



**FOR LEASE**

# WEST AUGUSTA EXECUTIVE OFFICES

3643 Walton Way Ext Bldg 4, Augusta, GA 30909

**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

This office building is laid for executive office use. First floor is leased to a medical user. Second floor is available as individual suites consisting of either single office, groups of offices or the entire floor. Space includes a conference room and bathrooms. There is a third floor which is also finished, heated/cooled and suitable for use. For single office tenants all utilities including janitorial are included.

## LOCATION DESCRIPTION

Situated on Walton Way Ext and property has close proximity to I-520, Augusta West Parkway and I-20. Site has great parking and easy ingress/egress.

## OFFERING SUMMARY

Lease Rate:	\$500.00 - 3,000.00 per month (MG)
Available SF:	250 - 3,000 SF
Lot Size:	1 Acres
Building Size:	8,952 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
Total Population	6,435	144,702	348,520
Average HH Income	\$82,011	\$63,169	\$63,608



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	250 - 3,000 SF	Lease Rate:	\$500.00 - \$3,000.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3643 Walton Way Ext Bldg 4	Available	250 - 3,000 SF	Modified Gross	\$500 per month	Single executive office with access to shared conference room and bathrooms.
3643 Walton Way Ext Bldg 4	Available	750 - 3,000 SF	Modified Gross	\$1,500 per month	This space consists of 3 offices a shared conference room and bathroom.
3643 Walton Way Ext Bldg 4	Available	3,000 SF	Modified Gross	\$3,000 per month	Entire 3rd floor can be leased as a single unit. Lease would include an extra 500 sf on 3rd floor that is finished and climate controlled.



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# Additional Photos



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# Additional Photos

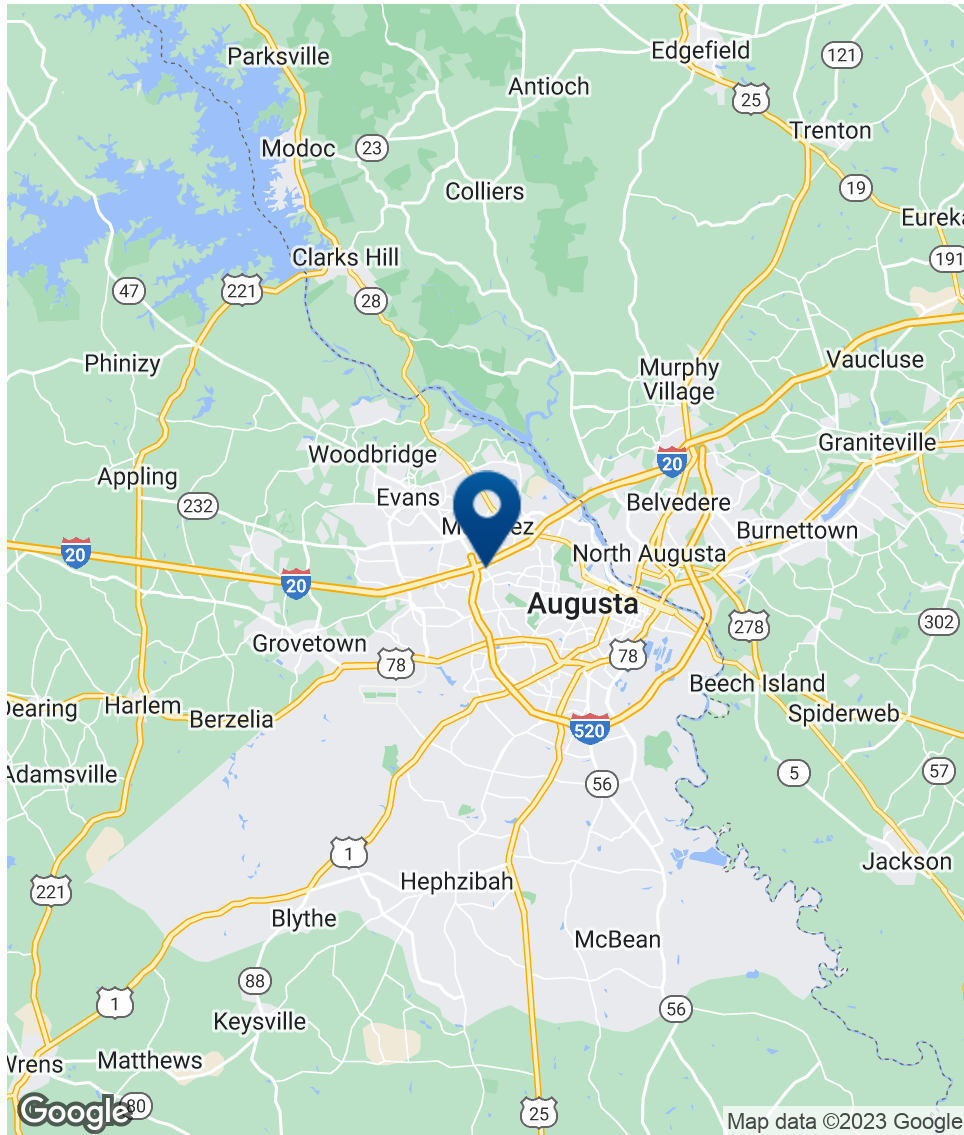


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# Location Map



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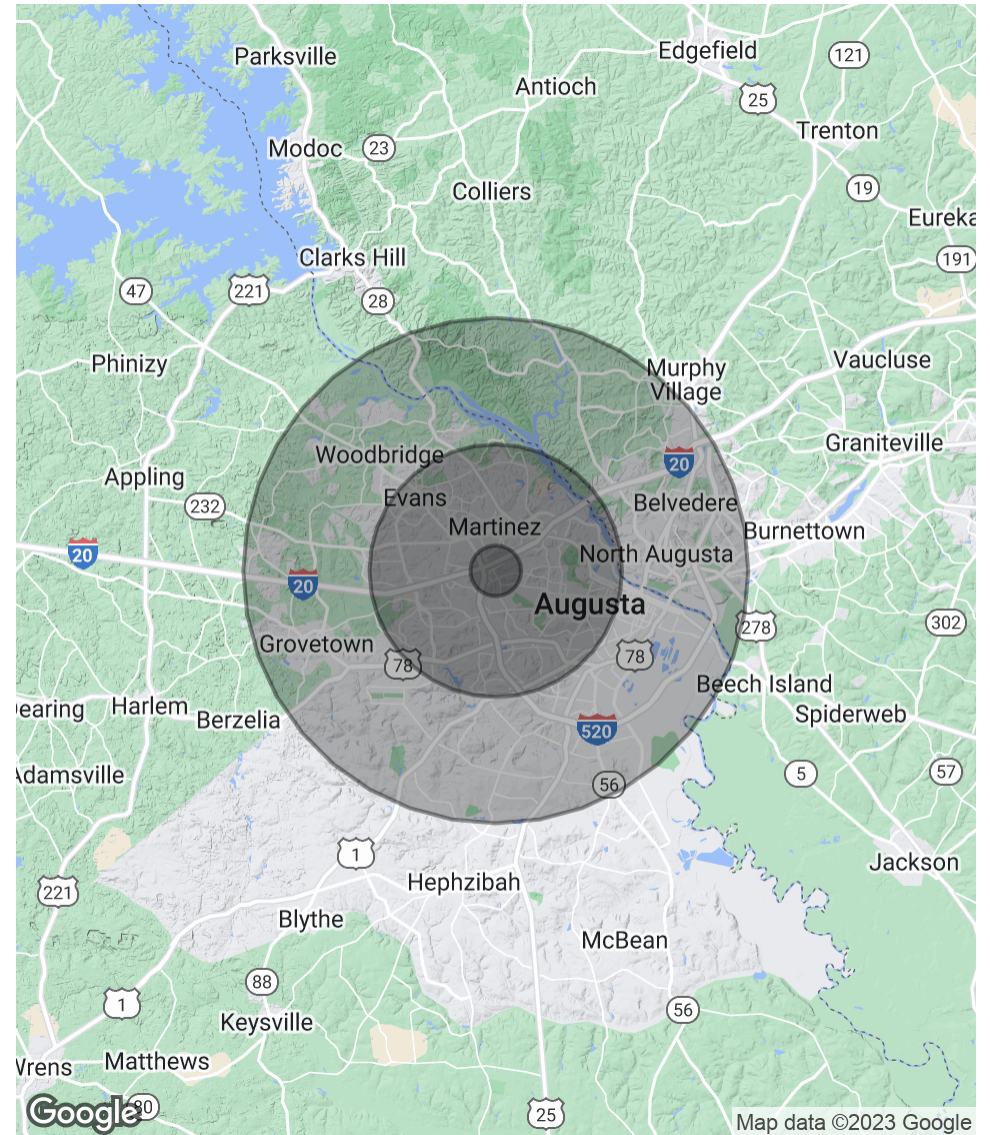
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,435	144,702	348,520
Average Age	38.3	38.4	37.1
Average Age (Male)	37.4	37.0	36.1
Average Age (Female)	41.1	40.9	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,874	68,506	148,937
# of Persons per HH	1.7	2.1	2.3
Average HH Income	\$82,011	\$63,169	\$63,608
Average House Value	\$168,501	\$162,160	\$162,923

\* Demographic data derived from 2020 ACS - US Census



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 706.288.1077



# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

[judge@shermanandhemstreet.com](mailto:judge@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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