



FOR LEASE

WEST AUGUSTA OFFICE

2601 Commons Blvd, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker
jedge@shermanandhemstreet.com
706.288.1077

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Property Summary



VIDEO

PROPERTY DESCRIPTION

Building can be leased to single tenant or subdivided into multiple suites. This two story 4,000 square foot stand-alone office building located in Williamsburg Commons Office Park. Building is fully furnished with A+ furnishings. Layout is ideal for user that needs multiple private offices and a few smaller workstation areas. Building is wired with high-speed dedicated fiber internet line. National insurance company has occupied building for the last decade. Building has ample parking and is suitable for a single user. Landscaping and garbage included in rent.

LOCATION DESCRIPTION

Location is just off Washington Road on Boy Scout Road in close proximity to I-20. This central location has good access to all major road arteries in the CSRA. This site is the first building on the left when entering the office park.



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OFFERING SUMMARY

Lease Rate:	\$14.95 SF/yr (MG)
Available SF:	500 - 4,000 SF
Lot Size:	0.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,471	24,396	59,036
Total Population	10,334	53,202	134,585
Average HH Income	\$80,822	\$113,165	\$101,251

Additional Photos



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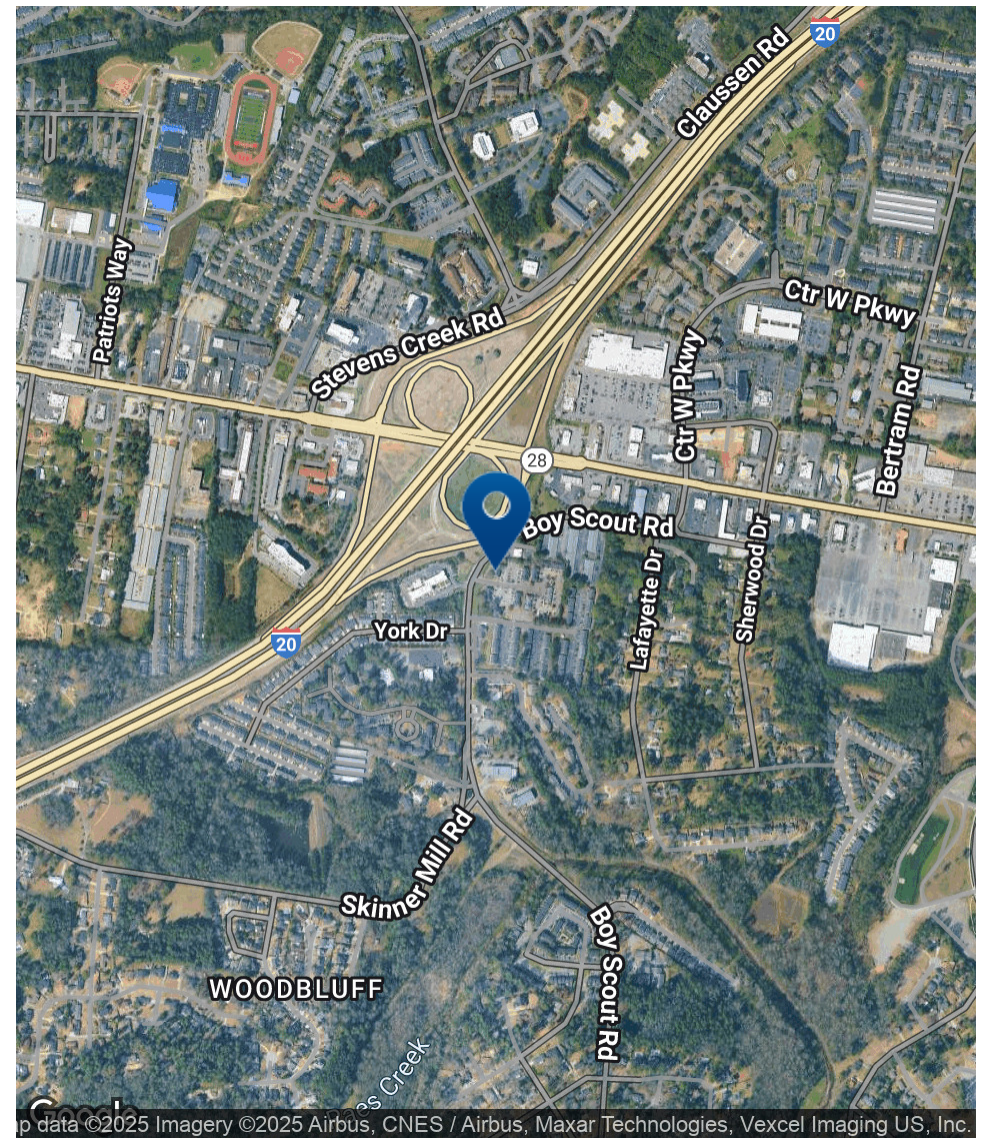
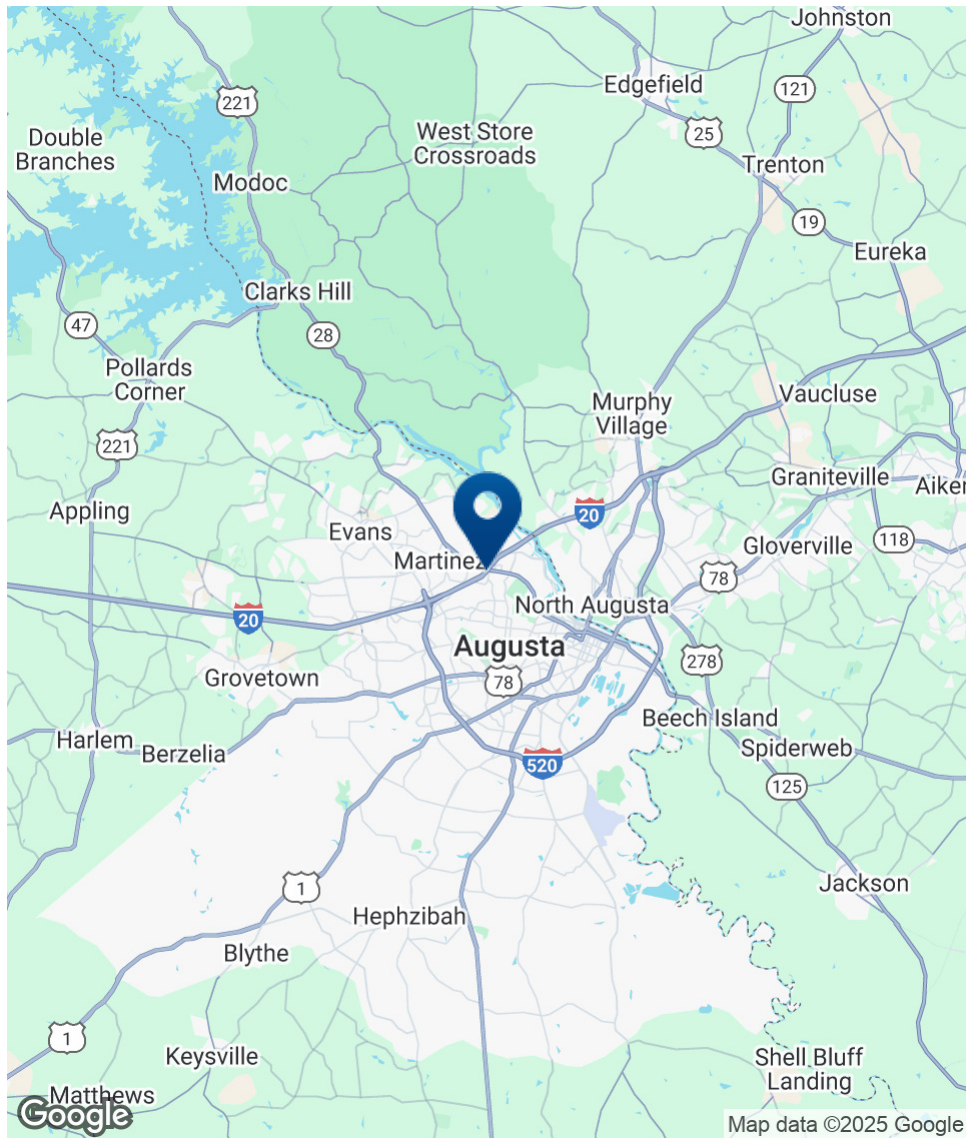
Retailer Map



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Location Map



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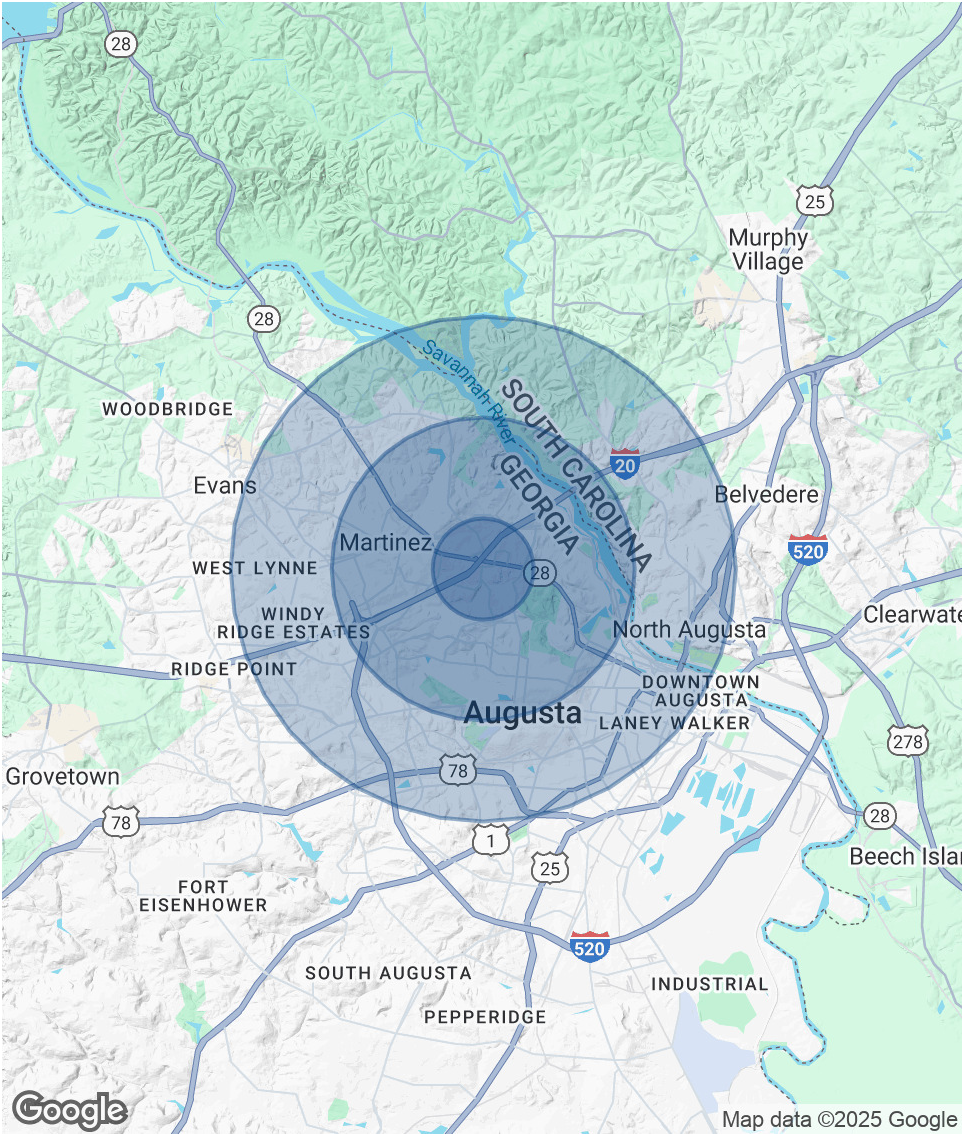
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,334	53,202	134,585
Average Age	37	41	41
Average Age (Male)	36	39	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,471	24,396	59,036
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$80,822	\$113,165	\$101,251
Average House Value	\$235,392	\$323,813	\$284,405

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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