



CLICK HERE FOR A 360° AERIAL VIDEO

# 699 BROAD STREET

DOWNTOWN AUGUSTA, GA

FULL SERVICE

208,000 SF TOTAL

AVAILABLE | 672 - 20,000 SF

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**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



Welcome to 699 Broad Street (The Wellstar Building) in beautiful Downtown Augusta, Georgia. Situated on the corner of Broad Street and 7th Street, The Wellstar building is just steps from the Augusta Riverwalk (an 8 mile trail along the Savannah River). Its convenient location offers stunning views of the Savannah River and the downtown landscape. This beautiful building is situated in the shopping, dining, and entertainment district of Downtown Augusta.

This Class A office space consists of 17 floors and is home to Edgar's Above Broad restaurant and private dining club, The Pinnacle Club. Edgar's offers indoor and outdoor dining along with rooftop views of Broad Street. The Pinnacle Club has spectacular views of the Downtown Augusta skyline. A traditional high-rise office tower, the Wellstar Building is 208,000 SF.

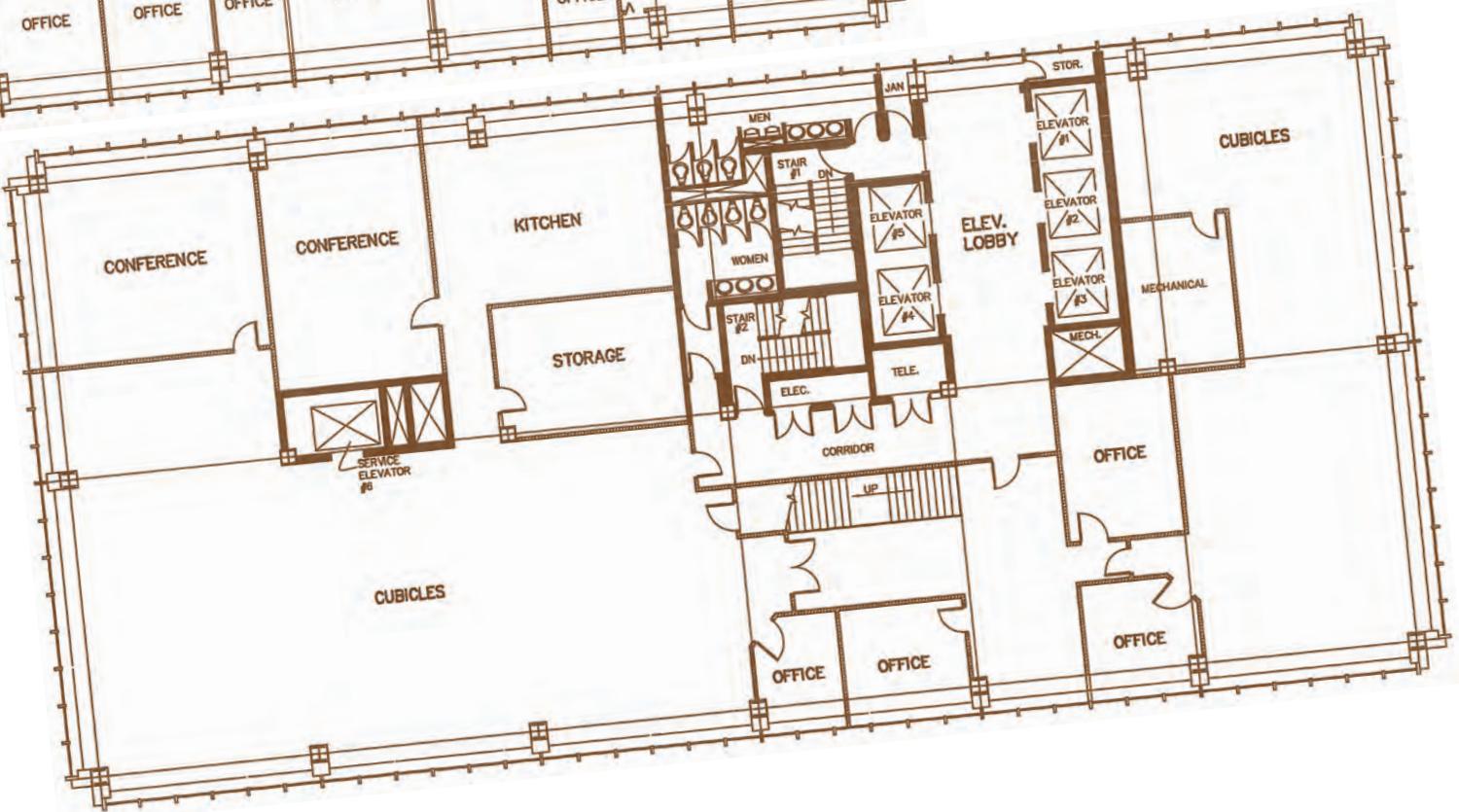
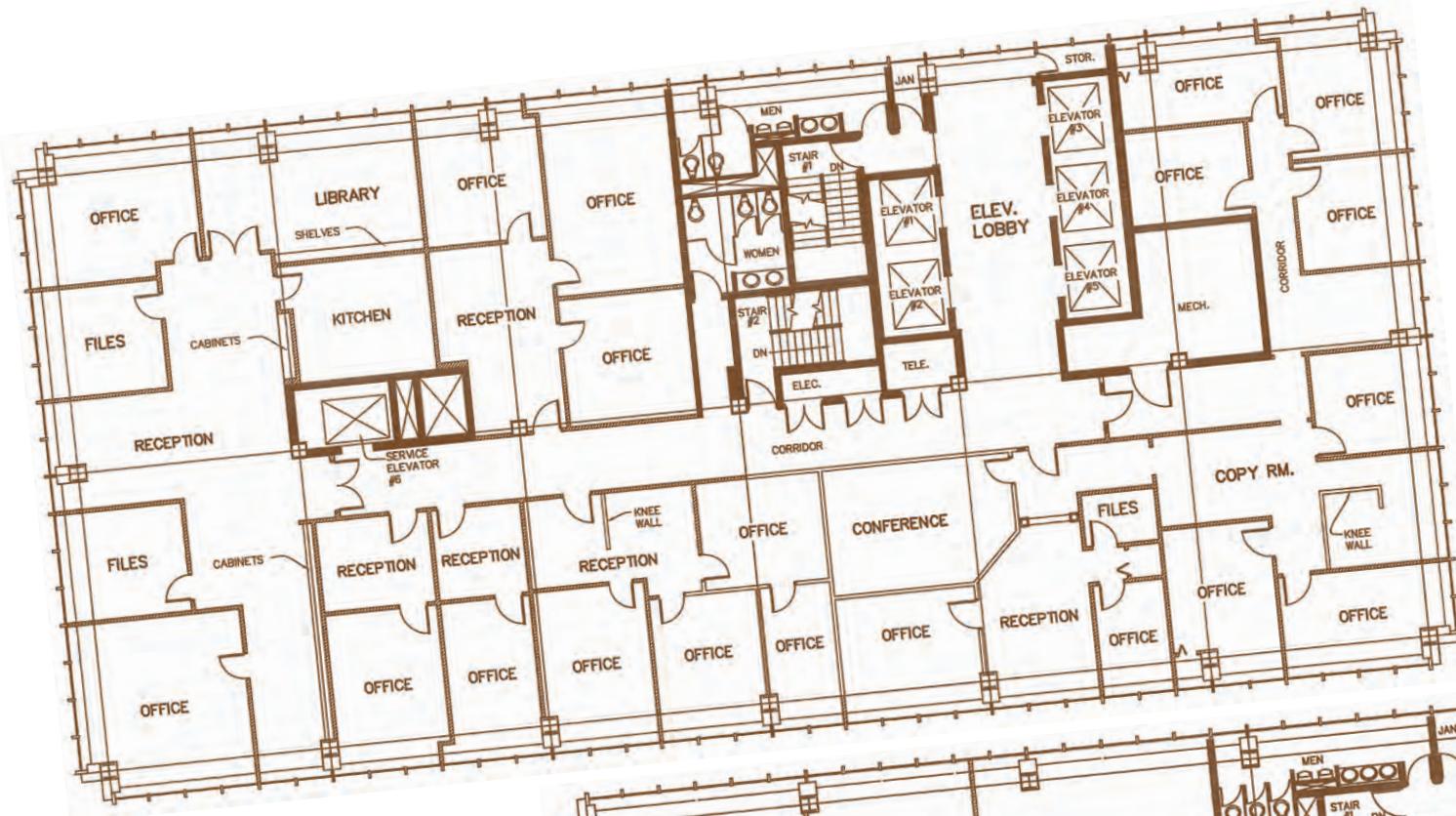


# SAVANNAH RIVER

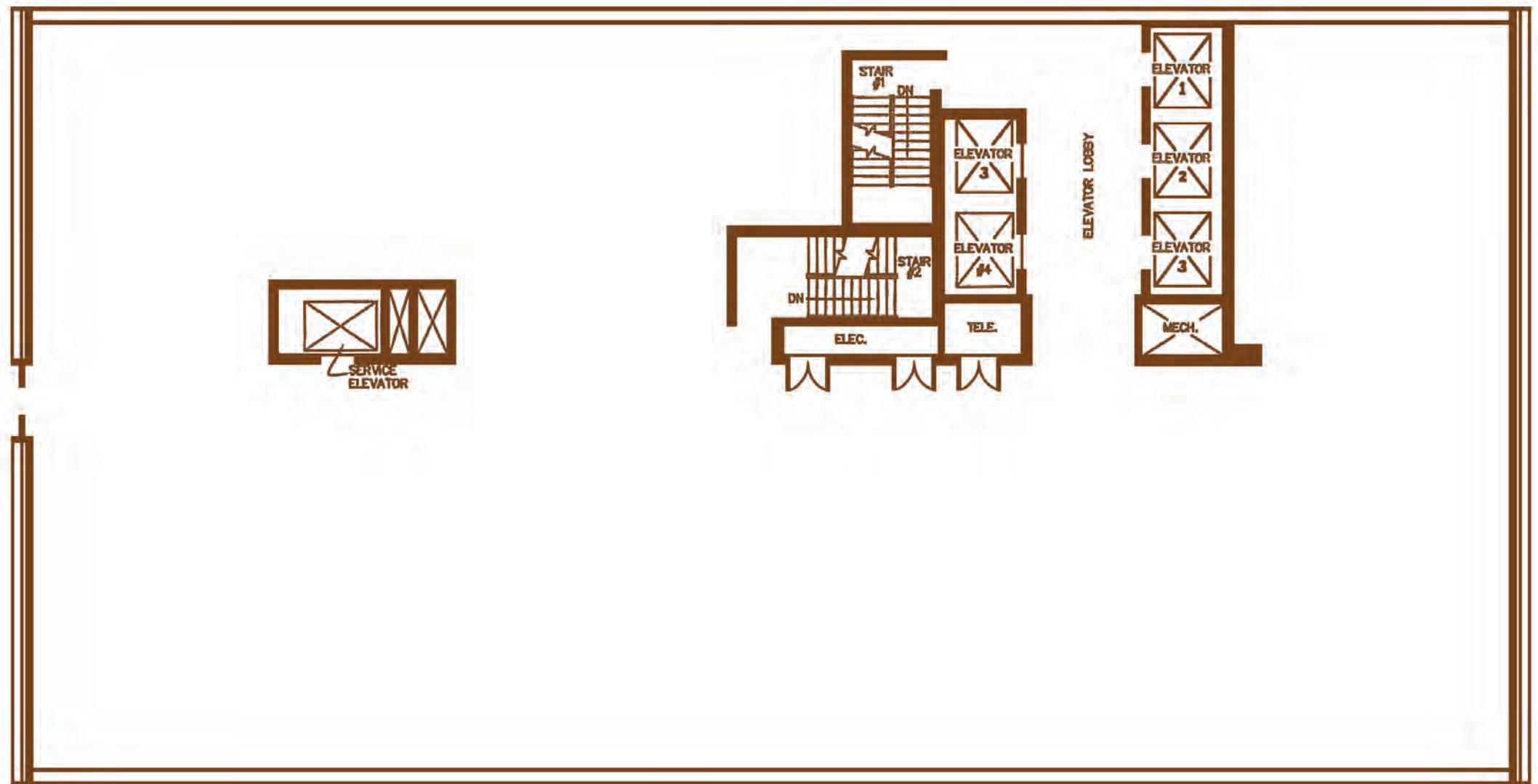


# SAMPLE FLOOR PLANS

699 Broad Street | Augusta, GA



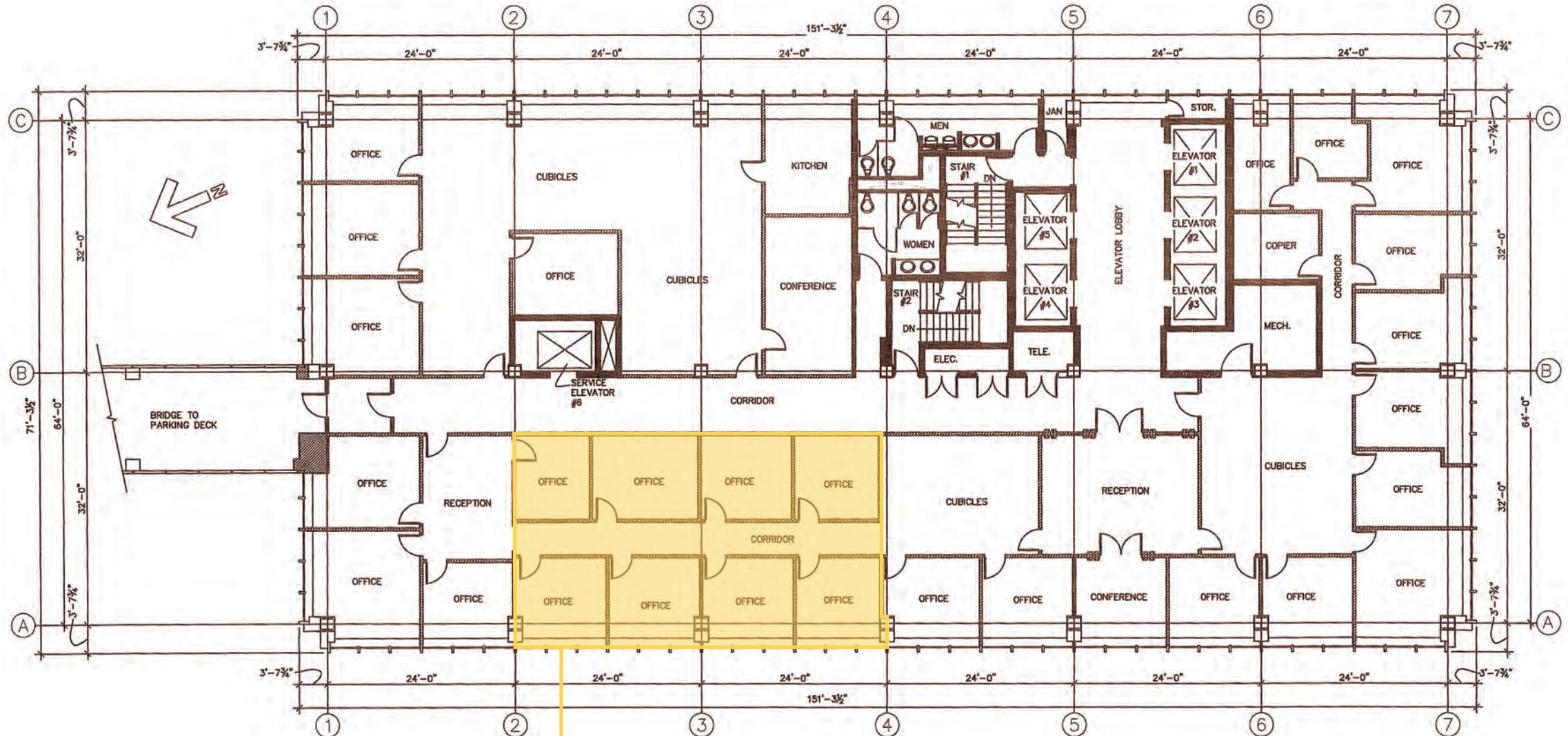
BASE FLOOR PLAN  
699 Broad Street | Augusta, GA



APROX. 145'

APROX. 64'

4TH FLOOR  
699 Broad Street | Augusta, GA

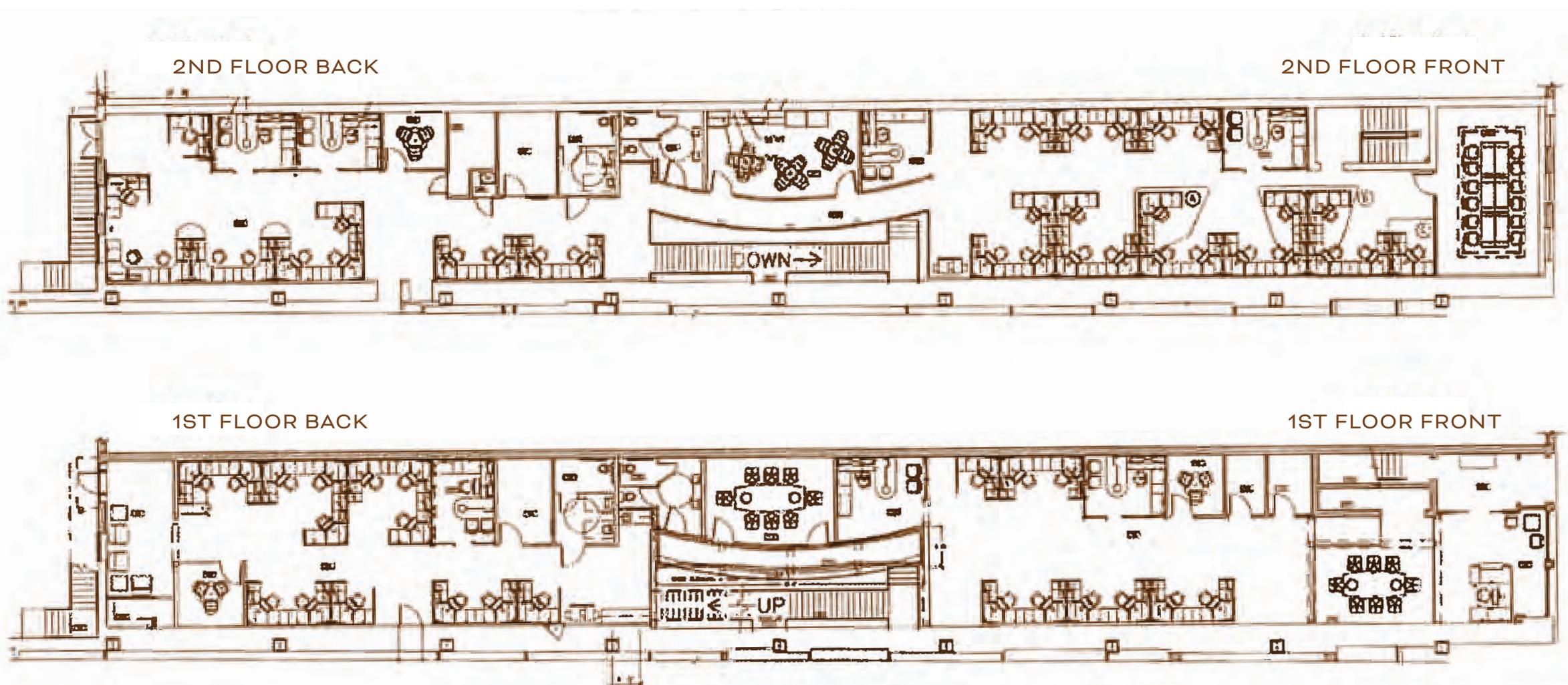


672 - 1,344 SF  
TURN KEY SPACE

LEGEND  
EXISTING CORE WALL  
EXISTING PARTITION WALL

FOURTH FLOOR PLAN  
Scale: 1/8" = 1'-0"

THE ANNEX  
643 Broad Street | Augusta, GA



# WELLSTAR BUILDING

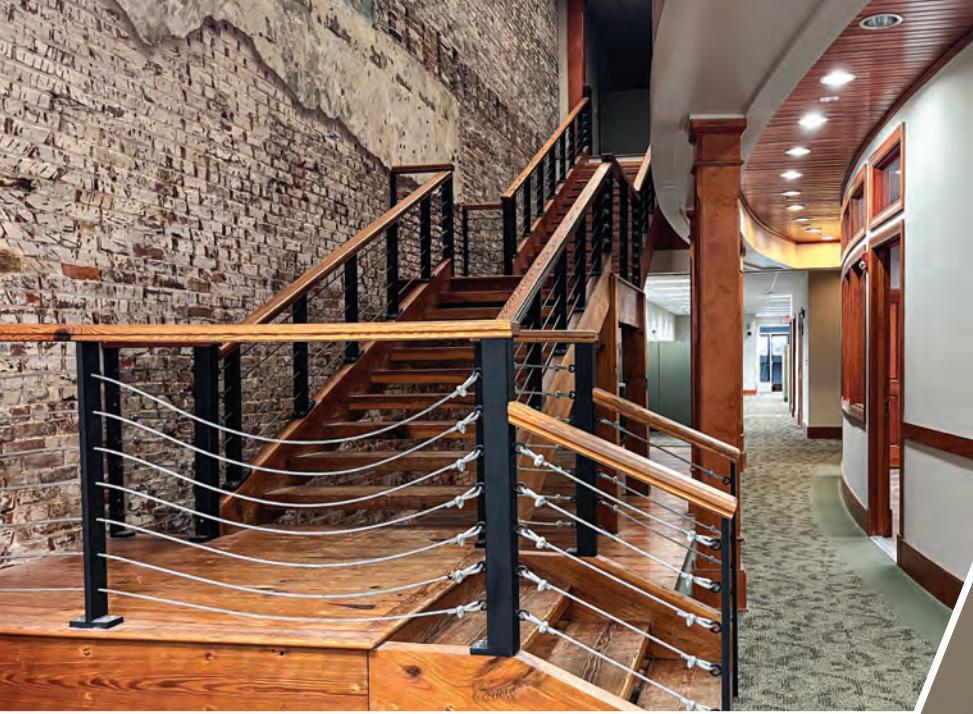
- 208,000 SF Downtown Augusta Office Tower
- 672 SF - 20,000 SF Available
- Class A space
- Dining Amenities: Edgar's Above Broad & The Pinnacle Club (Private Dining facility)
- Stunning Views of Downtown Augusta and the Savannah River
- Parking deck with 250 parking spaces
- Surface parking behind the tower with 100 parking spaces (entrances on 7th Street and 6th Street)
- Security System throughout the building



# THE ANNEX

- 10,000 SF Available
- Class A space
- Surface parking behind the tower with 100 parking spaces (entrances on 7th Street and 6th Street)
- Security System throughout the building





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**THE ANNEX**  
643 Broad Street | Augusta, GA



PINNACLE  
CLUB

1965

12TH FLOOR



*Edgar's*  
ABOVE BROAD

3RD FLOOR



**BUILDING AMENITIES**  
The Pinnacle Club & Edgar's Above Broad

**uSITE**



Augusta Judicial Center



Augusta Riverfront Center



Jessye Norman Amphitheatre





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Parker Dye has seven years experience in the building materials industry and has been an agent with Jordan Trotter for 8 years. Parker is a graduate of the University of Georgia where he majored in Communications.

Parker focuses on site selections, sales/leasing, tenant representation, and performing market studies for prospective tenants, and representing buyers & sellers.



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