



FOR LEASE

630 ELLIS STREET

630 Ellis Street, Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

The building is two story and includes executive suites on both floors. It covers modified gross lease for large tenants and full service for smaller office users. Renovations will be finishing soon on three ground floor office spaces. On-site parking is available for tenants. This building allows for secure 24/7 access for buildings. This building is only available to office based businesses and not retail operations.

## LOCATION DESCRIPTION

This office building is located on Ellis Street near the intersection of 7th Street, Greene Street and Broad. Behind the newly renovated Miller Theater. Also in close proximity to the Augusta Municipal Building as well as the Cyber Command buildings on Reynolds. Great fast growing and changing area.

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Lease Rate:    | \$400.00 per month (Full Service) |
| Available SF:  | 75 - 85 SF                        |
| Lot Size:      | 0.18 Acres                        |
| Building Size: | 8,040 SF                          |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,758    | 20,737   | 45,157   |
| Total Population  | 6,570    | 41,341   | 92,682   |
| Average HH Income | \$29,578 | \$41,340 | \$47,129 |



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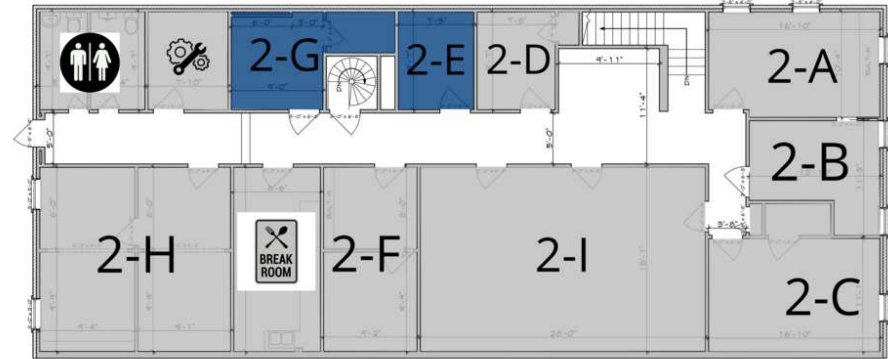
# Plans

**AS-BUILT PLAN**  
SCALE: 3/16" = 1'-0"

## LEGEND

Available

Unavailable



SECOND FLOOR PLAN  
2770 HTD S.F.

## LEASE INFORMATION

|              |              |
|--------------|--------------|
| Lease Type:  | Full Service |
| Total Space: | 75 - 85 SF   |

|             |                    |
|-------------|--------------------|
| Lease Term: | Negotiable         |
| Lease Rate: | \$400.00 per month |

## AVAILABLE SPACES

| SUITE | TENANT    | SIZE  | TYPE         | RATE            | DESCRIPTION |
|-------|-----------|-------|--------------|-----------------|-------------|
| 2-E   | Available | 75 SF | Full Service | \$400 per month | -           |
| 2-G   | Available | 85 SF | Full Service | \$400 per month | -           |



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# Additional Photos

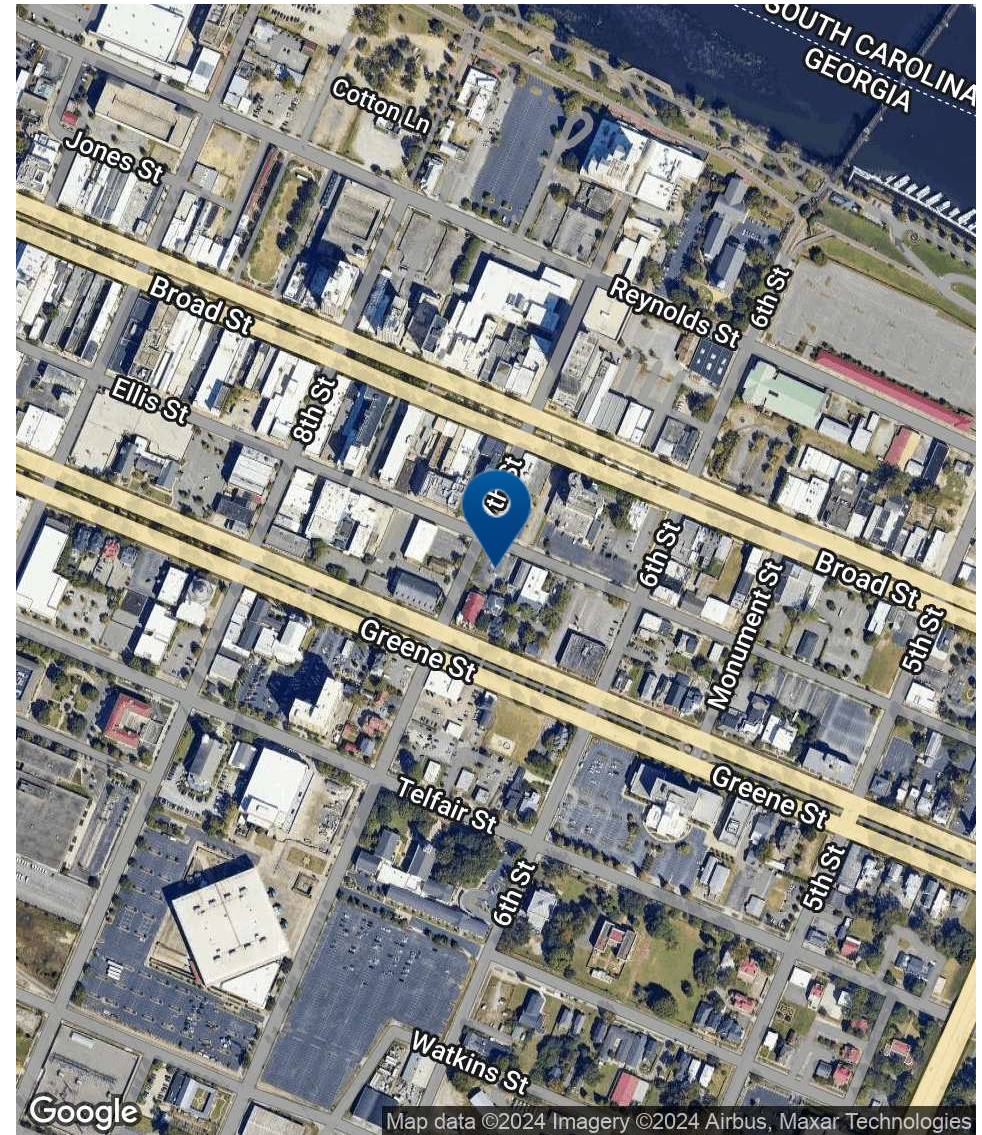
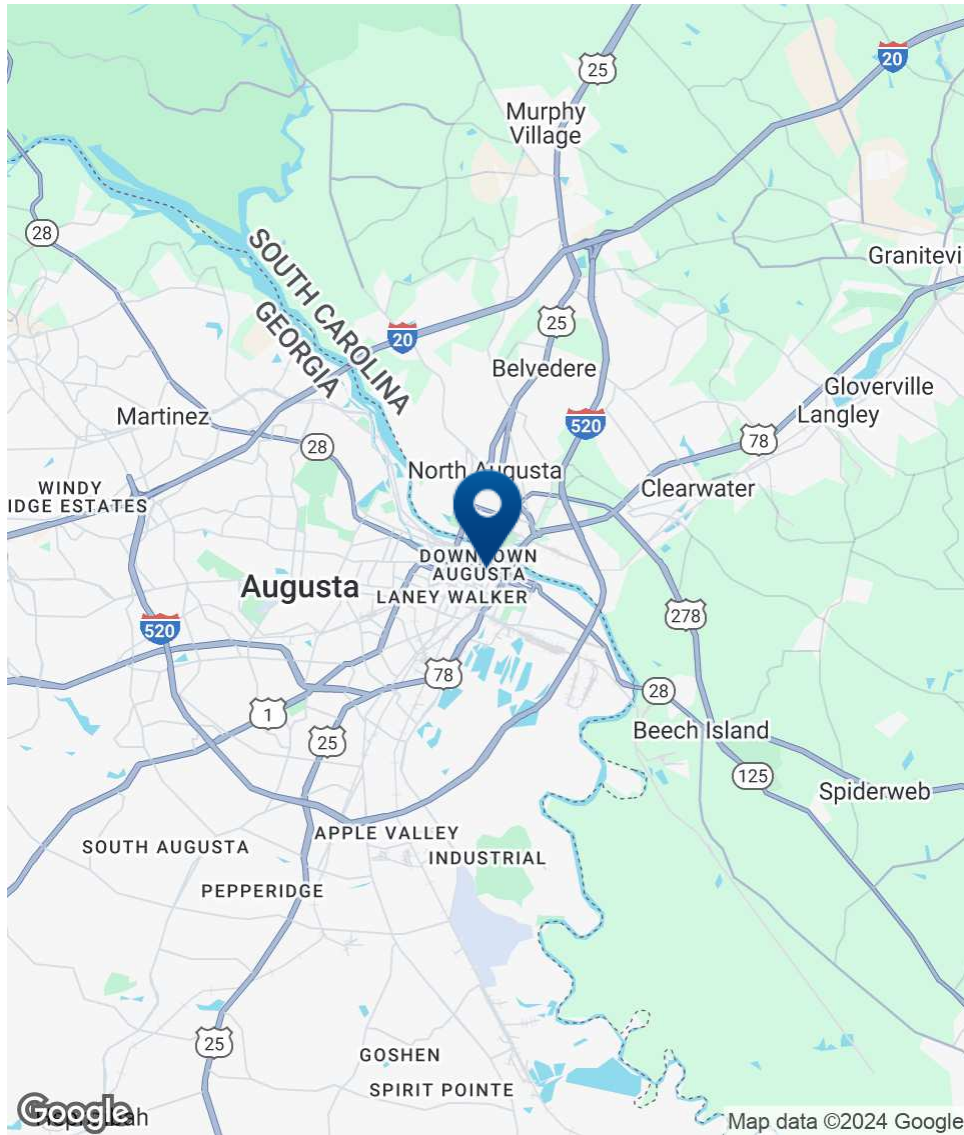


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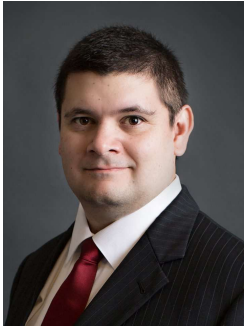
# Location Map



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# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

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[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

**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)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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