

SOUTHEASTERN

DEVELOPMENT • BROKERAGE • CONSULTING



# AUGUSTA CORPORATE CENTER

2743 Perimeter Pkwy | Augusta, GA 30909

----- **FOR LEASE** -----

2,500 SQFT TO 16,000 SQFT | Starting at \$26.00/SF/YR

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Space Available:** 2,500 to 16,000 SF

**Starting Rate:** \$26.00/SF/YR (Full Service)

**Base Term:** 60 Months

**Parking:** 585 Spaces (4.18)

**Load Factor:** Yes (1.20)

## PROPERTY OVERVIEW

Augusta Corporate Centre is Augusta's largest suburban Class A multi-tenant office buildings. Our buildings offer the flexibility to lease smaller suites from 1,500 SF. Conveniently located off of I-20 (88,411 VPD) and I-520 (87,100), Augusta Corporate Centre provides tenants with easy access to the entire Central Savannah River Area, Fort Gordon, numerous amenities, the airport, and local workforce.

## LOCATION OVERVIEW

**DIRECTIONS:** Coming from Atlanta, take I-20 East and exit onto I-520 East. Take first exit onto Wheeler Road. From Columbia, take I-20 West to exit-195 and turn left onto Wheeler Road. Continue to Perimeter Parkway. The Centre is located adjacent to the Double Tree hotel along Perimeter Parkway.



**Augusta Corporate Centre Video – [Click Here!](#)**

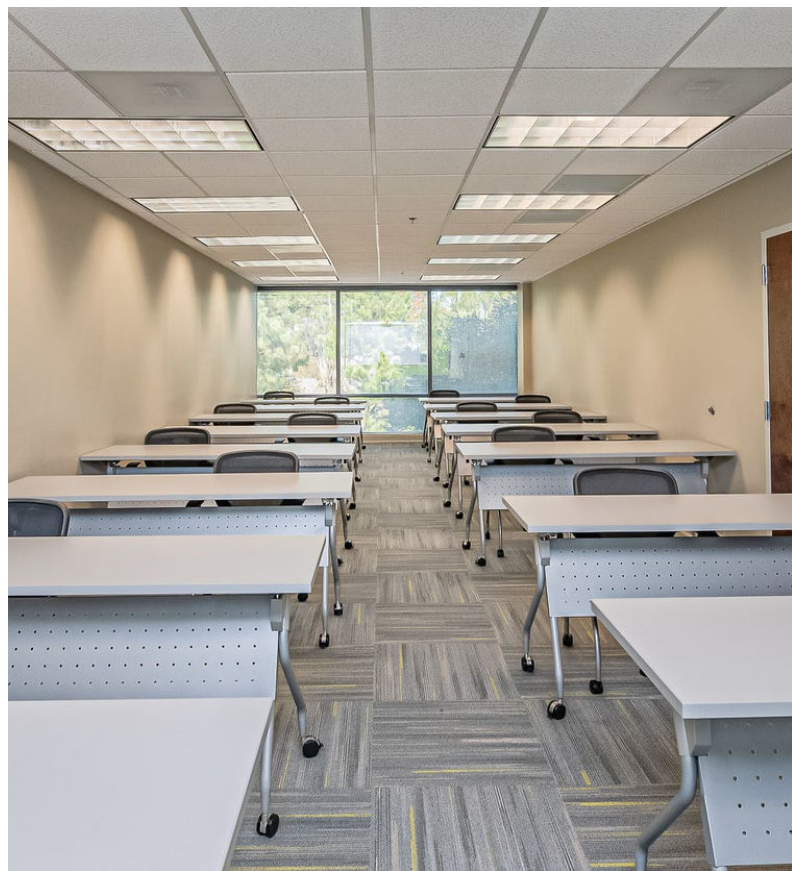


# INTERIOR BUILDOUTS





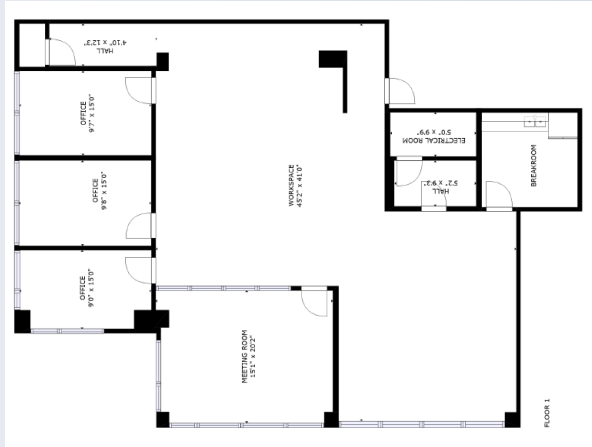
## INTERIOR BUILDOUTS





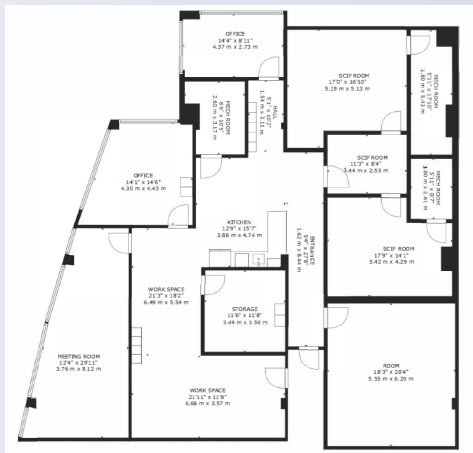
## AVAILABLE SUITES

**BLDG 200, SUITE 125 | 2,775 RSF**



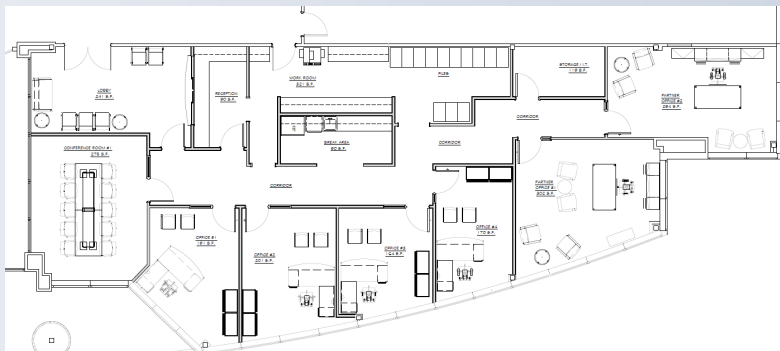
Suite 125 features three (3) private offices, conference room, large workspace, storage /IT room, and breakroom that can be customized to fit tenant's specific needs.

**BLDG 200, SUITE 102 | 3,580 RSF**



Suite 102 features several large offices, conference room, kitchen and storage room that can be customized to fit tenant's specific needs.

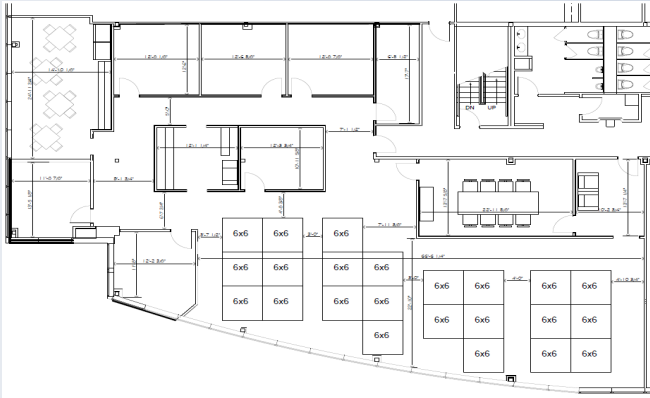
**BLDG 200, SUITE 200 | 3,571 RSF**



Suite 200 was recently vacated and can be customized to fit tenant's specific needs.

## AVAILABLE SUITES

### BLDG 200, SUITE 300 | 5,282 RSF



Suite 300 is comprised of 6 private offices, a conference room, break room with kitchen, and a work area that can accommodate roughly 20 cubicles.

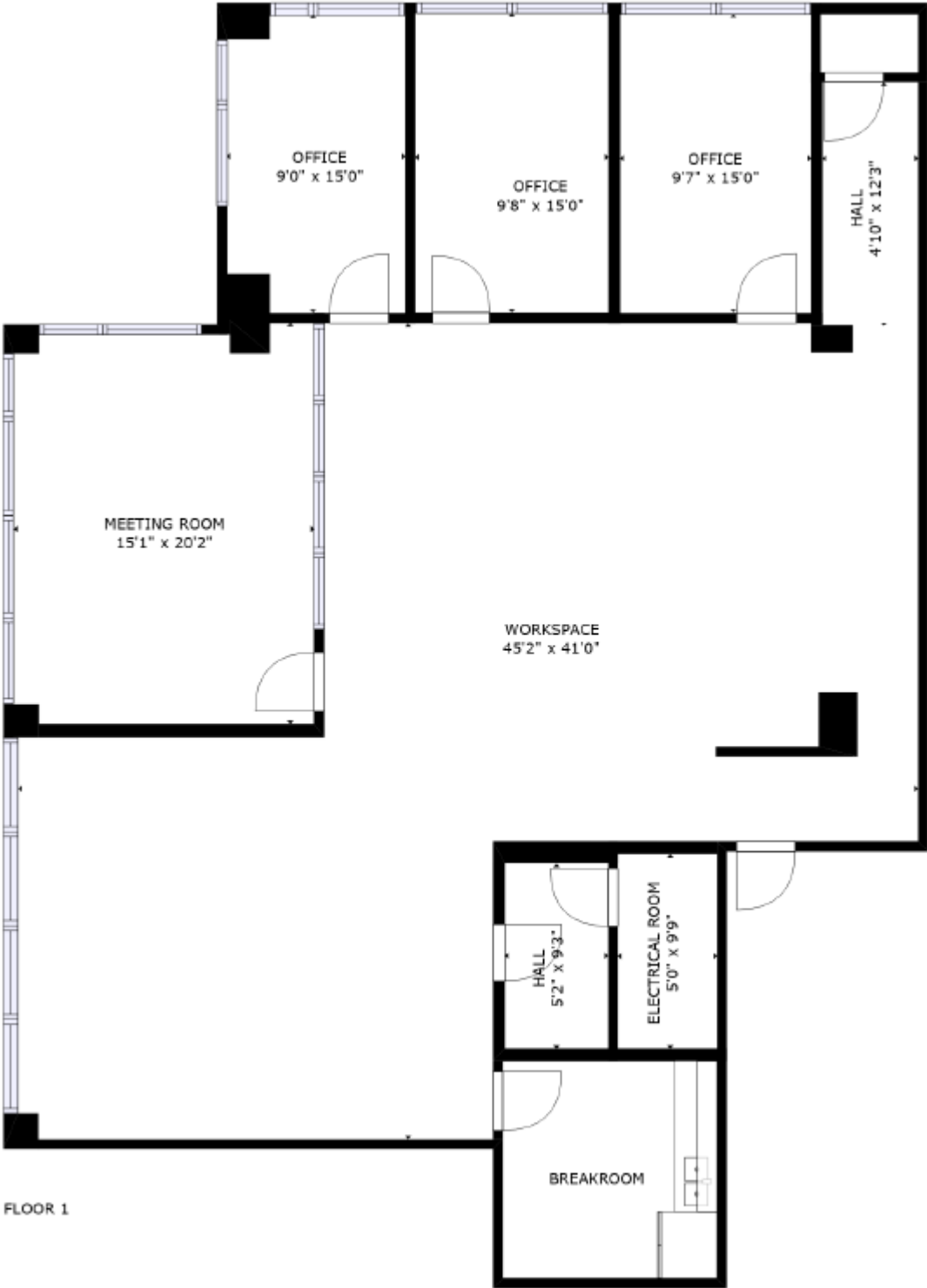
### BLDG 100, SUITE 101 | 4,568 RSF



Suite 101 is comprised of 6 private offices, a conference room, break room, and large multi-purpose room that would be ideal for cubicles.

SUITE 125 FLOOR PLAN

[Virtual Tour – Click Here!](#)



**BLDG 200, SUITE 125 | 2,775 RSF**

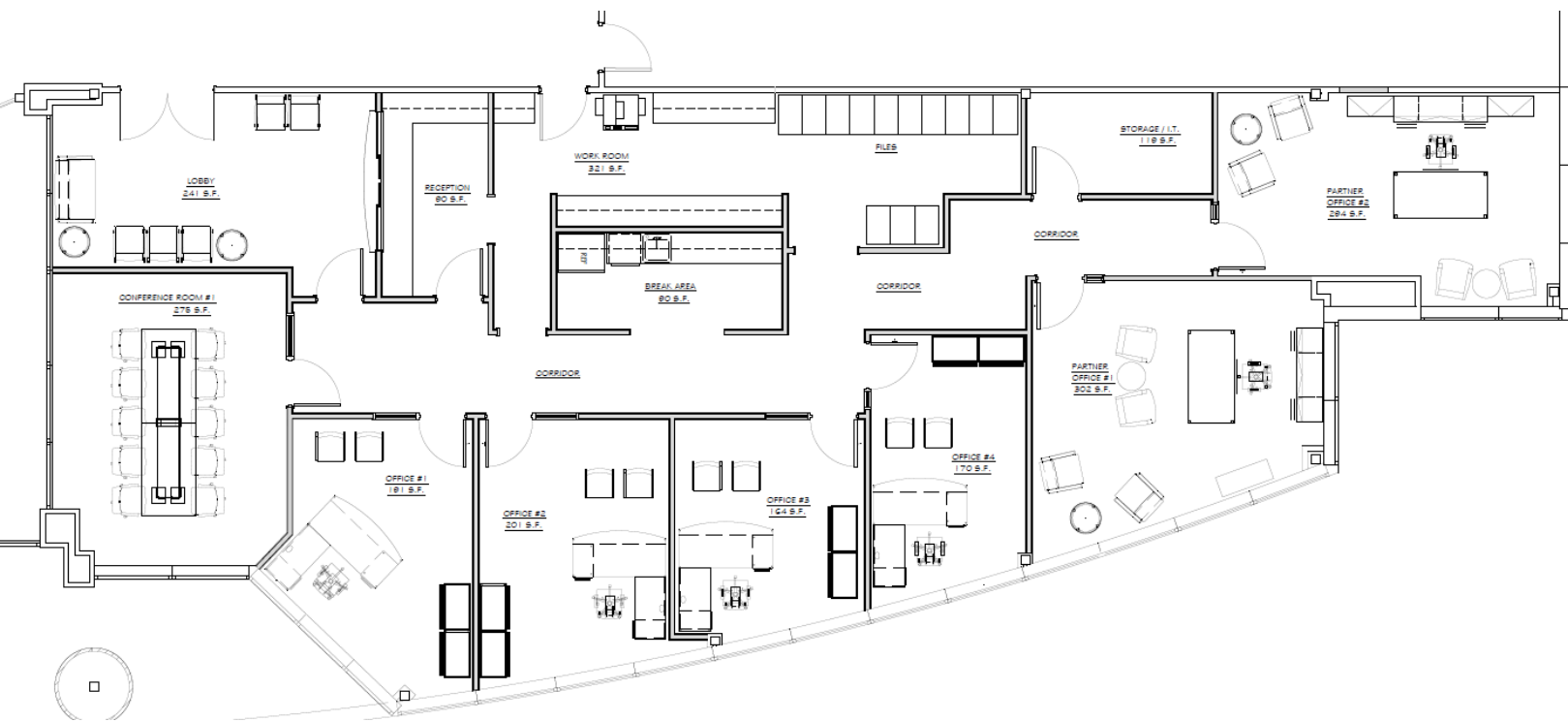
[Virtual Tour – Click Here!](#)





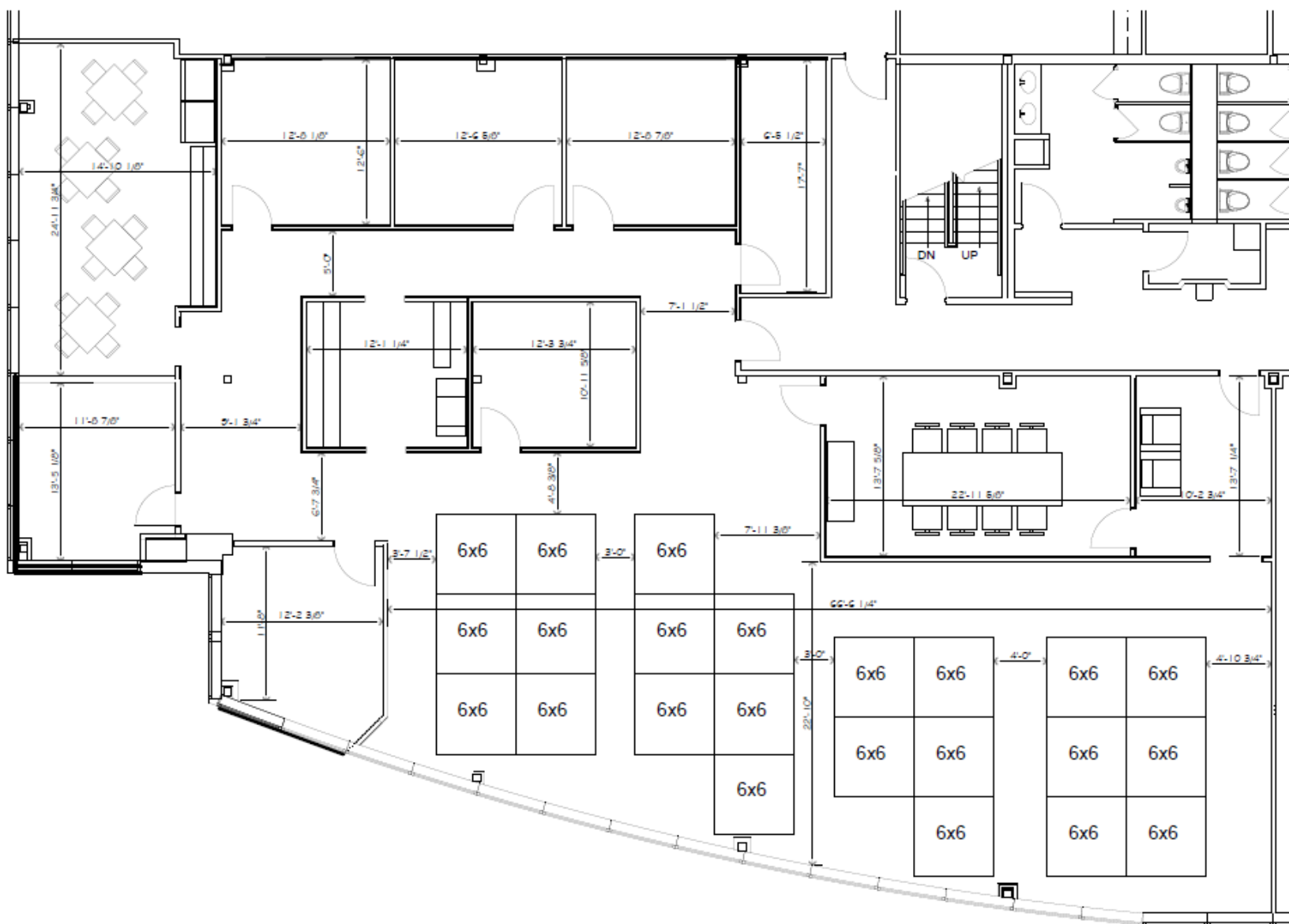
# SUITE 200 FLOOR PLAN - PROPOSED

[Virtual Tour – Click Here!](#)



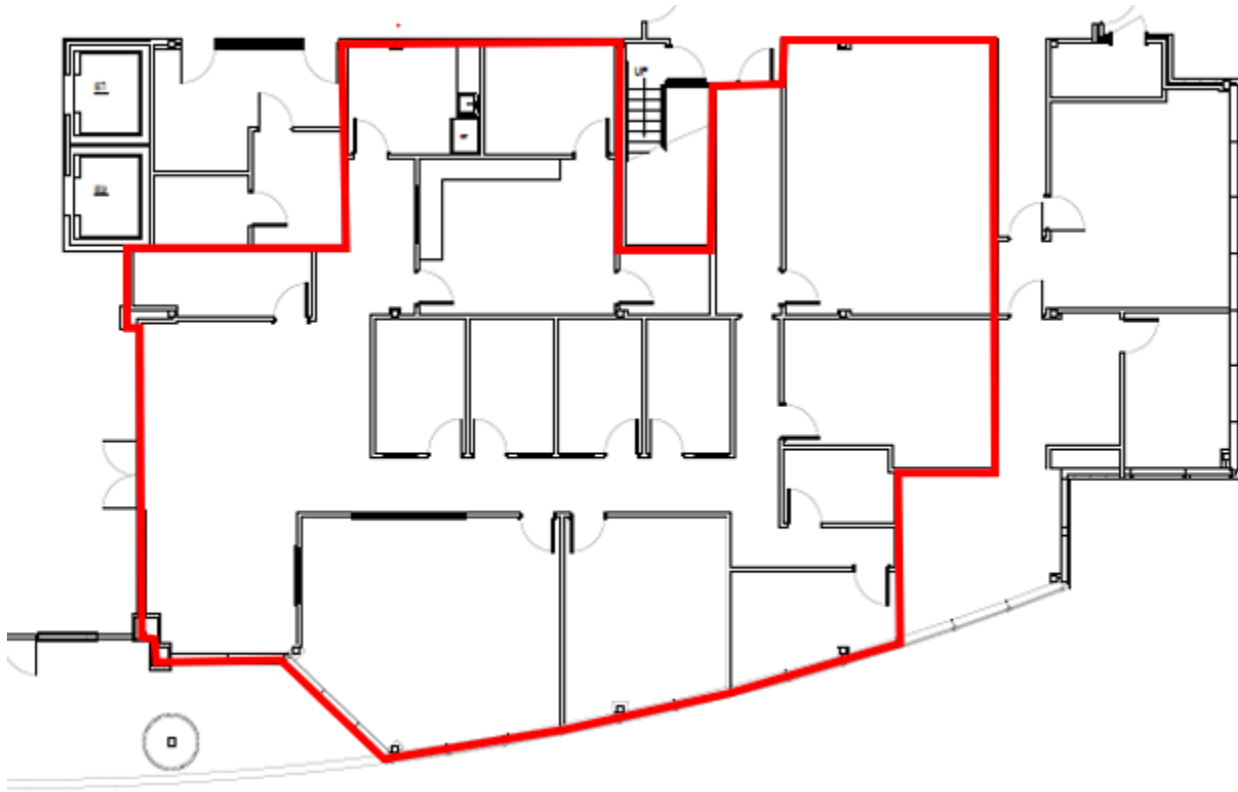
**BLDG 200, SUITE 200 | 3,571 RSF**

CONCEPT SPACE PLAN





# SUITE 101 FLOOR PLAN



**BLDG 100, SUITE 101 | 4,568 RSF**

AERIAL MAP



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