




TRUIST

TRUIST TOWER

801 Broad Street | Augusta, GA 30901


JORDAN TROTTER
COMMERCIAL REAL ESTATE

FOR LEASE

273 - 6,083 SF

PARKER DYE
parker@jordantrotter.com
706 • 736 • 1031



Located in Downtown Augusta, The Truist Building sits on the corner of Broad Street and 8th Street. This building includes an adjoining parking deck with onsite management. Rent includes power, water, security, and janitorial services. Available suites range from 273-6,083 SF. Current tenants are Truist Bank, Hull-Barrett Law Firm, Best Lawyers, Interim Healthcare, AIS, Goodwyn, Mills & Cawood, IndieMark, and Equity Residential.

- Under new local ownership; recent common area renovations
- Building amenities include high-tech infrastructure, adjoining parking deck, and onsite management with an in-house designer
- Full Service Rent includes power, water, security, and janitorial services



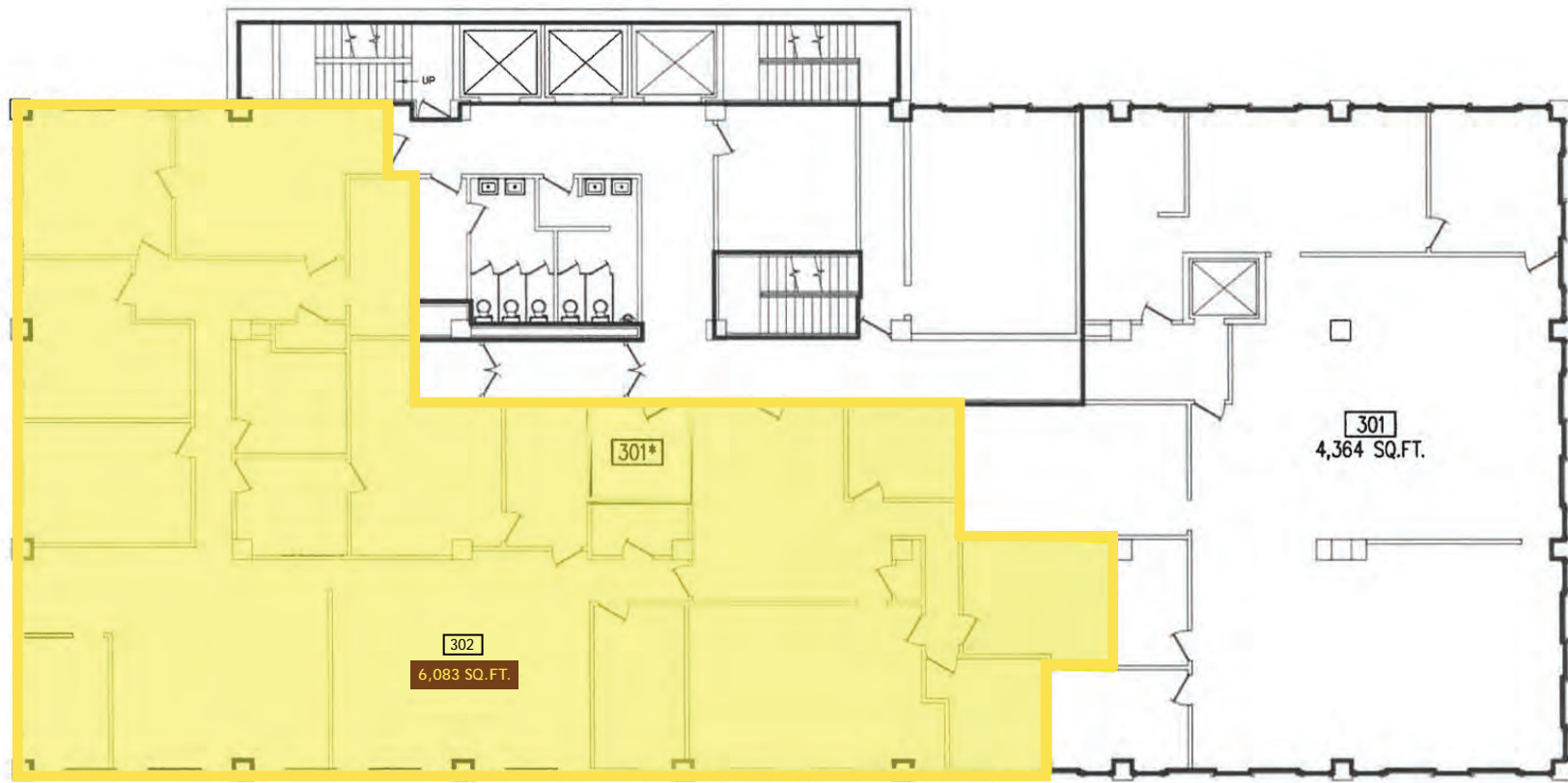
JORDAN TROTTER
COMMERCIAL REAL ESTATE



TRUIST | 3RD FLOORPLAN

801 Broad Street | Augusta, GA

VACANT- Highlighted



TRUIST | 4TH FLOORPLAN

801 Broad Street | Augusta, GA

VACANT- Highlighted



TRUIST | 5TH FLOORPLAN

801 Broad Street | Augusta, GA

VACANT- Highlighted



TRUIST | 6TH FLOORPLAN

801 Broad Street | Augusta, GA

VACANT- Highlighted



  Charlie Norwood
VA Medical Center 





RIVER WATCH PARKWAY

REYNOLDS STREET

15TH STREET

GREENE STREET

BROAD STREET

GORDON HIGHWAY

CENTRAL AVENUE

R.A. DENT BOULEVARD

WALTON WAY

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

