



FOR LEASE

WALKER STREET OFFICE BUILDING

429 Walker Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary



PROPERTY DESCRIPTION

Executive office space available in Downtown Augusta. This historic building features multiple spaces at various sizes for lease. Lease terms are flexible, and all leases are full service. Landlord pays all utilities and janitorial. Spaces share breakroom/bathrooms. Space recently underwent a complete renovation and is available to new tenants starting August 1st.

LOCATION DESCRIPTION

Located in Downtown Augusta, GA. The property is in the historic district right across from the Augusta Utilities Department offices. It has close proximity to the courthouses in Downtown which makes the site ideal to law firms. It has close proximity to all major highways and convenient to both GA and SC.

OFFERING SUMMARY

Available SF:	130 - 744 SF
Lot Size:	0.51 Acres
Building Size:	6,186 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
Total Population	7,021	87,980	265,151
Average HH Income	\$27,464	\$45,889	\$55,770

Additional Photos



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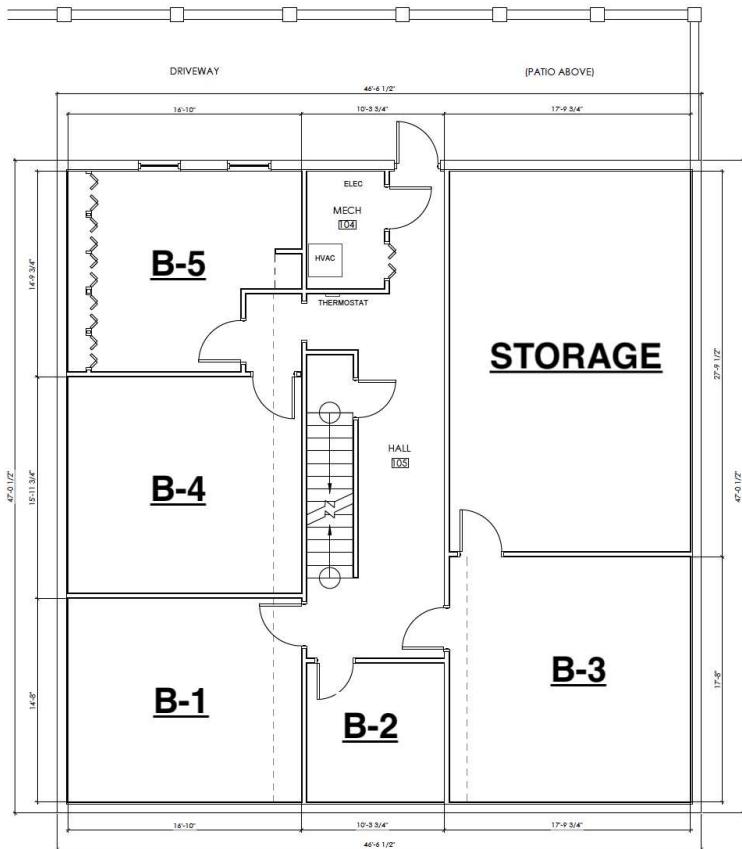
Lease Spaces

LEASE INFORMATION

Lease Type:	Full Service; MG	Lease Term:	Negotiable
Total Space:	130 - 744 SF	Lease Rate:	\$400 - \$750 per month

AVAILABLE SPACES

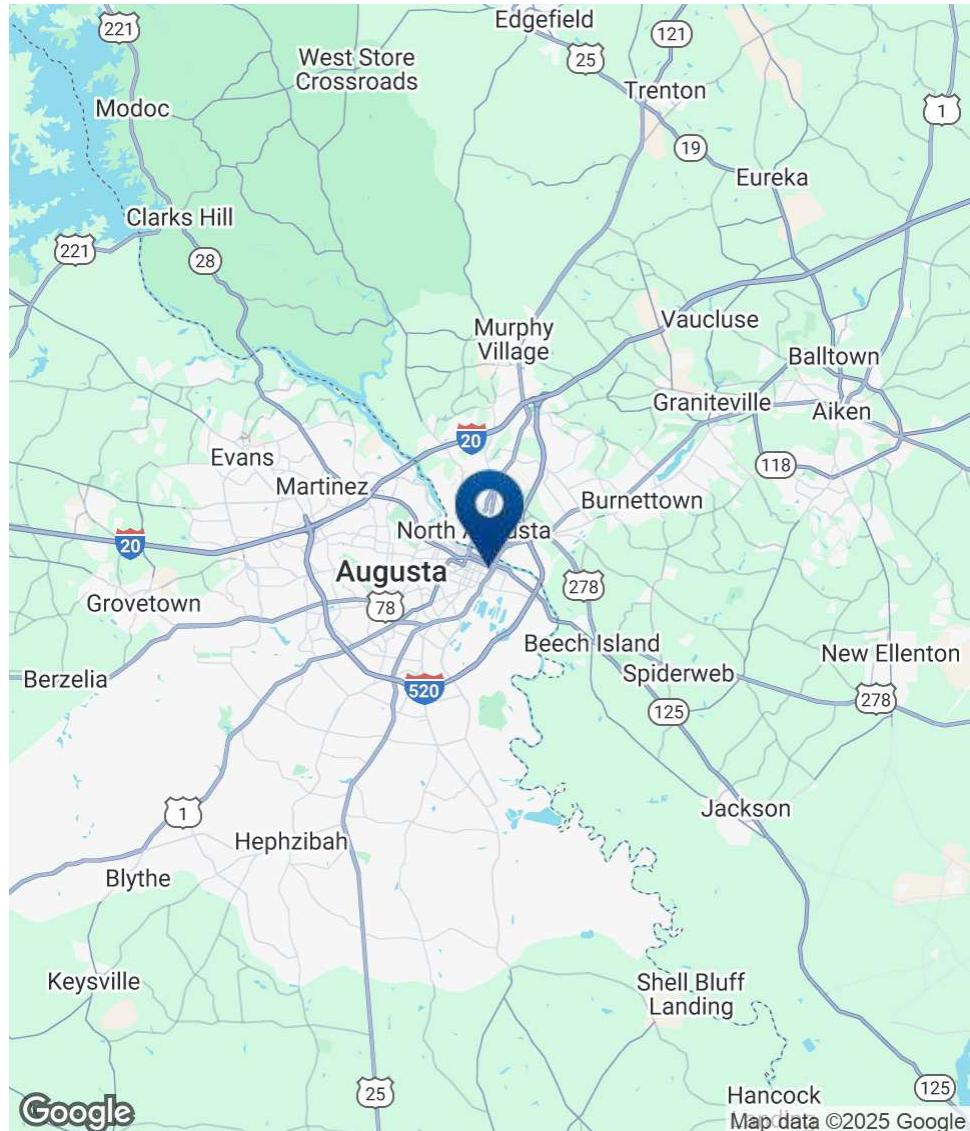
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B-1	Available	240 SF	Full Service	\$400 per month
B-2	Available	130 SF	Full Service	\$400 per month
B-4	Available	256 SF	Full Service	\$400 per month
Storage	Available	504 - 744 SF	Modified Gross	\$750 per month



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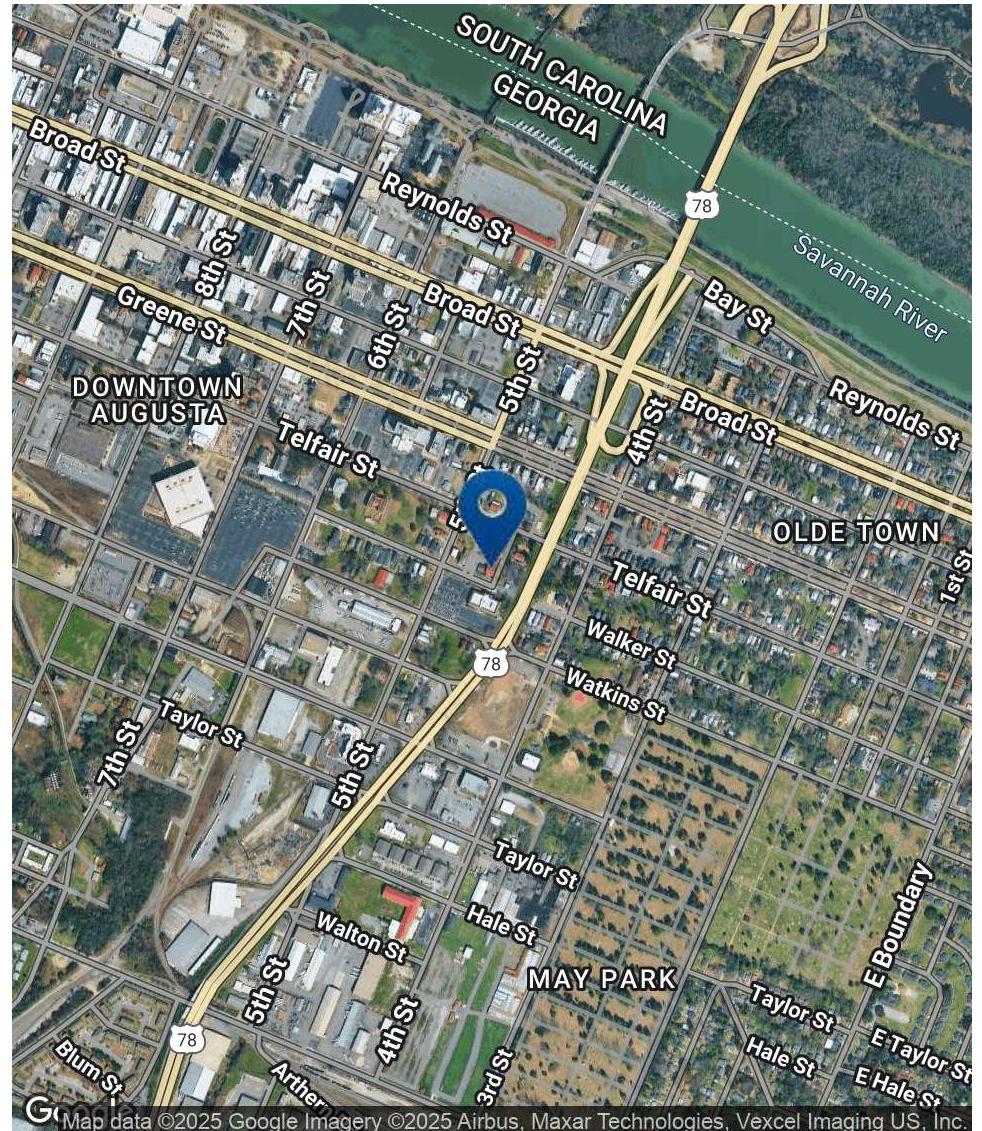
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Location Map



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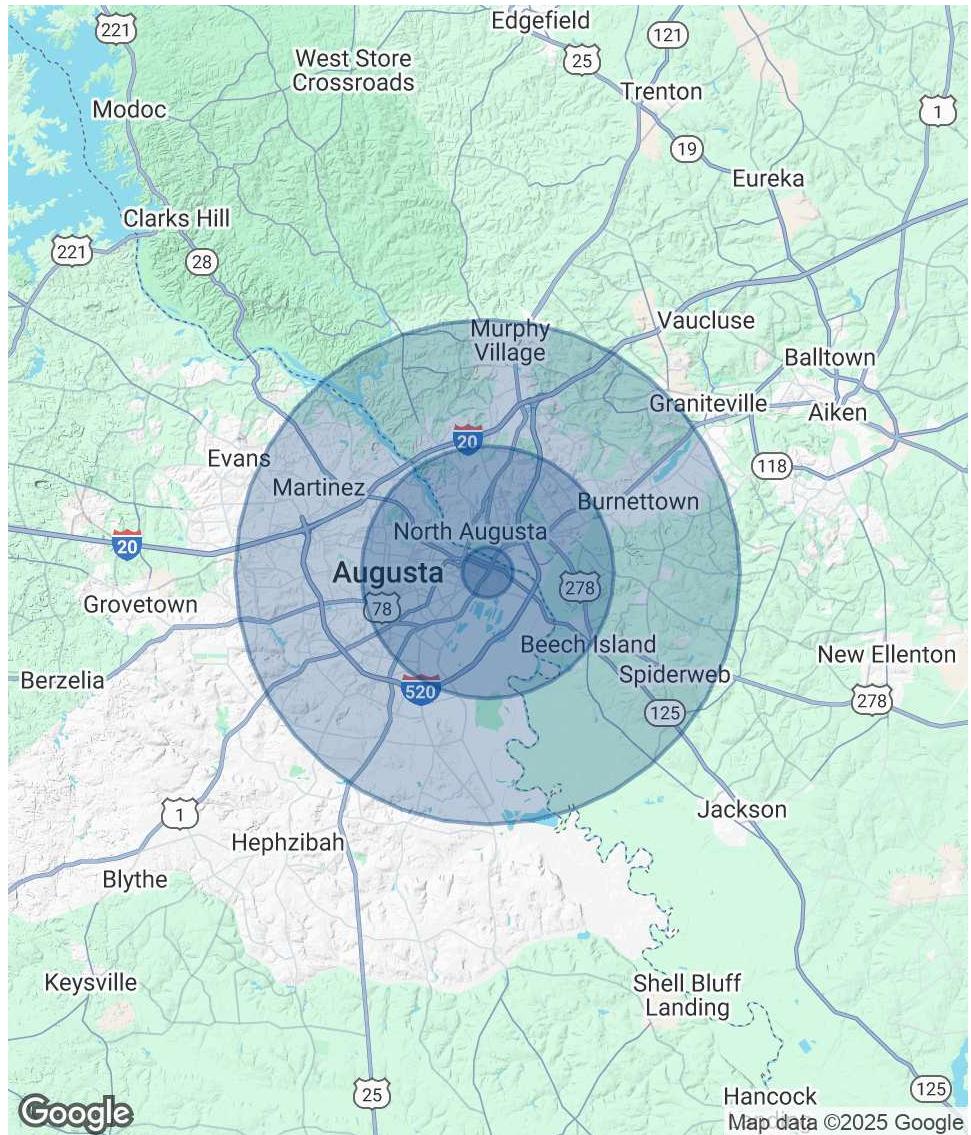


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,021	87,980	265,151
Average Age	38.9	36.8	37.6
Average Age (Male)	35.2	34.6	36.0
Average Age (Female)	38.8	39.4	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,674	42,445	121,296
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$27,464	\$45,889	\$55,770
Average House Value	\$117,627	\$125,443	\$136,211

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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