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9,273 SF & 2,500 SF SPACES FOR LEASE

501 Greene Street | Augusta, GA 30904

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ZONE | B-2

1.01 AC

LEASE | \$15/SF/YR



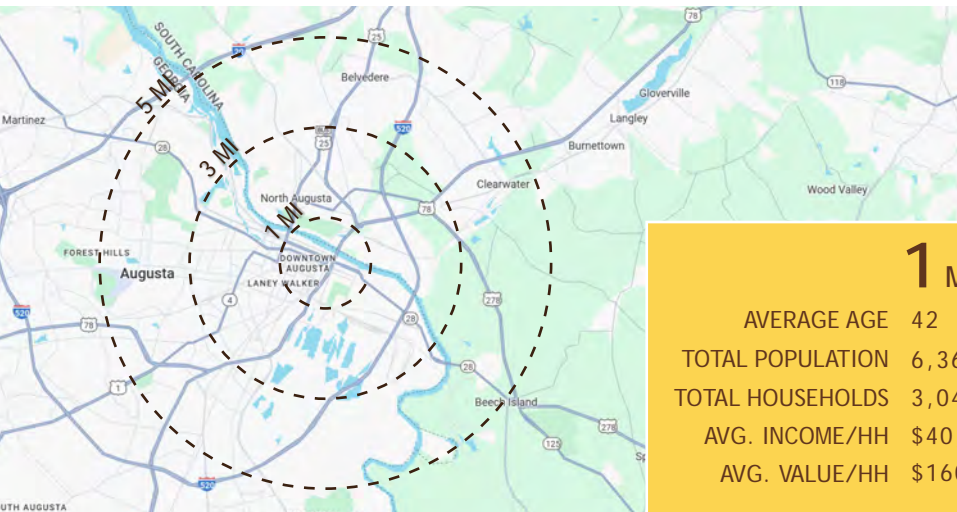
JORDAN TROTTER
COMMERCIAL REAL ESTATE

501 Greene Street, Augusta, GA, is known as the MAU Workforce Solutions building. This property is located at the corner of Greene Street and 5th Street in Downtown Augusta. Employees will have an easy commute home with its close proximity to Gordon Highway, Riverwatch Parkway, John C. Calhoun Expressway, and Georgia Avenue headed over into South Carolina. This office building give Tenants a convenient location for office lunches in the Downtown District.

501 Greene Street - 4 th Floor - approximately 9,273 sqft to be offered at \$15.00 per square foot per year Full-Service Rate. Landlord will be responsible for all expenses associated with the property including utilities, taxes, building insurance, common area maintenance and janitorial. Tenant will have access to two restrooms located in the common area across from the elevators. 501 Greene Street - 5th Floor - approximately 2,500 sqft to be offered at \$15.00 per square foot Full-Service Rate. Landlord will be responsible for all expenses associated with the property including utilities, taxes, building insurance, common area maintenance and janitorial. Tenant has one bathroom dedicated in this office space inside the premise and two other restrooms in the common area located by the shared elevators.

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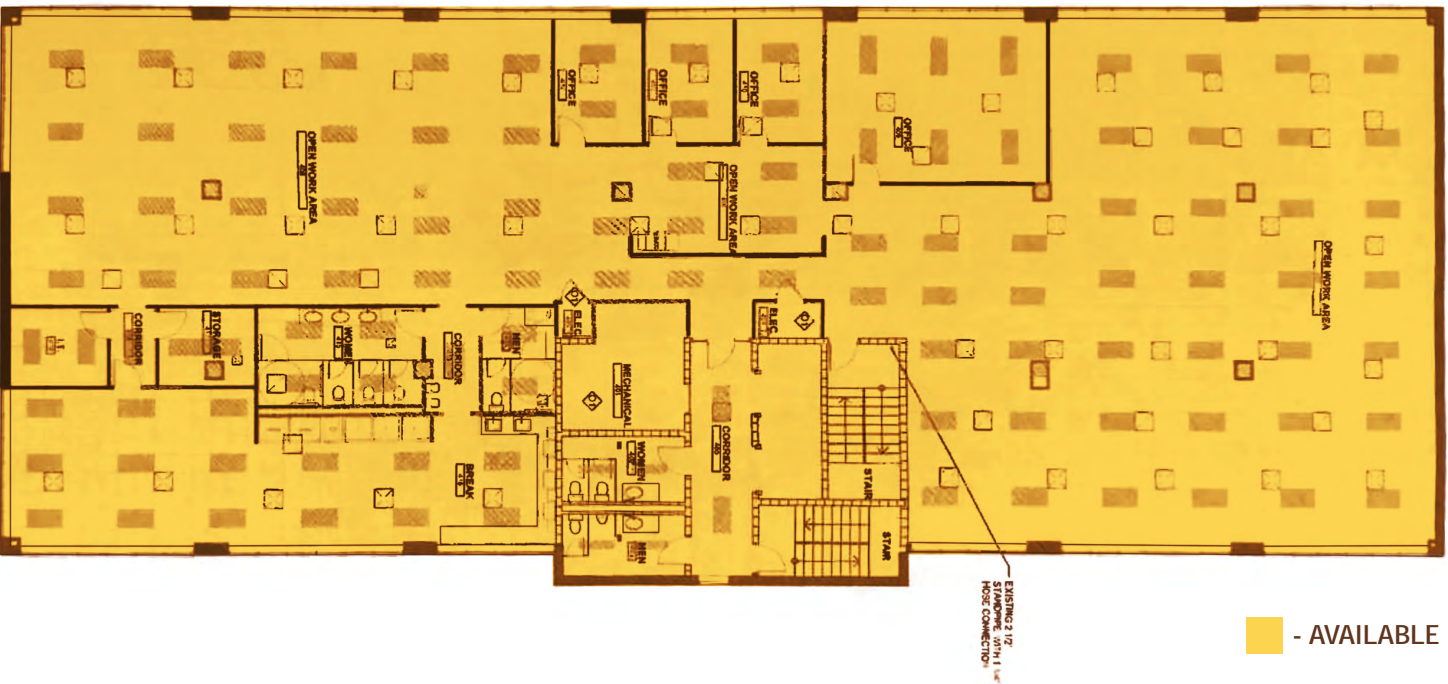
- Tenants will have access to off-street parking dedicated to the 501 Greene Street Building.



	1 MI	3 MI	5 MI
AVERAGE AGE	42	40	41
TOTAL POPULATION	6,362	36,171	81,518
TOTAL HOUSEHOLDS	3,040	16,034	35,852
AVG. INCOME/HH	\$40,263	\$59,661	\$68,250
AVG. VALUE/HH	\$160,805	\$193,939	\$217,722

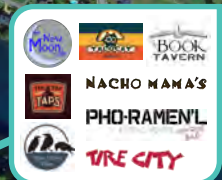
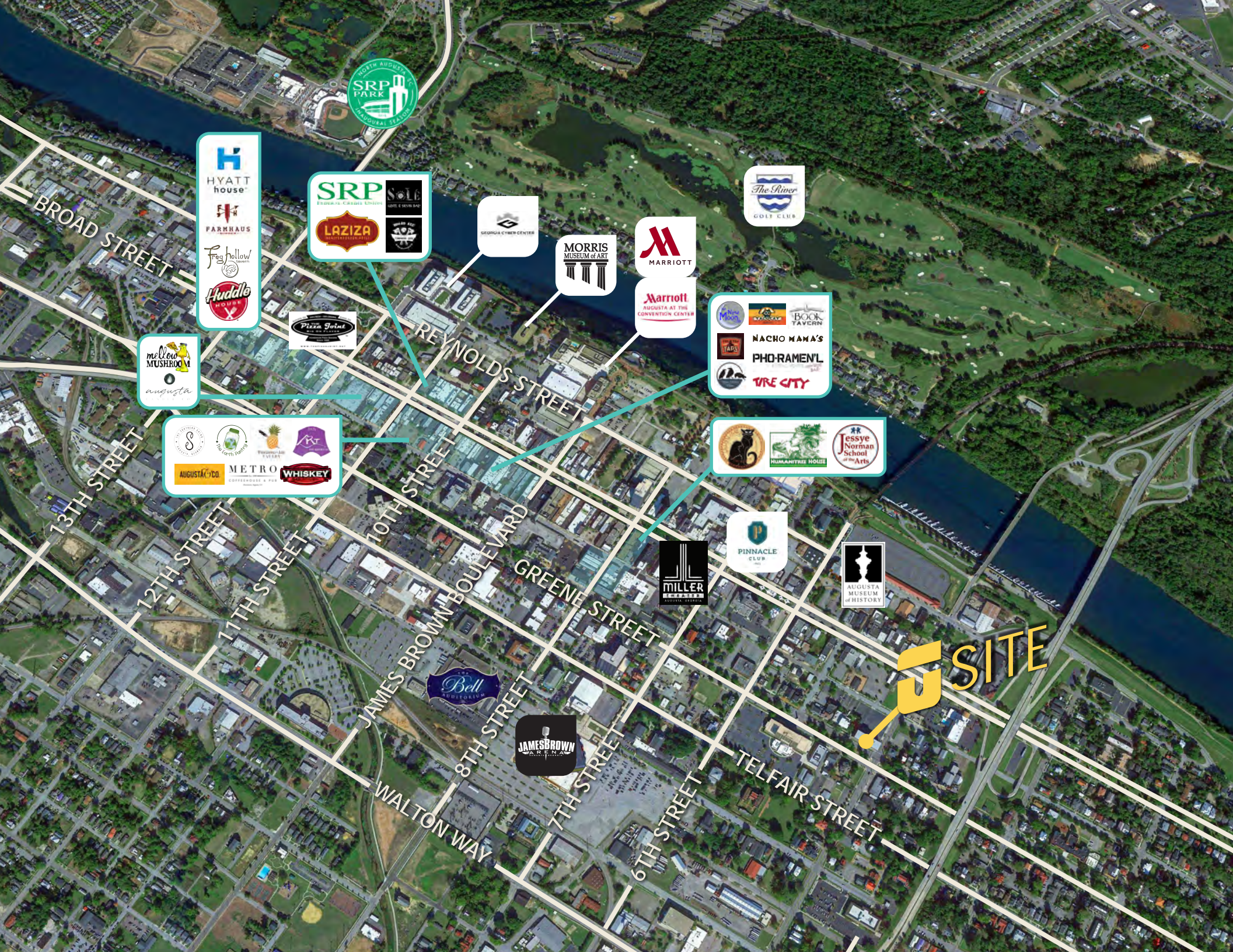


9,273 SF
4TH FLOOR



2,500 SF
5TH FLOOR





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, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

