

An aerial photograph of a two-story brick office building with a dark roof and white-trimmed windows and doors. The building is surrounded by trees and a parking lot. Several cars are parked in the lot, and a white pickup truck is parked on the street to the right. A sign with the number 1287 is visible in the foreground. The entire image has a blue tint.

FOR LEASE

PROFESSIONAL OFFICE
PARK

1287 Marks Church Road, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Building is composed of 6 suites in total, each suite is 750 sqft which includes 3 separate offices, kitchenette area, a reception area and a restroom. Fully renovated suites available. Very easy access to Bobby Jones Expressway, and straddles the Richmond/Columbia County line so easy drive to anywhere in the CSRA.

PROPERTY HIGHLIGHTS

- Easy Access to Interstate & Wrightsboro Rd
- Plenty of Parking
- Central Location

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	6
Available SF:	
Lot Size:	0.46 Acres
Building Size:	4,864 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,736	25,326	69,891
Total Population	5,510	48,339	149,882
Average HH Income	\$44,734	\$55,990	\$57,807



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Additional Photos



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Lease Spaces

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

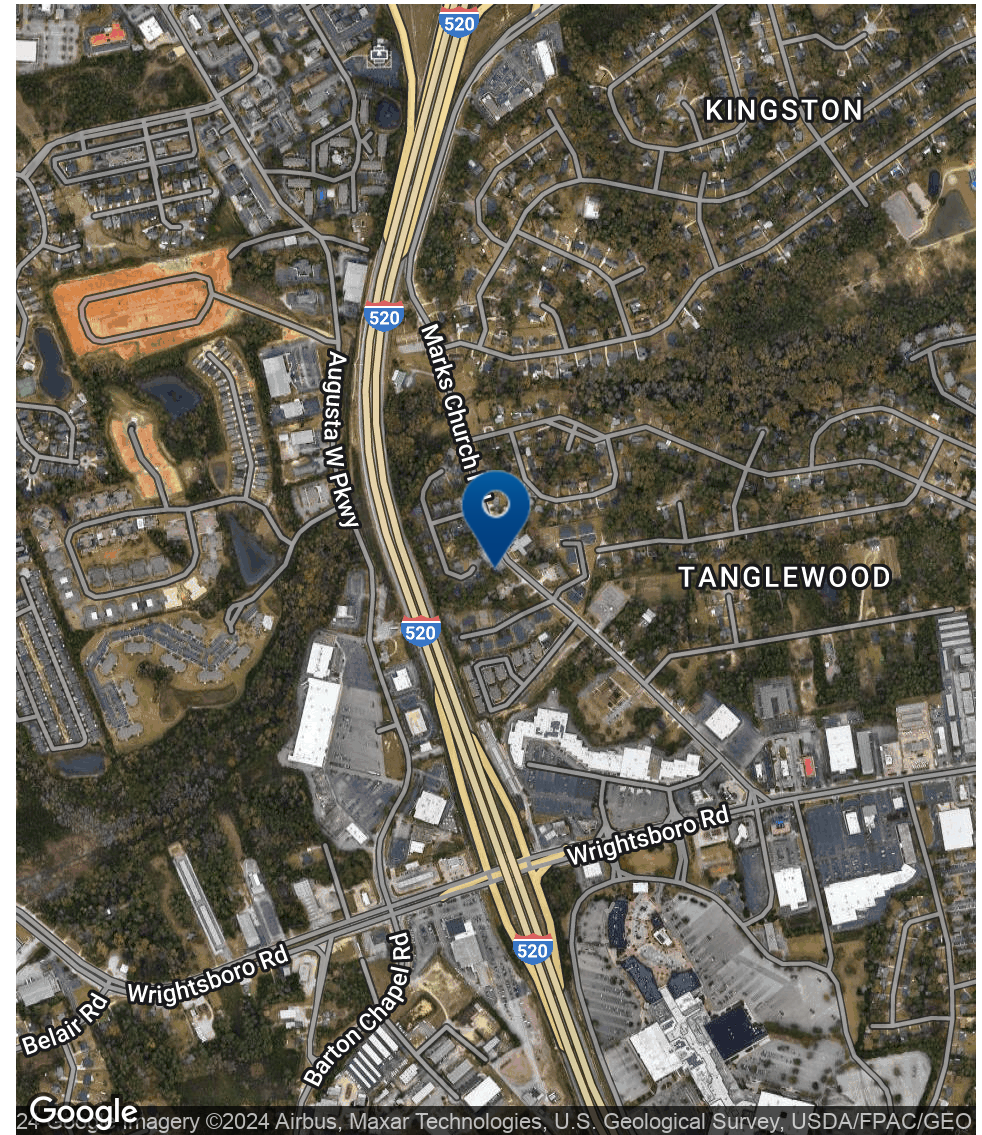
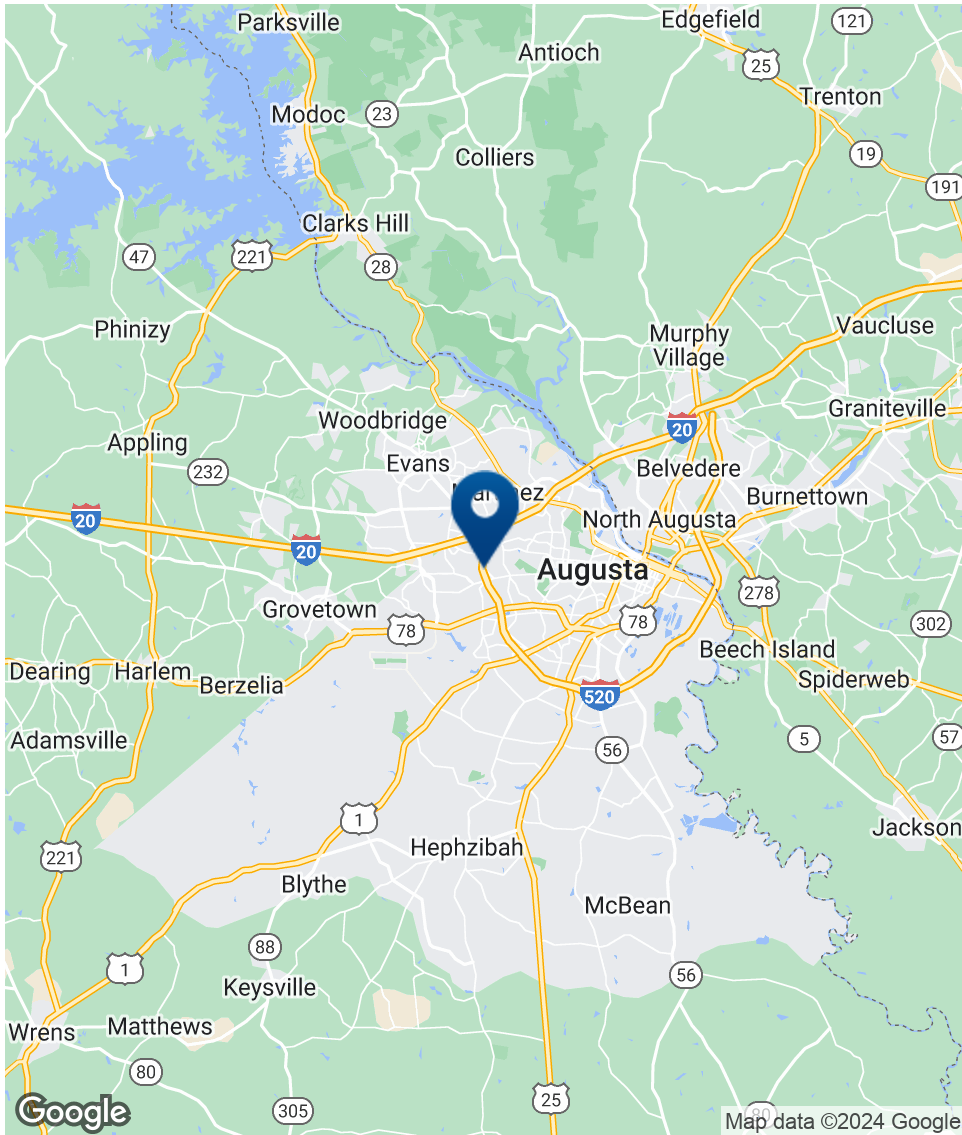
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	750 SF	Modified Gross	\$14.00 SF/yr	-
Suite B	-	750 SF	Modified Gross	\$15.20 SF/yr	-
Suite C	-	750 SF	Modified Gross	\$18.00 SF/yr	-
Suite D	-	750 SF	Modified Gross	\$13.60 SF/yr	-
Suite E	-	750 SF	Modified Gross	\$15.60 SF/yr	-
D-3	-	250 SF	Modified Gross	\$500 per month	-
D-2	-	150 SF	Modified Gross	\$500 per month	-
Suite F	-	750 SF	Modified Gross	\$15.20 SF/yr	-



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Location Map



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