	Access to parking deck available
Lease term	Negotiable	Lease Type	NNN
Total Rate (Per SF/YR)	\$35	Total CAM (Per SF/YR)	\$5
		Total Monthly Rent	\$3,791.58

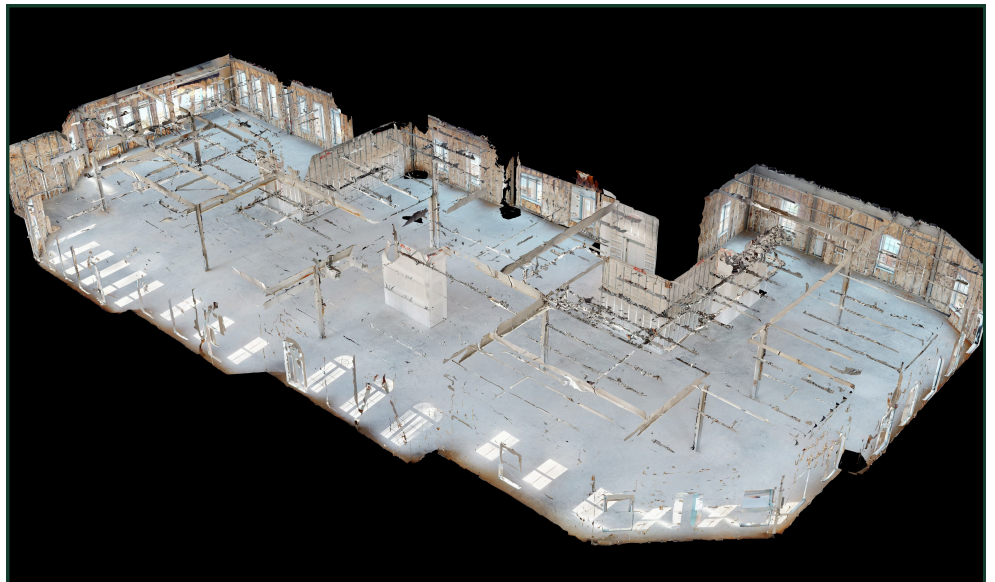
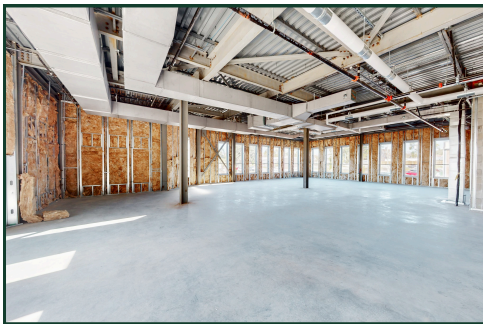
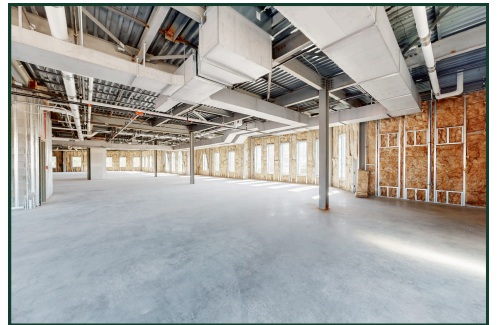
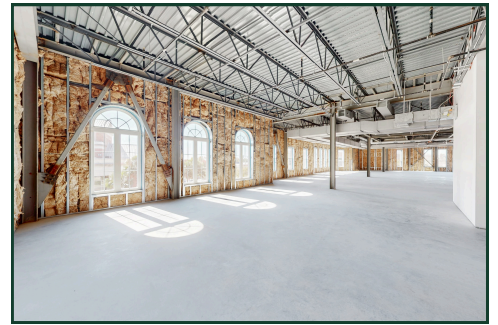


● Suite 201 Details

10,000 SF second-floor suite ideal for a full Class-A corporate buildout. Large open floor plan, high ceilings, and extensive window lines create a flexible modern workspace. Perfect for headquarters, administrative or back-office operations, or professional teams needing customizable space with elevator access and ample parking in a growing North Augusta corridor.

Virtual tour can be accessed here: <https://my.matterport.com/show/?m=jebwLQpoaeP>

RSF	10,000 SF	Space Subtype	Corporate Space, Executive Office
Rate (Per SF)	\$24 / SF / YR	Parking	Access to parking deck available
Lease term	Negotiable	Lease Type	NNN
Total Rate (Per SF/YR)	\$29	Total CAM (Per SF/YR)	\$5
		Total Monthly Rent	\$24,166



● Suite 303 Details

1,352 SF third-floor office suite in a modern mixed-use building along Georgia Avenue. Features an open, flexible layout ideal for small professional teams or solo practitioners. Elevator access, abundant natural light, and on-site parking make this an efficient and convenient office option in downtown North Augusta.

Virtual tour can be accessed here: <https://my.matterport.com/show/?m=6nzAeoq7beT>

RSF	1,352 SF	Space Subtype	Traditional Office, Medical Office
Rate (Per SF)	\$24 / SF / YR	Parking	Access to parking deck available
Lease term	Negotiable	Lease Type	NNN
Total Rate (Per SF/YR)	\$29	Total CAM (Per SF/YR)	\$5
		Total Monthly Rent	\$3,267.24

